



MINUTES

DATE: May 6, 2026

CLOSED MEETING: 10:05 A.M.

COUNCIL MEETING: 10:00 A.M.

The May 6, 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
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. Michael Chant, Interim Fire Chief
7. Andrew Hartholt, CBO
8. Sarah Huether, Director of Community Services & Human Resources

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2026-126:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council approves the May 6, 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 May 6, 2026 Council agenda.

CARRIED

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

Councillor Sepulis declared a potential conflict of interest related to Items 7.1.1, 7.1.2, 9.3.2 and 10.8 regarding 4631 Sideroad 20 North and 4599 Sideroad 20 North. I reside on Sideroad 20 N. Should the MZO be approved by the Province and development proceeds my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act.

Councillor Sepulis declared a potential conflict of interest related to Item 9.4.3 regarding property 5 with the address 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.



Councillor Hurst declared a potential conflict of interest related to Items 9.3.1 and 9.4.4 as both items pertain to Sunrise Therapeutics and Riding Centre of which I am a member of their Board of Directors and therefore have a pecuniary conflict of interest.

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.1 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

6. **CONSENT AGENDA**

- 6.1 Adoption and Receipt of the Minutes of the Previous Council and Committee Meetings
 - 6.1.1 April 15, 2026 Council Meeting Minutes
 - 6.1.2 March 10, 2026 Planning and Development Advisory Committee Minutes
 - 6.1.3 March 2, 2026 Youth Advisory Committee Minutes
 - 6.1.4 February 17, 2026 Recreation and Community Wellness Advisory Committee Minutes
- 6.2 Ministry of Municipal Affairs and Housing Stormwater Fees Regulations
- 6.3 Grand River Conservation Authority Board Summary of the General Membership Meeting – April 24, 2026
- 6.4 Town of Fort Frances Resolution Regarding Support of Roadside Washrooms
- 6.5 Township of Emo Support Resolution Regarding Support of Roadside Washrooms
- 6.6 City of Sarnia Resolution Regarding Straightening Municipal Accountability and Public Trust
- 6.7 Region of Waterloo Community Safety and Well-Being Plan Bill C-9
- 6.8 Western Ontario Wardens' Caucus Finlay's Law on Emergency Room Reform
- 6.9 Puslinch Profile Feature May 2026
- 6.10 Wellington County Ontario Provincial Police Detachment Board Report March 2026

Resolution No. 2026-127:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That the Consent Agenda items listed for May 6, 2026 Council meeting be received for information with the exception of 6.8.

CARRIED

Resolution No. 2026-128:

Moved by Councillor Bailey and
Seconded by Councillor Sepulis

That the Consent Agenda item 6.8 be received; and

Whereas Council supports the WOWC resolution that Council direct staff to send a support resolution accordingly.

CARRIED

7. **DELEGATIONS:**

- 7.1 Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1 Delegation by Donna Christie regarding Item 9.3.2 Report CAO-2026-007 Overview of Minister's Zoning Orders (MZOs) and Implications for Municipal Decision-Making

Councillor Sepulis declared a potential conflict of interest related to Items 7.1.1, 7.1.2, 9.3.2 and 10.8 regarding 4631 Sideroad 20 North and 4599 Sideroad 20 North. I reside on Sideroad 20 N. Should the MZO be approved by the Province and development proceeds my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act and did not participate in any associated vote.

Resolution No. 2026-129:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

That the delegation by Donna Christie regarding Item 9.3.2 Report CAO-2026-007 Overview of Minister's Zoning Orders (MZOs) and Implications for Municipal Decision-Making be received for information.



CARRIED

- 7.1.2 7.1.2 Delegation by David Pady regarding Item 9.3.2 Report CAO-2026-007 Overview of Minister's Zoning Orders (MZOs) and Implications for Municipal Decision-Making

Councillor Sepulis declared a potential conflict of interest related to Items 7.1.1, 7.1.2, 9.3.2 and 10.8 regarding 4631 Sideroad 20 North and 4599 Sideroad 20 North. I reside on Sideroad 20 N. Should the MZO be approved by the Province and development proceeds my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act and did not participate in any associated vote.

Resolution No. 2026-130:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the delegation by Delegation by David Pady regarding Item 9.3.2 Report CAO-2026-007 Overview of Minister's Zoning Orders (MZOs) and Implications for Municipal Decision-Making be received for information.

CARRIED

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

- 7.2.1 Delegation by Marc Oudejans and David Bulten regarding Puslinch Tract Conservation Area

Resolution No. 2026-131:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That the delegation by Marc Oudejans and David Bulten regarding Puslinch Tract Conservation Area be received for information.

CARRIED

8. PUBLIC MEETINGS:

None

9. REPORTS:

9.1 Puslinch Fire and Rescue Services

9.1.1 None

9.2 Finance Department

9.2.1 Report FIN-2026-013 - Fourth Quarter Financial Report 2025

Resolution No. 2026-132:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report FIN-2026-013 entitled Fourth Quarter Financial Report – 2025 be received for information; and

That staff report back on the recommendation to amend the Budget Development and Control Policy to transition from quarterly financial reporting to semi-annual reporting and the feasibility of producing a summary document to replace the first quarter report.

CARRIED

9.2.2 Report FIN-2026-014 - Audited Financial Statements for the year ended December 31, 2025

Resolution No. 2026-133:

Moved by Councillor Goyda and



Seconded by Councillor Sepulis

That Report FIN-2026-014 entitled Audited Financial Statements for the year ended December 31, 2025 be received; and

That Council receives the presentation by Murray Short of RLB LLP regarding the 2025 Township of Puslinch Financial Statements; and

That Council approves the following documents from RLB LLP:

- a.) Audit Report to the Members of Council dated May 6, 2026;**
- b.) Financial statements for the year ended December 31, 2025.**

CARRIED

9.3 Office of the CAO

Councillor Hurst declared a potential conflict of interest related to Items 9.3.1 and 9.4.4 as both items pertain to Sunrise Therapeutics and Riding Centre of which I am a member of their Board of Directors and therefore have a pecuniary conflict of interest and did not participate in any associated vote.

9.3.1 Report CAO-2026-008 County of Wellington Community Housing Development Grant

Resolution No. 2026-134:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Report CAO-2026-006, entitled County of Wellington Community Housing Development Grant be received for information; and

That Council give three readings to By-law 2026-033, being a by-law to authorize the Mayor and Clerk to execute the necessary agreement with Sunrise Therapeutic Riding & Learning Centre for the Community Housing Development Grant in the amount of \$800,000; and

That Council authorize the Director of Corporate Services/Clerk and the Director of Finance/Treasurer to execute agreements with eligible applicants under the Township's Additional Residential Unit Grant Program, in accordance with the approved policy; and

That Council approve the Township Additional Residential Unit Grant Policy, attached to this report as Schedule "A", as presented.

CARRIED

Councillor Sepulis declared a potential conflict of interest related to Items 7.1.1, 7.1.2, 9.3.2 and 10.8 regarding 4631 Sideroad 20 North and 4599 Sideroad 20 North. I reside on Sideroad 20 N. Should the MZO be approved by the Province and development proceeds my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act and did not participate in any associated vote.

9.3.2 Report CAO-2026-007 Overview of Minister's Zoning Orders (MZOs) and Implications for Municipal Decision-Making

Resolution No. 2026-135:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report CAO-2026-007 entitled Overview of Minister's Zoning Orders and Implications for Municipal Decision-Making be received for information; and

That Council does not support the issuance of a Minister's Zoning Order for the lands, 4631 Sideroad 20 North and 4599 Sideroad 20 North, and respectfully requests that the Minister refuse the request for an Minister's Zoning Order, in order to allow the applicant to continue through the ongoing privately initiated planning process, which provides for a comprehensive and transparent review of the proposal within the standard planning framework; and

That Council direct staff to provide the Ministry with a summary of the Township's most recent comments related to the privately initiated planning process, in order to clearly outline the outstanding technical matters associated with the application; and

That staff be directed to circulate Council's resolution to the Minister of Municipal Affairs and Housing and MPP Racinsky for consideration and response.

CARRIED

Council recessed from 11:17 a.m. to 11:27 a.m.

Roll Call

Councillor Goyda

Councillor Sepulis

Councillor Bailey

Councillor Hurst

Mayor Seeley

9.4 Corporate Services Department

9.4.1 Report COR-2026-016 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (COL) (6683 Ellis Rd)

Resolution No. 2026-136:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That report COR-2026-016 entitled Request for Council to deem Zoning By-law Amendment Application Complete – D14/COL (6683 Ellis Rd) 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/COL 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 Report COR-2026-017 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CUL) (2781-2809 Townline Rd)

Resolution No. 2026-137:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That report COR-2026-017 entitled Request for Council to Deem Zoning By-law Amendment Application Complete – D14/CUL (2781-2809 Townline Rd) be received for information; and,

Whereas the Township's subconsultants have reviewed the 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/CUL 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

9.4.3 Report COR-2026-018 Designation of 2026 Priority Properties

Resolution No. 2026-138:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report COR-2026-018 entitled Designation of 2026 Priority Properties be received for information; and,

That Council affirm its decision to designate the following properties pursuant to Section 29, Part IV of the Ontario Heritage Act:

1. 6633 Roszell Road;
2. 7111 Concession 1;
3. 7697 Wellington Road 36;
4. 4661 Sideroad 10 North;
5. 5 Victoria Street;

6. 4435 Watson Road South;
7. 7737 Stone Road East;
8. 4715 Watson Road South;

That Council give three readings to the following By-laws attached as schedules to this report:

1. Schedule 'A' - BL2026-021 Designation By-law for the property municipally known as 6633 Roszell Road;
2. Schedule 'B' - BL2026-022 Designation By-Law for the property municipally known as 7111 Concession 1 Road;
3. Schedule 'C' - BL2026-023 Designation By-law for the property municipally known as 7697 Wellington Road 36;
4. Schedule 'D' - BL2026-024 Designation By-law for the property municipally known as 4661 Sideroad 10 North;
5. Schedule 'F' - BL2026-026 Designation By-law for the property municipally known as 5 Victoria Street;
6. Schedule 'G' - BL2026-027 Designation By-law for the property municipally known as 4435 Watson Road South;
7. Schedule 'H' - BL2026-028 Designation By-law for the property municipally known as 7737 Stone Road East;
8. Schedule 'I' - BL2026-029 Designation By-law for the property municipally known as 4715 Watson Road South; and,

That staff be authorized to proceed with notice requirements as outlined in Section 29 of the Ontario Heritage Act, 1990 and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy.

CARRIED

Councillor Sepulis declared a potential conflict of interest related to Item 9.4.3 regarding property 5 with the address 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 did not participate in any associated vote.

Resolution No. 2026-139:

Moved by Councillor Hurst and
Seconded by Councillor Goyda

That Council affirm its decision to designate the following property pursuant to Section 29, Part IV of the Ontario Heritage Act:

1. 4495 Sideroad 20 North;

That Council give three readings to the following By-law attached as a schedule to this report:

9. Schedule 'E' - BL2026-025 Designation By-law for the property municipally known as 4495 Sideroad 20 North;

That staff be authorized to proceed with notice requirements as outlined in Section 29 of the Ontario Heritage Act, 1990 and in accordance with the Township's Ontario Heritage Act Alternative Notice Policy.

CARRIED

9.4.4 Report COR-2026-019 2026 Heritage Designation Objections

Resolution No. 2026-140:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Report COR-2026-019 entitled 2026 Heritage Designation Objections be received for information; and,



Whereas Township of Puslinch Council stated its intention to designate the property municipally known as 12 Badenoch Street; and,

Whereas the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) requires that the Council of a municipality shall consider an objection and make a decision whether or not to withdraw the notice of intention to designate within 90 days after the end of the 30-day notice period;

Therefore be it resolved,

That Council defers this report until the May 27, 2026 Council meeting in order to allow for additional consultation with the property owner.

LOST

Resolution No. 2026-141:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report COR-2026-019 entitled 2026 Heritage Designation Objections be received for information; and,

Whereas Township of Puslinch Council stated its intention to designate the property municipally known as 12 Badenoch Street; and,

Whereas the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) requires that the Council of a municipality shall consider an objection and make a decision whether or not to withdraw the notice of intention to designate within 90 days after the end of the 30-day notice period;

Therefore be it resolved,

That Council withdraws its decision to designate 12 Badenoch St pursuant to Section 29, Part IV of the Act.

CARRIED

Councillor Hurst declared a potential conflict of interest related to Items 9.3.1 and 9.4.4 as both items pertain to Sunrise Therapeutics and Riding Centre of which I am a member of their Board of Directors and therefore have a pecuniary conflict of interest and did not participate in any associated vote.

Resolution No. 2026-142:

Moved by Councillor Bailey and
Seconded by Councillor Goyda

Whereas Township of Puslinch Council stated its intention to designate the property municipally known as 6920 Concession 1; and,

Whereas the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) requires that the Council of a municipality shall consider an objection and make a decision whether or not to withdraw the notice of intention to designate within 90 days after the end of the 30-day notice period;

Therefore be it resolved,

That Council defers this report until the May 27, 2026 Council meeting in order to allow for additional consultation with the property owner.

LOST

Councillor Hurst declared a potential conflict of interest related to Items 9.3.1 and 9.4.4 as both items pertain to Sunrise Therapeutics and Riding Centre of which I am a member of their Board of Directors and therefore have a pecuniary conflict of interest and did not participate in any associated vote.



Resolution No. 2026-143:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

Whereas Township of Puslinch Council stated its intention to designate the property municipally known as 6920 Concession 1; and,

Whereas the Ontario Heritage Act, R.S.O. 1990, c. O.18 (the Act) requires that the Council of a municipality shall consider an objection and make a decision whether or not to withdraw the notice of intention to designate within 90 days after the end of the 30-day notice period;

Therefore be it resolved,

That Council withdraws its decision to designate 6920 Concession 1 pursuant to Section 29, Part IV of the Act; and

That Council direct staff bring the potential designation back to the Heritage Advisory Committee once the development project has been completed or in the event of significant delays.

CARRIED

9.4.5 Report COR-2026-020 Draft Responses to ERO Postings Proposed Changes to Planning Act, Building Code Act, Municipal Act, City of Toronto Act

Resolution No. 2026-144:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report COR-2026-020 Draft Responses ERO Postings Proposed Changes to Planning Act, Building Code Act, Municipal Act, City of Toronto Act be received for information; and,

That Council direct staff submit the draft responses as amended to the ERO for the Province's consideration; and,

That Council direct staff to circulate the Township's comments to the Member municipalities for their consideration and request their support.

CARRIED

9.4.6 Report COR-2026-021 2025 Annual Aggregate Monitoring Reports

Resolution No. 2026-145:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-021 entitled 2025 Annual Aggregate Monitoring Report be received for information; and,

That Council direct staff to provide the Township's Peer Review Comments for each report to the Ministry of Natural Resources, applicable conservation authority and the Pit Operator for response; and,

That Council direct staff to request a letter from Cox Construction Ltd. to confirm that they will provide the Township, MNR and MECP with proposed finalized thresholds and that comments and/or acceptance will be sought from each agency.

CARRIED

9.4.7 Report COR-2026-022 Reporting Out from Council Direction Update

Resolution No. 2026-146:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-022 entitled Reporting Out from Council Direction Update be received for information; and

Whereas Council is not satisfied with the responses from pit operator regarding the compliance concerns raised through the CAR report review;

Therefore be it resolved that Council direct staff to send the CAR compliance concerns to the MNR for response; and

- 1. Specifically note:**
- 2. Lack building permits and MDS setbacks and accessory structures not being included on the site plans, nutrient management plans**
- 3. Importation of fill and the request for O.Reg 406/19**

CARRIED

9.4.8 Report COR-2026-023 Appointments for Risk Management Inspectors / Alternate Risk Management Official

Resolution No. 2026-147:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report COR-2026-023 regarding Appointments for Risk Management Inspectors / Alternate Risk Management Official be received for information; and

That the Council give three readings to By-law 2026-030 being a by-law to amend By-law 060-2024 being a by-law to appoint Drinking Water Source Protection Risk Management Inspectors and Alternate Risk Management Officials; and,

That Council give three readings to By-law 2026-031 to appoint Jordan Grigg as a Risk Management Inspector and Alternate Risk Management Official; and

That Council give three readings to By-law 2026-032 to appoint Keira Martinson as a Risk Management Inspector and Alternate Risk Management Official.

CARRIED

9.4.9 Report COR-2026-024 2025 Source Protection Annual Reports Pursuant to the *Clean Water Act*

Resolution No. 2026-148:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-024 regarding 2025 Source Protection Annual Reports Pursuant to the *Clean Water Act* be received for information.

CARRIED

9.4.10 Report COR-2026-025 Grand River Source Protection and Halton Hamilton Pre-Consultation Report

Resolution No. 2026-149:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Report COR-2026-025 regarding Pre-consultation Regarding Draft Updates to the Halton Hamilton Source Protection Plan be received for information; and,

That the Council of the Township of Puslinch endorse the amendments to the Halton Region Assessment Report, Hamilton Region Assessment Report and Halton Hamilton Source Protection Plan, as per Section 34 of the Clean Water Act and provide for consideration the comment referenced in Report COR-2026-025 and any other comments that Council directs; and,



That the Risk Management Official report back to Council on the outcome of the ongoing discussions related to the Grand River Source Protection Plan and Halton Hamilton Source Protection Plan water quantity policies.

CARRIED

9.5 Building Department

9.5.1 None

9.6 Public Works Department

9.6.1 Report PW-2026-001 Tender Results for 2026 Asphalt Program

Resolution No. 2026-150:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Report PW-2026-001 entitled Tender Results for the 2026 Asphalt Program be received; and,

Whereas 63% of residents who responded to the speed survey expressed the need to reduce the road speed along Concession 1 from Townline Road to Concession 7; and,

Whereas the Consultant Paradigm in their 2024 Township of Puslinch Speed Limit Study recommended speed reductions in this area;

Therefore be it resolved that the speeds along Concession 1 be reduced to those recommended by the Puslinch Speed Limit Study; and

That staff prepare an amending By-law to reduce traffic speed on the applicable road sections in accordance with the Puslinch Speed Limit Study; and

That the tender for the 2026 Asphalt Program be awarded to Brantco Construction at their tendered amount of \$2,224,164 inclusive of the non-refundable portion of HST; and

That Council authorizes the Mayor and Clerk to sign the required contract documents.

CARRIED

9.7 Community Services and Human Resources Department

9.7.1 Report HR-2026-001 Delegation of Authority for Human Resources and Employee Relations Policies

Resolution No. 2026-151:

Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Report HR-2026-001 regarding the Delegation of Authority for Human Resources and Employee Relations Policies be received; and

That Council approve a change to the Township's current process for the approval of Corporate Human Resources policies, such that authority for the approval of new and amended Corporate Human Resources policies be exercised by the Chief Administrative Officer, in accordance with section 229 of the Municipal Act, 2001; and

That this approach is intended to support the efficient and effective operation of the municipality, to better reflect the administrative authority of the CAO, and align with municipal best practices respecting administrative policy approval; and



That any new or amended Corporate Human Resources policies approved under this delegated authority shall not result in financial impacts beyond those previously approved through the municipal budget, unless otherwise authorized by Council; and

That staff continue to provide Council with regular updates or summaries of Human Resources policy changes, as appropriate, for information purposes.

CARRIED

10. CORRESPONDENCE:

10.1 Ontario Ombudsman Response to File No. 453907 regarding Ministry of Environment, Conversation and Parks investigation of Highway 6 Well Water Interference

Resolution No. 2026-152: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.1 Ontario Ombudsman Response to File No. 453907 regarding Ministry of Environment, Conversation and Parks investigation of Highway 6 Well Water Interference be received for information; and,

That Council direct staff to mail the response from the Ontario Ombudsman to all properties within the impacted area, the Halton Source Water Protection Committee requesting recommendations about how private well owners can protect their properties, and MPP Racinsky expressing concerns with the quality of investigation conducted by the MECP and the Auditor General.

CARRIED

10.2 ERO 2026-0290 ECA McNally Pit and ERO 2026-0291 CBM Aberfoyle Pit – Hydrogeology and Source Water Protection Comments

Resolution No. 2026-153: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.2 ERO 2026-0290 ECA McNally Pit and ERO 2026-0291 CBM Aberfoyle Pit – Hydrogeology and Source Water Protection Comments be received for information; and,

That Council direct staff to submit the comments from Source Water Protection and the Township's Hydrogeologist to the Ministry for consideration and response.

CARRIED

Resolution No. 2026-154: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Council advance item 9.4.2 Report COR-2026-017 Request for Council to deem Zoning By-law Amendment Application Complete - D14 (CUL) (2781-2809 Townline Rd).

CARRIED

10.3 AMO 2026 Delegation Meeting Submissions

Resolution No. 2026-155: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Correspondence Item 10.3 AMO 2026 Delegation Meeting Submissions be received for information; and,

That Council direct staff to submit the following delegation request on behalf of the Township:



1. **Ministry of Transportation**
 - a. **Status and timeline of the Morriston Bypass project and a status update on County Road 46 Bridge and the hydro wires; pedestrian access across the new bridge**

2. **Ministry of the Environment, Conservation and Parks (MECP):**
 - a. **Clarification on available programs or mechanisms to address contaminated soil removal when the property owner is non-compliant or insolvent.**
 - b. **Clarification on Permits to Take Water — specifically, whether MECP continues to approve water-taking permits when the associated site use has ceased.**
 - c. **Prescribed drinking water threat be added for fill importation to aggregate pits be added to the Clean Water Act – AMO & ROMA delegation MECP**
 - d. **Multi-aquifer penetrating wells and legalizing a requirement**

3. **Ministry of Municipal Affairs and Housing and Ministry of Finance**
 - a. **Concerns regarding loss/amendments to site plan control, parkland dedication fees, rural specific requirements with respect to the recent ERO postings**

CARRIED

10.4 Site Plan Amendment Approval for Licence #5738 under the Aggregate Resources Act Part Lots 21, 22, 23, 24, Concession 1 & 2

Resolution No. 2026-156:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Correspondence Item 10.4 Site Plan Amendment Approval for Licence #5738 under the Aggregate Resources Act Part Lots 21, 22, 23, 24, Concession 1 & 2 be received for information.

CARRIED

10.5 Proposed Site Plan Amendment for Licence #5514 (Guelph Pit/Quarry) under the Aggregate Resources Act

Resolution No. 2026-157:

Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.5 Proposed Site Plan Amendment for Licence #5514 (Guelph Pit/Quarry) under the Aggregate Resources Act be received for information; and,

That Council delegate authority to staff to provide comments regarding the proposed Site Plan Amendment for the Ministries consideration through the technical review from the identified consultants; and,

That should the amendment be approved, that the Township request all documentation related to O. Reg. 406/19 requirements; and

That Council direct staff to send a notice to property owners within 120 metres of the proposed pit site plan amendment; and

That Council direct staff to alter the County Treasurer of this amendment in the event of any tax implications that may arise from the license amendment; and

That Council direct staff to circulate this information to the City of Guelph as it relates to their municipal wells and residential water takings.

CARRIED



10.6 IESO South and Central Bulk Plan Update

Resolution No. 2026-158: Moved by Councillor Sepulis and
Seconded by Councillor Hurst

That Correspondence Item 10.6 IESO South and Central Bulk Plan Update be received for information; and,

That Council direct staff to advise the IESO of the Township's Employment Land Study for consideration in future plans.

CARRIED

10.7 Wellington Road 46 (Broad Rd S) Road Study – Initial Notice

Resolution No. 2026-159: Moved by Councillor Goyda and
Seconded by Councillor Sepulis

That Correspondence Item 10.7 Wellington Road 46 (Broad Rd S) Road Study – Initial Notice be received for information; and,

That Council refer the notice to the Township's Advisory Committees for their consideration; and

That staff submit comments on behalf of the Township.

CARRIED

Councillor Sepulis declared a potential conflict of interest related to Items 7.1.1, 7.1.2, 9.3.2 and 10.8 regarding 4631 Sideroad 20 North and 4599 Sideroad 20 North. I reside on Sideroad 20 N. Should the MZO be approved by the Province and development proceeds my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act and did not participate in any associated vote.

10.8 Estill Development Ministerial Zoning Order Request

Resolution No. 2026-160: Moved by Councillor Hurst and
Seconded by Councillor Bailey

That Correspondence Item 10.8 Estill Development Ministerial Zoning Order Request be received for information; and

That Council direct staff forward its objection and supporting materials to the County for their information and to request the County's support.

CARRIED

11. COUNCIL REPORTS:

11.1 Mayor' Updates

11.1.1 Mayor Seeley remarked that TAPMO is presenting to municipalities regarding memberships and current issues.

11.1.2 Mayor Seeley remarked on the Mayor's breakfast next week on May 13th, 2026.

Resolution No. 2026-161: Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receive the Mayor's updates for information.

CARRIED

11.1 Council Member Updates

11.1.1 Councillor Hurst remarked on the latest Heritage Committee meeting and the future projects being planned for the next term.

Resolution No. 2026-162:

Moved by Councillor Sepulis and
Seconded by Councillor Goyda

That Council receive the Council Member updates for information.

CARRIED

12. BY-LAWS:

- 12.1.1 BL2026-021 Heritage Designation By-law for 6633 Roszell Road
- 12.1.2 BL2026-022 Heritage Designation By-law for 7111 Concession 1
- 12.1.3 BL2026-023 Heritage Designation By-law for 7697 Wellington Road 36
- 12.1.4 BL2026-024 Heritage Designation By-law for 4661 Sideroad 10 North
- 12.1.5 BL2026-025 Heritage Designation By-law for 4495 Sideroad 20 North
- 12.1.6 BL2026-026 Heritage Designation By-law for 5 Victoria Street
- 12.1.7 BL2026-027 Heritage Designation By-law for 4435 Watson Road South
- 12.1.8 BL2026-028 Heritage Designation By-law for 7737 Stone Road East
- 12.1.9 BL2026-029 Heritage Designation By-law for 4715 Watson Road South
- 12.1.10 BL2026-030 Amend By-law 060-2024 Appointments Source Water Protection
- 12.1.11 BL2026-031 Appointments Source Water Protection (Jordan Grigg)
- 12.1.12 BL2026-032 Appointments Source Water Protection (Kiera Martinson)
- 12.1.13 BL2026-033 Authorize entering into an Agreement with Sunrise Therapeutics and Riding Centre

Resolution No. 2026-163:

Moved by Councillor Goyda and
Seconded by Councillor Bailey

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

By-law 2026-021 Being a by-law to authorize the designation of real property located at 6633 Roszell Road, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-022 Being a by-law to authorize the designation of real property located at 7111 Concession 1, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-023 Being a by-law to authorize the designation of real property located at 7697 Wellington Road 36, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-024 Being a by-law to authorize the designation of real property located at 4661 Sideroad 10 North, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-026 Being a by-law to authorize the designation of real property located at 5 Victoria Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-027 Being a by-law to authorize the designation of real property located at 4435 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-028 Being a by-law to authorize the designation of real property located at 7737 Stone Road East, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

By-law 2026-029 Being a by-law to authorize the designation of real property located at 4715 Watson Road South, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18.



By-law 2026-030 Being a by-law to amend By-law 060-2024 being a by-law to appoint Drinking Water Source Protection Risk Management Inspectors and Alternate Risk Management Officials

By-law 2026-031 Being a by-law to appoint Jordan Grigg as a Risk Management Inspector and Alternate Risk Management Official

By-law 2026-032 Being a by-law to appoint Keira Martinson as a Risk Management Inspector and Alternate Risk Management Official

By-law 2026-033 Being a by-law to authorize the Mayor and Clerk to execute the necessary agreement with Sunrise Therapeutic Riding & Learning Centre for the Community Housing Development Grant

CARRIED

13. ANNOUNCEMENTS:

Mayor James Seeley award Gregg Allan with the Volunteer of the Year Award.

Mayor James Seeley acknowledged the retirements of Ken Tosh and John Uptegrove from the Puslinch Fire and Rescue Service.

Council Goyda mentioned the Township Fish Fry on Thursday May 7, 2026.

Councillor Hurst remarked on the success of the Township Roadside Clean up.

14. CLOSED SESSION:

Council was in closed session from 4:31pm. to 4:45 p.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.

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.5 as I own a property adjacent to the proposed development and left the Council Chambers during discussions on this item and did not participate in any associated vote.

Resolution No. 2026-164:

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 litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter

CARRIED

Resolution No. 2026-165:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

That Council moves into open session at 4:45 p.m.

CARRIED

Council resumed into open session at 4:45 p.m.

Mayor Seeley declared a potential conflict of interest related to Confidential Item 14.1 as I own a property adjacent to the proposed development and will refrain from discussion and any voting on this item.

Resolution No. 2026-166:

Moved by Councillor Goyda and
Seconded by Councillor Sepulis



That Council receives the following report for information:

14.1 Confidential report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Potential OLT Matter; 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:

18.1 By-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch

Resolution No. 2026-167:

Moved by Councillor Hurst and
Seconded by Councillor Sepulis

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

By-law 2026-034 being a by-law to confirm the proceedings of Council for the Corporation of the Township of Puslinch at its meeting held on the 6 day of May 2026.

CARRIED

19. ADJOURNMENT:

Resolution No. 2026-168:

Moved by Councillor Bailey and
Seconded by Councillor Hurst

That Council hereby adjourns at 4:47 p.m.

CARRIED

James Seeley, Mayor

Justine Brotherston, Municipal Clerk