



August 26, 2026 Council Meeting

August 26, 2026

Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the August 26, 2026 Council agenda items.

6.13 ERO 026-0312 Decision Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act

– How does it impact us specifically with respect to the WD Main St. development in Morriston?

It is staff's understanding as this legislation came into effect after the subdivision agreement was executed, that it would not apply. Staff can confirm that the consultant working on the Township Parks Master Plan was asked to review the legislative changes and incorporate any recommendations related to these changes to the legislation.

6.17 TAPMO Newsletter July 2026

- If appropriate at this time I would like to move the suggestion motion in the newsletter
Staff will have this draft motion prepared.

9.2.2 Report FIN-2026-023 Second Quarter Financial Report 2026 -

-p. 147 Admin. Legal Fees 19% left; what is the nature of the unanticipated costs? Do we anticipate accruing more significant costs?

Below is the corporate-wide budget compared to year-to-date actual expenditures for legal services as of today's date:

GL ACCOUNT	BUDGET	YEAR TO DATE ACTUALS
01-0010-4303 Admin	\$60,000	\$76,993
01-0020-4303 Building	\$21,000	\$563
01-0130-4303 Planning	\$64,700	\$8,861
01-0140-4303 Bylaw	\$53,000	\$49,161



Overall, the Township remains below budget in most legal expense accounts, particularly Building and Planning. Administration is currently over budget, while By-law remains below budget but is approaching its annual allocation.

A significant portion of the Administration legal expenses relates to human resources matters. These types of expenditures can be difficult to anticipate and, as a result, are challenging to accurately budget for. Similarly, the majority of By-law legal expenses relate to prosecutions and other enforcement matters, including site alteration matters, which can also vary considerably from year to year and are difficult to predict in advance.

The Township maintains a Corporate Legal Contingency Discretionary Reserve to assist with funding significant and unrecoverable legal costs. The current balance of this reserve is approximately \$149K.

At year-end, Finance staff in consultation with the CAO will review the Township's overall legal expenditures. Where there is a corporate shortfall in legal professional fee accounts, including Administration, By-law and Planning, staff will determine the appropriate amount, if any, to be funded from the Corporate Legal Contingency Discretionary Reserve.

-p148 is this entry correct?

"Heritage Financial Incentive and Plaque Programs \$0 \$10,600 -\$21,200 -\$10,600 200%"

Yes. This entry represents the \$10,600 contribution to the discretionary reserve, as the Heritage Financial Incentive Grant Program is now anticipated to be implemented in 2027. The original budget assumed the \$10,600 would be funded from the discretionary reserve for implementation of the program in 2026; however, with implementation deferred to 2027, the funds will instead be transferred to the reserve for future use.

-p.151 Bylaw Legal Fees 29% left; what is the nature of the unanticipated costs? Do we anticipate accruing more significant costs? **See above**

-p.158 Fire and Rescue Contract Services 35% left; were there any unanticipated costs?

Most expenditures under Fire and Rescue Contract Services are incurred earlier in the year. This includes the dispatch agreement with the City of Guelph, approximately \$39K, and the Township's agreement with the City of Cambridge, which has a 2026 annual budget of \$80K and year-to-date expenditures of approximately \$54K. There have been no unanticipated costs to date.



-p.163 ORC Cleaning, Maintenance & Supplies – Interior 27% left; were there any unanticipated costs? **Yes. Year-to-date actual expenditures are approximately \$14K, which include unanticipated costs related to the rental of a dehumidifier for the gym and furnace maintenance required to address temperature issues in the gym. Expenditures are expected to increase by approximately an additional \$10K due to additional flooring repairs that are required.**

-p. 164 Parks Equipment Maintenance & Supplies -2%; were there any unanticipated costs?

This line item includes general maintenance and supplies for parks equipment. There have been no significant unanticipated expenditures to date. Year-to-date actual expenditures are approximately \$3.4K. Based on historical actual average expenditures, this budget line may need to be reviewed and potentially increased as part of the 2027 budget deliberations.

9.3.1 Report CAO-2026-008 Site Alteration By-law Proposed Amendments

Staff will review all comments and feedback and incorporate into the next draft of the by-law based on Council direction.

p.205

-re “5.6 Commercial Site Alteration Permit Requirements

(d) A Commercial Site Alteration Permit Application may be applied for where:”

Suggest add “any of the following conditions apply” after the “where”

-re “ (ix) Confirmation from the Owner that all monitoring reports, documentation, etc.

associated with any other permit or license (including but not limited to and ECA

or ARA licence) shall be submitted to the Township at a cadence outlined in the

Commercial Site Alteration Agreement between the Owner and the Township.”; ne typo,

not sure what cadence means here, and this item doesn’t appear to fit within this section

(d)

9.4.1 9:35 A.M. Report COR-2026-039 Zoning By-law Amendment Application

Staff will be prepared to draft a motion, if required, based on the outcome of the Q&A with the proponent. The Township planner will also be attending the meeting for any Council questions.



Request for Council to Deem Complete 4454 Victoria Road South (D14-CBM) Report

Questions I will be asking of proponent as well as comments I will be making

- 1M Tonnes available with max extraction 1M Tonnes how long do you expect to be there?
- do you have a well water protection protocol?
- cannot support Monday to Saturday hours 7 to 7 will support no Saturday operation; week days 7 to 6
- will the rehab plan be available for township to review?
- request that annual report review costs to be at proponent's cost
- bat and turtle areas lost; no definite statement on review of new turtle nesting area; bat structures recommended to be reviewed by MECP but not stated positively
- disagree with statement that that agricultural is not impacted; of 12.2 hectares of class 2 only 4.6 hectares will be returned to agricultural
- need to consider impact on Mill Creek sewage
- could not find reference to road cleaning protocol

9.4.2 Report COR-2026-046 Zoning By-law Amendment Application Request for Council to Deem Complete 4078 Highway 6 (D14-WAL) -

- have we approached the applicant to determine whether they would consider rezoning the retained parcel to Agricultural (A)?

Staff has not suggested rezoning the retained parcel to Agricultural (A) to the applicant. There is an existing kennel on the retained parcel which has special exception A(sp99) that permits kennel use. Rezoning this parcel to Agricultural (A) would create conflict with this use. Moreover, through zoning review to date, the lot line adjustment would not cause the retained parcel to be non-compliant with the Zoning By-law and as such, this parcel would not be subject to the Zoning By-law Amendment application. The application applies to the retained portion and the merged parcel at 7463 Leslie Rd.

- this seems a protracted and expensive process when it is essentially a lot line adjustment
The purpose of the Zoning By-law Amendment application D14-WAL is to:

1. Rezone the severed portion to remove the permission of the kennel use – the larger retained parcel (4078 Hwy 6) containing the severed portion has special exception zone A(sp99) that permits kennel. The application would rezone the severed portion to remove this kennel use, consistent with the condition of the consent approval.
2. The application would also recognize existing zoning deficiencies for 7463 Leslie Rd (the merged parcel): exterior side yard width and maximum driveway width.



Minor Variance application, while quicker and less costly, is unfortunately not a tool to remove a use permission or impose more restrictions. As such, the Zoning By-law Amendment application is necessary to fulfill the consent condition.

9.4.4 Report COR-2026-049 Proposed Amendment to Entrance By-law

-what does “TAC Geometric Design Guide for Canadian Roads. Section 4.7vii.” state specifically?

Section 4.7vii is the section of the existing bylaw that is being replaced with the language in the amendment provided. Staff deliberately did not include the TAC requirements in the By-law so that the most current guidance from TAC would apply and the By-law would not have to be updated if the guidance changes with an update to the TAC GDG. It is common practice for municipalities to rely on the TAC Intersection Sight Distance methodology when considering new driveway connections. The Township’s Traffic Consultant has provided staff with a conservative internal standard for determining sight distances for residential driveways to simplify the review process, as driveways for commercial and industrial developments are typically reviewed through the Site Plan Control Approval process. Should an application be received that does not meet this internal standard, staff may consult with the appropriate consultant to determine entrance approval. This approach will increase staff’s flexibility as it relates to issuing entrance permits.

-I could not find a free access to the TAC Guide on line. If there is one please advise.
There is no free copy of the TAC GDG.

10.2 Consultation on Proposed Governance Regulations for Regional Conservation Authorities and the Ontario Provincial Conservation Agency ≠

- p. 373 Wellington County should petition for having more than one member given the need to support 7 municipalities with diverse needs. Will suggest that the following statement be included with the staff motion

That Wellington County Council consider sending the following motion to the Province
“Whereas the County of Wellington is currently represented by 3 members serving 7 municipalities with diverse needs and

Whereas it’s population count for the GRCA area is 70,348 (4.8%) and

Whereas it’s representation is on the Board will be one member and

Whereas a municipality of 1,009 (0.1 %) will also have a representation of one member



Be it resolved that that the Province be requested to review its eligibility criteria to make it more equitable for Wellington County representation on the GRCA Board and other municipalities in similar circumstances.

Staff can clarify that Wellington County has a total of 3 seats (1 per each RCA that they are part of). The 7 member municipalities are spread out across the 3 RCAs with seats in each as follows:

Eastern Lake Erie Regional CA – 1 seat

Lake Huron Regional CA – 1 seat

Western Lake Ontario Regional CA – 1 seat

Puslinch is split between the Eastern Lake Erie Regional CA and the Western Lake Ontario Regional CA. Weighted voting has also been discussed as a possibility for budget related matters to address the representation discrepancies. There is no further guidance on this at this time.

10.4 Wellington Waterloo Power Line Project Notice of Commencement ≠

-what were the details of our request to Hydro One after their recent presentation?

Council passed the following resolution at the March 4, 2026 Council Meeting:

Resolution No. 2026-062:

Moved by Councillor Sepulis and

Seconded by Councillor Hurst

That Council receives the delegation by Scott McNair, Hydro One Senior Advisor, Community Relations for information; and,

That Council direct staff to request that Hydro One establish a Technical Advisory Committee model for the Puslinch Transmission Line Project; and,

That Council direct staff to request that Hydro One agree pay for the Township's costs of any peer reviews for this project; and,

That Council direct staff to advise Hydro One of the potential impacts of this project on the lands identified as future employment lands through OPA 131, and specifically the power needs for the lands identified should OPA 131 be approved.

I will be proposing the following motion:



Whereas Hydro One has proposed several alignments for its Wellington Waterloo Power Line Project through the Township of Puslinch and

Whereas it is essential the impacts to residents be minimized and

Whereas not all potentially affected residents have been made aware of the alignment proposals

Be it resolved that Hydro One

Be requested to make a presentation to the September 16th Council meeting and

Be requested to review their notification to residents and ensure all residents within 500m be notified in accordance with the Hydro One protocol and

Be requested to consider having a Township representative on their Advisory Committee for this study

Further to my questions to you regarding the Councillor Meeting on Wednesday I would like to add the following clause to my motion regarding Hydro One, "That Hydro One be requested to include a presentation to the residents at their Open House of September 17"

Staff will prepare a resolution accordingly.

7.22.2 – Delegation

Could staff provide some information on what notification the Township typically receives from MTO, the OPP and the County of Wellington when a 401 closure or major incident occurs? Is there an established communication process or plan that is triggered when Morriston is being used as a detour route?

The Township's subscribes for notifications for when the HWY 401 is experiencing closures, however staff do not receive direct notifications.

Report CAO-2026-008 - Site Alteration Amendments

I wanted to ask about the other changes to the Site Alteration By-law that staff had previously identified as needing to be addressed, particularly around minor site alterations and new residential entrances. My understanding was that these were going to be looked at as part of a future revision. Do we have an update on where that work stands?

Since we are revising the by-law now, I'm wondering if there is an opportunity to look at these items and incorporate them into this revision as well? In particular, I'm thinking about the requirements for minor site alterations, new entrances for dwellings on newly severed or vacant lots, and the significant undertaking and expense of preparing a control plan for some relatively straightforward residential landscaping work.

Staff continue to work on the additional amendments to the by-law, however they are not ready at this time for inclusion. Staff anticipate bringing those amendments forward later in the year.



Consent 6.1.2 minutes from PDAC July 14th #8 - *“Council should consider how to address standardizing new applications for recreational vehicle storage sites on agricultural zoned lands and possibly address this through a Zoning By-law Housekeeping Amendment or new Township of Puslinch Official Plan. This may require a hold being placed on new applications for this type of zoning amendment”* Does staff have a recommendation or follow up with this comment?

The development of a Township Official Plan is in the corporate workplan. Staff recommend that this review/analysis be included in that process.

9.3.1 Site Alt Amendments – Commercial –

Volume charge increase above the \$2/m³ – Wondering if there is a way to increase this charge by linking it to a distance charge. Perhaps a calculation based on the haul route distance in addition to the Volume surcharge to more accurately reflect the road wear and tear. Distance from the Township boundary to the site? Or if the haul route is not consistent or unknown have a minimum higher volume surcharge based on distance.

Subject to Council direction, staff can review this recommendation and bring back a proposal with the next draft of the by-law.

9.4.5 Proposed 2027 Meeting schedule

Second year in a row there is a conflict with Wellington Safe Communities Committee meetings. These meetings are statutory and a representative from Puslinch is required to attend. Suggest we consider recruitment from our committees or residents for participation on this committee with monetary consideration (per diem or mileage at minimum).

Staff will have a draft motion prepared to address this change and to ensure the Township is meeting its legislative requirements.

Consent 6.10/11/12 North Grenville, Merrickville-Wolford Village OPP Detachment Letter re: Traffic Calming &

Speeding Mitigation Techniques

Would like to support Merrickville, Wawa, Clearview's resolutions supporting the North Grenville, Merrickville-Wolford Village OPP Detachment advocating that the province expand its stated interest and financial commitment to include all municipalities in Ontario, adopting a province-wide approach to public safety and thereby ensuring the well-being of all Ontarians and direct staff to circulate the resolution of support to Premier Doug Ford, the Minister of Transportation, the Minister of Finance, MPP Steve Clark, AMO, ROMA, all Ontario Police Service Boards, and all 444 Municipalities in Ontario.

Staff will have a draft support motion prepared.