



SITE ALTERATION COMMITTEE MEETING

Minutes of the Site Alteration Committee held on Thursday June 15, 2023, at 3:00 p.m., via Zoom meeting.

MEMBERS PRESENT: Councillor Clark Somerville (Chair)
Councillor Joseph Racinsky
Ralph Padillo
David McKeown

REGRETS: Bill Allison
Steven Maltar

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation
Susie Spry, Manager of Enforcement Services
Steve Burt, Development Construction Coordinator
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Paul Brown, Paul Brown & Associates Inc.
Christopher D'Souza, Paul Brown & Associates Inc.
Jason Sheldon, Remington Group Inc.
Emma Barron, Remington Group Inc.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

- a. SA-23035, Delegation: Paul Brown, Paul Brown & Associates Inc., representing Master Built Homes Inc., Property Owners – 9755 Trafalgar Road, Town of Halton Hills

The Applicant has requested an Exemption to the Site Alteration By-law 2017-0040 and has applied for a Large Scale/Commercial Site Alteration Permit to import approximately 18,000 m³ (± 1,800 truckloads) of topsoil to be placed in the 2.5 hectare farmyard area and temporarily stockpiled to be spread on the existing field(s).

Facts

Master Built Homes Inc. is going through the Site Plan application process for an 88-unit Adult Lifestyle Community development on vacant lands at the corner of 10 Side Road and Heartwell Road (15651 10 Side Road) in South Georgetown. The 18,000 m³ of topsoil on the property is from the development in the area and the Applicant would like to dispose the material to 9755 Trafalgar Road to commence underground service installation in the fall.

The property at 9755 Trafalgar Road is a 61.5 hectare (150 acre) agricultural property in the rural area that is mostly workable farmland. Of the 18,000 m³ of topsoil, approximately 8118 m³ will be placed in the 2.5 hectare farmyard area at a depth of 0.3 metres to increase the farmable land. The remaining 9880 m³ will be temporarily stockpiled and then spread on the existing fields after harvest has been completed in the fall. The material has recently been retested and it meets the Table 1 requirements of the Ministry of Environment. There will be no work completed near the area regulated by a Conservation Authority.

Analysis and Discussion

The Applicant thanked Town staff for their collaboration on the application. The Applicant indicated the Site Plan application process is almost complete and the topsoil will need to be removed prior to commencing the works. The existing driveway on the property of 9755 Trafalgar Road travels over a small drainage feature that has a culvert. The driveway leads up to a farmhouse that is occupied. Behind the home there is the remanence of a barn and outbuilding that were demolish approximately ten years ago. The topsoil will be placed in this area behind the home to increase the farmable land on the property. This area is not a low spot on the property. The temporary stockpile will be placed adjacent to the area then spread over 10 acres of farmland after the winter wheat has been harvested in the fall. The Applicant indicated to staff that the required fee and Letter of Credit are accepted.

Councillor Somerville spoke with a member of the agricultural community and agreed that the spreading of the stockpile is best to do after the harvest in the fall. Mentioned that this application is a prime example of improving agricultural land and why the Town has a Site Alteration By-law. Also, using soil from within the Town favorable.

The farmer currently renting the farmland for cash crops is agreeable to the importation of the topsoil and will assist to ensure that the final product is satisfactory to farm the land.

The haul route will be across 10 Side Road to Trafalgar Road to the property. The Applicant will respect the hours of operation as per the Site Alteration By-law 20107-0040 and will not request to change the hours. They will be respectful to the neighbours and be efficient to complete the work as soon as possible. A sweeper and flusher will be on site to clean the road.

Conclusion

The Site Alteration Committee supports the application as the works will improve the agricultural land.

Recommendation No. SA-2023-0001

THAT the Site Alteration Committee supports the Application for a Large Scale/Commercial Site Alteration Permit at 9755 Trafalgar Road, subject to the following conditions;

1. The applicant satisfies the Terms and Conditions in Schedules B and C of By-law No. 2017-0040 as applicable;
2. The applicant provides the administration fee in the amount of \$5,947.29;
3. The applicant provides refundable securities in the amount of \$25,000.00;
4. The applicant provides notice to Town Staff when the placement of fill commences in the fall of 2023; and
5. The applicant agrees that no fill will be placed within 15 meters of any areas regulated by the Conservation authority.

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

CARRIED

4. ITEMS TO BE SCHEDULED FOR NEXT MEETING

N/A

5. ADJOURNMENT

The meeting adjourned at 3:25 p.m.