



MINUTES

DATE: February 11, 2026

CLOSED MEETING: 10:05 A.M.

COUNCIL MEETING: 10:00 A.M.

The February 11, 2026 Council Meeting was held on the above date and called to order at 10:00 a.m. via electronic participation and in-person at 7404 Wellington Rd, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Councillor Sara Bailey
Councillor Russel Hurst
Councillor Jessica Goyda - absent
Councillor John Sepulis
Mayor James Seeley

STAFF IN ATTENDANCE:

1. Courtenay Hoytfox, CAO
2. Justine Brotherston, Director of Corporate Services / Municipal Clerk
3. Laura Emery, Manager of Corporate Services / Deputy Clerk
4. Mike Fowler, Director of Public Works, Parks and Facilities
5. Mary Hasan, Director of Finance/Treasurer
6. Jamie MacNeil, Fire Chief
7. Michael Chant, Deputy Fire Chief
8. Andrew Hartholt, CBO
9. Sarah Huether, Director of Community Services & Human Resources

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-027:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council approves the February 11, 2026 Agenda and Addendum as circulated; and

That Council approves the additions to the agenda as follows:

Consent Item 6.1.5 Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the February 11, 2022 Council agenda.

CARRIED

5. DISCLOSURE OF PECUNIARY INTEREST & THE GENERAL NATURE THEREOF:

Councillor Sepulis declared a potential pecuniary interest related to item 9.4.3 Report COR-2026-006 2026 Part I Priority Properties on Municipal Register – Intention to Designate as the property 4495 Sideroad 20 North is located directly across from my property. As I would have an indirect interest I cannot participate in any discussions concerning this property.

6. CONSENT AGENDA

6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings:

6.1.1 January 21, 2026 Council Meeting Minutes



- 6.1.2 January 21, 2026 Public Information Meeting Minutes
- 6.1.3 December 1, 2025 Heritage Advisory Committee Minutes
- 6.1.4 December 1, 2025 Youth Advisory Committee Minutes
- 6.1.5 February 11, 2026 Council questions and Staff Responses

- 6.2 Ministry of Attorney General Letter regarding Updates to Tailgate Event Permits under Liquor Licence and Control Act
- 6.3 Ministry of Agriculture, Food and Agribusiness 2026 Agricultural Impact Assessment Guidance Document
- 6.4 AMO Policy Update – 2026 Pre-Budget Submission, Light Vehicle Procurement and Construction Policies
- 6.5 AMO Policy Update – Conservation Authority Transformation Advocacy, Bill 75 Submission
- 6.6 AMO Policy Update – Homelessness Crisis in Ontario Continues to Worsen
- 6.7 Watson & Associates Ltd. Implementation of Development Charges Regulatory Changes
- 6.8 Watson & Associates Ltd. Bill 60, Fighting Delays, Building Faster Act, 2025 and Regulatory Proposals
- 6.9 Grand River Conservation Authority January 2026 Summary of General Meeting
- 6.10 Top Aggregate Producing Municipalities of Ontario January 2026 Newsletter
- 6.11 Town of Fort Frances Council Resolution regarding Call on Province to Establish an Ontario Airport Capital Program
- 6.12 Township of Assiginack Council Resolution requesting support for Lifelabs locations on Northern Ontario
- 6.13 Township of Assiginack Council Resolution requesting support to Elbows Up Climate Action
- 6.14 City of Guelph Arkell Springs Grounds Wellfield Red Pine Thinning
- 6.15 Mill Creek Monthly Monitoring Report – December 2025
- 6.16 Puslinch Profile February 2026
- 6.17 Wellington County Ontario Provincial Police Detachment Board Report November 12, 2025
- 6.18 Wellington County Ontario Provincial Police Detachment Board Report January 14, 2026

Resolution No. 2026-028: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That the Consent Agenda items listed for february 11, 2026 Council meeting be received for information; and,

That Council direct staff to circulate the TAPMO newsletter to all Ontario municipalities.

CARRIED

7. DELEGATIONS:

7.1 Specific Interest (Items Listed on the Meeting Agenda)

7.1.1 None

7.2 General Interest (Items Not Previously Listed on the Meeting Agenda)

7.2.1 **10:35 A.M.** Delegation by Anne MacKay regarding Hospice Wellington

Resolution No. 2026-029: Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That Council receives the Delegation by Delegation by Anne MacKay regarding Hospice Wellington for information.

CARRIED

7.2.2 **10:45 AM** Delegation by Joanne Holt and Karly Tripp regarding Agricultural Society on Local Growers Event

Resolution No. 2026-030: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receives the Delegation by 10:45 AM Delegation by Joanne Holt and Karly Tripp regarding Agricultural Society on Local Growers Event for information; and



That Council direct staff to follow up with the Agricultural Society requesting more information on the event and the support being requested from the Township; and

That Council authorize the use of Township facilities for one day per year, administrative support from Township staff such as promotional materials and online, and volunteer support from Council and Advisory Committees.

CARRIED

Council recessed from 12:00 p.m. to 12:30 p.m.

Roll Call

Councillor Goyda - absent

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

8. PUBLIC MEETINGS:

March 4, 2026 at 6:30 P.M. Open House held in-person at the Puslinch Community Centre (23 Brock Rd S) Community Improvement Plan (CIP) & Urban Design Guidelines Open House #2

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2026-004 2025 Completed Capital Projects

Resolution No. 2026-031:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Report FIN-2026-004 entitled 2025 Completed Capital Projects be received for information.

CARRIED

9.2.2 Report FIN-2026-005 Balances in Discretionary and Restricted Reserves

Resolution No. 2026-032:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report FIN-2026-005 entitled Balances in Discretionary and Restricted Reserves be received for information.

CARRIED

9.2.3 Report FIN-2026-006 Ontario Regulation 284/09 – 2026 Budget

Resolution No. 2026-033:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2026-006 entitled Ontario Regulation 284/09 – 2026 Budget be received; and,

That Council adopt Report FIN-2026-006 as meeting the requirements of Ontario Regulation 284/09 and outlining the preparation of the 2026 Operating and Capital Budgets in a Public Sector Accounting Board compliant format.

CARRIED

9.2.4 Report FIN-2026-007 2026 Budget

Resolution No. 2026-034: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2026-007 2026 Budget - Final be received; and,

That Council give 3 readings to By-law No. 2026-004 being a by-law to adopt the Budget for the Corporation of the Township of Puslinch for the year 2026.

CARRIED

9.2.5 Report FIN-2026-008 Pothole Prevention and Repair Program – Execution of Agreement

Resolution No. 2026-035: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report FIN-2026-008 Pothole Prevention and Repair Program – Execution of Agreement be received; and,

That Council gives 3 readings to By-law No. 2026-005 being a By-law authorizing the entering into an Agreement with the Minister of Transportation for the Pothole Prevention and Repair Program.

CARRIED

9.3 Office of the CAO

9.3.1 Report CAO-2026-001 2026-2030 Strategic Plan and Presentation

Resolution No. 2026-036: Moved by Councillor Bailey and
Seconded by Councillor Hurst

That report CAO-2026-001 entitled 2026-2030 Strategic Plan and Presentation be received; and,

That Council direct to staff report back with the final draft at a future meeting incorporating Council's feedback.

CARRIED

9.4 Corporate Services Department

9.4.1 Report COR-2026-004 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (BAR) (6759 Laird Rd W)

Resolution No. 2026-037: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That report COR-2026-004 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14/BAR (6759 Laird Rd W) be received for information; and,

Whereas the Township's subconsultants have reviewed the zoning by-law amendment application and have raised no concerns regarding deeming the application complete, confirming that all required studies have been provided; and

Whereas the Township acknowledges that deeming the application complete does not imply any judgment or position on the merits of the application; and

Whereas the application is still undergoing ongoing review, including public consultation and further detailed analysis, with a formal position on the matter to be presented following the completion of these processes; and

Whereas the Township expects that all concerns raised by its professional consultants during the review process will be adequately addressed to the satisfaction of the Township;

Therefore Be It Resolved that Council deems the application D14/BAR to be complete in accordance with the Planning Act; and

That Council acknowledges that the deeming of the application as complete is procedural and does not constitute a decision on the merits of the application, which will be determined following the full review process, including public consultation and the final analysis of all relevant information; and

That Council expects the applicant to adequately address concerns raised by the Township's professional consultants in accordance with the Planning Act and Township's policies and standards; and,

That staff be directed to proceed with notice in accordance with Section 3 and Section 5 of O. Reg. 545/06 of the Planning Act, 1990.

CARRIED

9.4.2 COR-2026-005 Noise By-law Exemption Request 4407 Victoria Road S

Resolution No. 2026-038:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2026-005 entitled Noise By-law Exemption Request – 4407 Victoria Road South be received for information; and,

That Council approve the request for relief from Noise By-law 6001-24 for 4407 Victoria Road South, to permit Instruments/Human noise from 2300 hours on Saturday June 6, 2026 to 0200 hours on Sunday June 7, 2026.

CARRIED

9.4.3 Report COR-2026-006 2026 Part I Priority Properties on Municipal Register - Intention to Designate

Resolution No. 2026-039:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2026-006 entitled 2026 Part I Priority Properties on Municipal Register - Intention to Designate be received; and

That the Council of the Township of Puslinch state an intention to designate the following properties pursuant to Section 29 (Part IV) of the Ontario Heritage Act, 1990 (the Act):

(Municipally known as)

1. 6633 Roszell Road;
2. 7111 Concession 1;
3. 7697 Wellington Road 36;
4. 4661 Sideroad 10 North;
5. 6920 Concession 1;
6. 12 Badenoch Street East;
7. 5 Victoria Street;
8. 4435 Watson Road South;
9. 7737 Stone Road East;
10. 4715 Watson Road South;

That staff be authorized to proceed with the notice requirements as outlined in Section 29 of the Act and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy; and further,



Where no objections are received within the prescribed time period, that staff be directed to prepare and provide designation by-laws for Council's consideration and enactment.

CARRIED

Councillor Sepulis declared a potential pecuniary interest related to item 9.4.3 Report COR-2026-006 2026 Part I Priority Properties on Municipal Register – Intention to Designate as the property 4495 Sideroad 20 North is located directly across from my property. As I would have an indirect interest I cannot participate in any discussions concerning this property and refrained from discussing and voting on the item.

Resolution No. 2026-040:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the Council of the Township of Puslinch state an intention to designate the property municipally known as 4495 Sideroad 20 North pursuant to Section 29 (Part IV) of the Ontario Heritage Act, 1990 (the Act); and

That staff be authorized to proceed with the notice requirements as outlined in Section 29 of the Act and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy; and further,

Where no objections are received within the prescribed time period, that staff be directed to prepare and provide designation by-laws for Council's consideration and enactment.

CARRIED

9.4.4 Report COR-2026-007 Reporting Out Update

Resolution No. 2026-041:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That Report COR-2026-007 entitled Reporting Out from Council Direction Update be received for information; and,

That Council direct staff to advise the City of Guelph the Township has no further comments with respect to the Hanlon Creek Business Park Zoning By-law Amendment.

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 None

9.7 Community Services and Human Resources Department

9.7.1 None

10. CORRESPONDENCE:

10.1 Comments regarding Application for Renewal of Permit to Take Water 6711 Laird Road

Resolution No. 2026-042:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.1 Comments regarding Application for Renewal of Permit to Take Water 6711 Laird Road be received; and,

That Council direct staff to provide the comments to the Ministry of Environment, Conservation and Parks for their consideration.

CARRIED

10.2 Comments regarding Application for Renewal of Permit to Take Water 100 Bieber Road

Resolution No. 2026-043: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 Notice of Application for Permit to Take Water – 100 Bieber be received for information; and,

That Council direct staff to provide the comments to the Ministry of Environment, Conservation and Parks for their consideration emphasizing the recommendations outlined in the Township’s peer review and requesting that the Township be provided with the results of the resampling.

CARRIED

10.3 Rural Transit 101 Workshop – Bruce, Dufferin, Grey & Wellington Counties

Resolution No. 2026-044: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Correspondence Item 10.3 Rural Transit 101 Workshop – Bruce, Dufferin, Grey and Wellington Counties received for information.

CARRIED

10.4 Wellington County Council Resolution regarding Bill 25, Emergency Management Modernization Act, 2025

Resolution No. 2026-045: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.4 Wellington County Council Resolution regarding Bill 25, Emergency Management Modernization Act, 2025 received for information.

CARRIED

10.5 Wellington County Council Resolution regarding County Official Plan Review – Progress Report #14

Resolution No. 2026-046: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.5 Wellington County Council Resolution County Official Plan Review Progress Report #14 received for information; and

That Council direct staff to report back on what is intended by the OPA decision wording of” demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement”.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor’ Updates

11.1.1 Mayor Seeley mentioned that the OPA 131 open house is tomorrow February 12, 2026.

11.1.2 Mayor Seeley suggested that staff follow up with County staff about the recycling program expansion for small businesses outside the CIP area.

11.1.3 Mayor Seeley remarked that GET uploaded two roads to the County based on the traffic count criteria and advised that the Township should be in a position to collect three consecutive years of traffic count data on high volume roads and report back to Council on the budget implications for this tracking.

Resolution No. 2026-047: Moved by Councillor Hurst and



Seconded by Councillor Sepulis

That Council receive the Mayor's updates for information.

CARRIED

11.2 Council Member Reports

11.2.1 Councillor Bailey remarked on the 2026 ROMA Conference and long-term care and requested staff to invite County staff to present to Township Council regarding support for the Morriston Park Nursing Home given the current waitlist for the facility.

Resolution No. 2026-048:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receive the Councillor member updates for information.

CARRIED

12. **BY-LAWS:**

12.1.1 BL2026-004 Adopt the Budget for the Corporation for the Township of Puslinch for the Year 2026

12.1.2 BL2026-005 Authorize Entering into Agreement with the Ministry of Transportation for the Pothole Prevention and Repair Program

12.1.3 BL2026-006 By-law to amend 2019-018 Fire Department Establishing and Regulatory By-law

Resolution No. 2026-049:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the following By-laws be taken as read three times and finally passed in open Council:

12.1.1 BL2026-004 – Being a by-law to Adopt the Budget for the Corporation for the Township of Puslinch for the Year 2026.

12.1.2 BL2026-005 – Being a By-law to Authorize Entering into Agreement with the Ministry of Transportation for the Pothole Prevention and Repair Program.

12.1.3 BL2026-006 – Being a by-law to amend 2019-018 Fire Department Establishing and Regulatory By-law.

CARRIED

13. **ANNOUNCEMENTS:**

17.1 Councillor Bailey mentioned the Badenoch Community Centre St. Patrick's Day Potluck on Friday March 13, 2026.

17.2 Mayor Seeley mentioned the Family Day events over the weekend at the ORC.

14. **CLOSED SESSION:**

Council was in closed session from 10:05 a.m. to 11:11 a.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

Resolution No. 2026-050:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council shall go into closed session under Section 239 of the Municipal Act for the purpose of:

14.1 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Road Allowance



14.2 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Road Allowance

14.3 Confidential minutes from previous closed meetings:

14.3.1 January 21, 2026, Closed Council Meeting Minutes

CARRIED

Resolution No. 2026-051:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council moves into open session at 11:11 a.m.

CARRIED

Council resumed into open session at 11:11 a.m.

Resolution No. 2026-052:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council receives the:

14.1 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Road Allowance

14.2 Confidential report regarding a proposed or pending acquisition or disposition of land by the municipality or local board – Road Allowance

14.3 Confidential minutes from previous closed meetings:

14.3.1 January 21, 2026, Closed Council Meeting Minutes; and

That staff proceed as directed.

CARRIED

15. BUSINESS ARISING FROM CLOSED SESSION:

None

16. NOTICE OF MOTION:

None

17. NEW BUSINESS:

None

18. CONFIRMATORY BY-LAW:

(a) By-Law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2026-053:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the following By-law be taken as read three times and finally passed in open Council:

By-law 2026-007 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 11 day of February 2026.

CARRIED

19. ADJOURNMENT:

Resolution No. 2026-054:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2026 COUNCIL MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34, PUSLINCH

That Council hereby adjourns at 1:51 p.m.

CARRIED

James Seeley, Mayor

Courtenay Hoytfox, Clerk