



SITE ALTERATION COMMITTEE MEETING

Minutes of the Site Alteration Committee held on Thursday May 19, 2022, 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
Ralph Padillo

REGRETS: Bill Allison

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation
Steve Burt, Development Engineering Coordinator
Andrew Mason, Development Inspector
Reece D'Souza, Development Engineering Coordinator
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Rob Russell, Russell Planning
Steve Grace, C.F. Crozier & Associates Inc.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

- a) SA-22006, Delegations: Rob Russell, Steve Grace, Agents representing 2810007 Ontario Ltd. o/a Essence Homes Ltd., Property Owners – 11571 to 11605 Trafalgar Road, Halton Hills (Trafalgar Meadows Site Condominium Development)

The Applicant is requesting an amendment to their previous request for Exemption or Variance to the Site Alteration By-law 2017-0040 as approved in

Recommendation No. 2022-0001 by the Site Alteration Committee on April 21, 2022. The applicant is requesting a further Exemption or Variance to the Site Alteration By-law 2017-0040 to extended hours of operation and to increase the daily number of trucks.

Facts

The applicant is requesting to extend the hours of operation beyond the hours of 8:30 a.m. to 3:30 p.m. and an increase of truck loads above the 100 loads per day permitted in By-law 2017-0040 to decrease the number of working days required to complete this project and to lessen the impact on the surrounding area. The applicant is requesting the hours be extended to 7:00 a.m. to 5:00 p.m. with an increase of 150 truckloads per day for the summer months, once school is finished. The extended hours are within the allotted hours of the Noise By-law.

The proposed haul route is from the source site, via Trafalgar Road to the development site.

Analysis and Discussion

The applicant indicated soil lab analysis and available quantity of fill from the Highway 401 expansion site is still pending. The developer is also pending the Record of Site Condition. Once received, importing of fill will commence and the project is anticipated to be complete with 20 days.

The applicant believes that the extended hours of operation and increase of truckloads per day will be adequate to complete the project prior to the start of school in September. In the event the project is not complete at that time, the hours of operation will revert to the conditions in By-law 2017-0040.

The Site Alteration Committee, staff, and applicant discussed that the project start and finish date should be provided and communicated to the surrounding residents and businesses, and also discussed the actual number of truckloads and days required to complete the works.

Conclusion

The Site Alteration Committee Members support the proposed extended hours of operation during the summer months while school is out to allow for an increase in truckloads per day.

Recommendation No. SA-2022-0004

THAT the Site Alteration Committee supports the Exemption or Variance to the Site Alteration By-law 2017-0040 for the Site Alteration Application at 11571 – 11605

Trafalgar Road, Halton Hills, to extend hours of operation to 7:00 a.m. to 5:00 p.m. during the summer months, June 30, 2022 to September 5, 2022;

AND FURTHER THAT the Site Alteration Committee supports the truck haul route from the source site, via Trafalgar Road to the development site at 11571 – 11605 Trafalgar Road;

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

CARRIED

4. HAUL ROUTES

Staff requested that haul routes be excluded from Site Alteration Committee meeting minute recommendations and to alternatively discuss and notify Site Alteration Committee Members via email. Staff discussed concerns with including haul routes as part of minutes of Site Alteration Committee meetings as applicants may not have a confirmed source at the time of the meeting or the site might change after the meeting has been held. A source may also be lost due to the timing of Site Alteration Committee meetings if the change occurs after the original meeting.

Staff would ensure the haul routes are kept firstly on Ministry of Transportation and Regional roads then use local roads that allow trucks and local deliveries, ensuring to follow load restrictions. Once the applicant's source site and preferred haul routes are confirmed, staff would inform the Site Alteration Committee via email for notification and to seek comments from the Members.

The Site Alteration Committee Members advised that staff must be mindful of sensitivities and/or events in the areas being affected by haul routes and expressed concerns of the impact on Halton Hills' communities. Also discussed whether staff can create a list of roads indicating which roads can be used or not and what condition they are in.

The Site Alteration Committee Members motioned to stay status quo and to further discuss this subject when the Terms of Reference are reviewed for the next Site Alteration Committee after the Election as some Members are opposed to allowing staff to discuss and notify Site Alteration Committee Members of haul routes via email.

NOTE: Quorum was lost at 3:35pm.

5. FILL OPERATIONS – UPDATE

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

6. ITEMS TO BE SCHEDULED FOR NEXT MEETING

Nil.

7. NEXT MEETING

Thursday June 16, 2022

8. ADJOURNMENT

The meeting adjourned at 3:45 p.m.