



Site Alteration Committee

MINUTES

Minutes of the Site Alteration Committee held on Thursday November 21, 2019, at 3:00 p.m., in the Esquesing Room, Halton Hills Town Hall.

MEMBERS PRESENT: Councillor Ted Brown (Chair)
Andrew Stabins (Vice-Chair)
Councillor Bryan Lewis
Councillor Clark Somerville
Ralph Padillo
David McKeown
Bill Allison

STAFF PRESENT: Bill Andrews, Director of Engineering
Maureen Van Ravens, Manager of Transportation
Jeff Jelsma, Manager of Development Engineering
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Nick Dhaliwal, 2570997 Ontario Inc.
Sandy Dhaliwal
Robert Kellogg
Ray Cheshier
Clare Riepma, Riepma Consultants Inc.

1. Disclosure of Pecuniary/Conflict of Interest

Nil.

2. Delegation

- a) SA-19030, Delegation: Nick Dhaliwal, 2570997 Ontario Inc., Property Owner – 16268 17 Side Road

The Owner is requesting an Exception or Variance to Site Alteration By-law 2017-0040 to allow for the previously imported fill to remain on the property to allow for improvements to the barn yard area for livestock.

Facts

The Owner recently acquired the property and has made improvements to the barn yard area for livestock. Manure was removed from the barns to create space within for the livestock and fill has been placed and levelled adjacent to the two barns.

Staff have investigated the site as a result of a complaint and informed the Owner that the activities are in contravention to the Site Alteration By-law, and that an application for a Site Alteration Exception to By-law 2017-0040 is required.

Analysis and Discussion

Staff indicated that the Owner has provided drawings for the works and recommend accepting and approving the application.

Committee Members and the Owner discussed drainage, the culvert and wells on the property, soil testing, and whether further fill would be required to complete the works. The Owner indicated no further fill is required, only grading as per the application drawings, allowing drainage to the adjacent field on Tenth Line. Staff have approved the proposed grade for drainage.

Conclusion

Staff and Committee Members support the application for Exception to Site Alteration By-law 2017-0040 to bring the contravention into compliance.

Recommendation No. SA-2019-0003

THAT the Site Alteration Committee recommends the “Terms and Conditions of All Permits” listed in Schedule C of the Site Alteration By-law No. 2017-0040;

AND FURTHER THAT the Site Alteration Committee supports the works, subject to the applicant meeting all conditions to the satisfaction of staff.

CARRIED

- b) SA-19047, Delegation: Clare Riepma, Clare Riepma Consultants Inc., Agent representing Robert Kellogg, Property Owner – 12056 Sixth Line

The Owner’s Agent is requesting an Exception or Variance to Site Alteration By-law 2017-0040 to allow the importation of 4,245m³ (± 425 truckloads) of fill to improve the drainage and agricultural capabilities of a portion of the former pit on the property.

Facts

The Agent indicated there is poor drainage on the property in the location of the closed gravel pit. The Owner would like to import fill to the area to allow for better drainage and agricultural capabilities. The fill source site is 13394 Highway 7 as it currently has 4,246m³ of access fill due to the construction of self-storage buildings.

Property 12056 Sixth Line is regulated by the Niagara Escarpment Commission (NEC) therefore a NEC permit is also required. The Agent has applied and is awaiting approval.

Analysis and Discussion

The Agent expressed that the fill from 13394 Highway 7 is native material and has been tested.

Committee Members and Agent discussed the timeframe for the works and the proposed haul route from 13394 Highway 7 being Highway 7 south to 22 Side Road, 22 Side Road west to Sixth Line, Sixth Line south to 12056 Sixth Line. Less than 100 truckloads will be imported per day as there will only be one truck running between sites. In summer 2020, 22 Side Road is slated for reconstruction therefore the hauling of fill on that route is required to be completed prior to road works.

Due to the application fee being paid by a party other than the owner, a Large Scale/Commercial Fill permit application is required.

Also discussed was that if further fill is required, the Owner would have to apply before the Site Alteration Committee.

Conclusion

Staff and Committee Members support approving the Large Scale/Commercial Fill permit application for Exception to Site Alteration By-law 2017-0040 once the NEC permit has been approved and submitted.

Recommendation No. SA-2019-0004

THAT the Site Alteration Committee recommends the "Terms and Conditions of All Permits" listed in Schedules B and C of the Site Alteration By-law No. 2017-0040;

AND FURTHER THAT the Site Alteration Committee supports the works, subject to the applicant meeting all conditions to the satisfaction of staff.

CARRIED

3. Fill Operations – Update

Staff provided verbal updates regarding on-going fill operations and responded to Site Alteration Committee questions and concerns.

The Committee advised of the 2019 Ontario Excess Soil Symposium scheduled for December 4, 2019. It was also discussed that there has been no policy update from the Provincial Government.

4. Upcoming Items for the next Agenda

- Update and clarity on the approved conditions for the Conservation Halton Permit regarding hours and number of truckloads per day for SA-18028 – 9268 Fifth Line as Committee Members have been receiving complaints and concerns from residents.
- Update on stock piling regulation in relation to farming practices.
- Update on 5 Side Road.
- Update on Charleston Homes as it relates to impacts on Bishop Court.

- **Action Item:** Staff to review Site Alteration By-law 2017-0040 for potential revisions.
- **Action Item:** Staff to provide outcome of meeting with Charleston Homes Ltd. regarding Bishop Court via email to the Site Alteration Committee Members.

5. Next Meeting

Thursday, December 19, 2019 at 3:00pm, Esquesing Boardroom, Town Hall

5. Adjournment

The meeting adjourned at 3:45 p.m.