



SITE ALTERATION COMMITTEE MEETING

Minutes of the Site Alteration Committee held on Thursday October 21, 2021, at 3:00 p.m., via Zoom meeting.

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

REGRETS: N/A

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation
Andrew Mason, Development Inspector
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Carole Sprickerhoff

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATION

- a) SA-21074, Delegation: Carole Sprickerhoff, Property Owner – 10237 Fourth Line

The Owner is requesting an Exemption or Variance to the Site Alteration By-law 2017-0040 to construct a wetland/pond area along with small berms and gardens to enhance the property and promote a habitat for wildlife on a section of land that was previously used as a farm field by the neighboring farmer for producing agricultural crops. No fill imported or exported from the site, all the work is completed by contouring and re-grading the existing area.

Facts

The Owner indicated that works were completed in July 2021. They had hired Sean James Consulting and Design to design and rejuvenate the land by putting a wetland area with ecological and biodiverse Ontario native plants to bring back and encourage wildlife to live and thrive. They have planted Ontario native species and vegetation to allow for a better habitat for wildlife. They have also planted a half-acre fruit tree forest between the pond and the front of the property.

The one-acre pond is shallow, does not have a liner and is surrounded by berms and mowed walking paths. The Owners are working on clearing buckthorn in the area as it is hazardous to birds and is not a native species. No material was imported or exported for this project which was built to increase the native wildlife habitat. The Owners also cleared old concrete near the barn in hopes to create a solarium in the future.

Analysis and Discussion

The pond collects only rainwater and is not part of a water course nor within Conservation Halton. The pond does not drain to the neighbouring properties and will not affect the crops of the neighbouring farm.

The Owner did communicate the details of the project to the neighbouring property owners. As per Councillor Lewis, one neighbour did have some concerns regarding their well and does not want it impacted by the works. Staff indicated that staff do not get involved with well monitoring as site alterations generally do not affect wells. Staff do consult with conservation authorities and could follow up with Halton Region regarding the well. Based on the location of the pond, staff have not reached out to Conservation Halton, only concerned when the works are within or adjacent to conservation lands.

No material was imported or exported from the property. The pond and berms were created by re-grading and moving topsoil. The pond is a shallow pond and contains less than one metre of rainwater when full. The area was also created as a safer place to walk during the pandemic in comparison to the roadways.

Committee and staff members confirmed there are no concerns with the location of the pond and no need to contact Conservation Halton or Halton Region. Committee members discussed the importance of not allowing the growth of mosquitos in the pond and either placing a fence around the pond or installing a warning sign for the safety of others and liability protection for the property owners. The Owner will consider installing a warning sign.

Conclusion

The Site Alteration Committee Members support the application for the Exemption and Variance to Site Alteration By-law 2017-0040 for a simple form Site Alteration Permit for 10237 Fourth Line, Halton Hills, based on the following recommendation.

Recommendation No. SA-2021-0002

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

AND FURTHER THAT the Site Alteration Committee recommends the installation of a warning sign near the pond;

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

CARRIED

4. BISHOP COURT PHASE 2

Councillor Lewis indicated issues have been raised regarding the numerous truckloads of dirt being delivered to the site, trees have been cut down, a bulldozer was on site, the pond that was there has now almost disappeared, and concerns of the hours of operations and activity on the site. Councillor Lewis asked if staff is aware and whether the developer has past the deadline for these activities and/or still have permission. Councillor Lewis also inquired if staff is aware of the issues that have been communicated between the residents and developer.

Staff indicated once permits are closed staff may do infrequent drive by inspections, but the Town does not have the resources to inspect on a regular basis. Staff recently visited the site and confirmed that the recent activities (excavator and grading works) on site were in response to the August 2021 storm event and the developer is addressing the drainage concerns. The developer was responsive and addressed the issues as soon as possible and have advised that they have been in contact with the affected homeowner. Staff will continue to follow up with the developer.

5. FILL OPERATIONS – UPDATE

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

Councillor Somerville suggested the Mayor and Councillors reach out to the Niagara Escarpment Committee to determine the best method on receiving replies to staff inquiries in a timely manner.

6. ITEMS TO BE SCHEDULED FOR NEXT MEETING

Staff mentioned a possible delegation for the next meeting.

7. ADJOURNMENT

The meeting adjourned at 3:45 p.m.

8. NEXT MEETING

Thursday November 18, 2021