



SITE ALTERATION COMMITTEE

MEETING

Minutes of the Site Alteration Committee meeting held on Thursday October 19, 2023, at 3:00 p.m., Town Hall Esqueasing Room and via Zoom.

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

REGRETS: Bill Allison

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Susie Spry, Manager of Enforcement Services
Matt Roj, Manager of Transportation
Reece D'souza, Development Engineering Coordinator
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Trevor Van Lierop, GEI Consultants
Behnaz Bahrefar, Anatolia Capital Corp.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Bill Allison declared a conflict of interest and was not present for the meeting.

3. DELEGATIONS

- a. SA-23049, Delegation: Trevor Van Lierop, GEI Consultants and Behnaz Bahrefar, Anatolia Capital Corp., representing Anatolia Capital Corp., Property Owners – 8846 Tenth Line, Town of Halton Hills.

The Applicant has applied for a Large Scale/Commercial Site Alteration Permit to import approximately 6,500m³ (± 650 truckloads) of topsoil to return 1.89 hectares of the site back to agricultural use.

Facts

Anatolia Capital Corp., owner of 8846 Tenth Line is proposing to import approximately 6,500m³ (± 650 truckloads) of topsoil to return an area of the site to agricultural purposes. The proposed work area is approximately 1.89 hectares. The placement of the soil will range in depth from a maximum of 0.6m to 0.0m, blending into the existing grade. The Owner also owns a site in Vaughan and intends to import clean topsoil from this location. The property is not regulated by

any Conservation Authority (CA) or the Niagara Escapement Commission (NEC), is outside of the boundaries of the GTA West Corridor, and zoned Agricultural.

The soil and chemical analysis has confirmed that the topsoil meets the appropriate Environmental Protection Act, R.S.O. 1990, c E.19 (EPA) requirements and has been submitted to Town staff.

Analysis and Discussion

Within the 1.89 hectares area there is an existing pond, that will be drained and filled, and demolished barn and house footprints. The area will be covered with topsoil to increase the farmable area on the property. The pond will be drained and the use of erosion and sediment control measures will be put in place to ensure sediment does not exit onto neighbouring properties. The pond water will go through a silt bag and drained within constructions limits. The silt bag is sized for the amount of water in the pond, $\pm 400,000$ liters, and will be monitored frequently to ensure it does not go over capacity. The existing swale will be used to slow down the flow. Temporary silt fences, silt-sox, and sediment traps will be used through the area being disturbed to help protect the existing vegetation, watercourses, and adjacent properties and will be removed after the importation of topsoil. Any fish and wildlife within the pond will be salvaged and relocated by ecologists.

The haul route will be Vaughan, to Highway 401, to Winston Churchill Road, to Steeles Avenue, and to the site on Tenth Line. The hours of operation will be in accordance with the Town's by-law; Monday to Friday, 8:30 a.m. to 3:00 p.m. There will be 100 trucks per day for 3 to 4 weeks to complete the importation of topsoil. Dust and mud will be maintained and monitored by water and street sweeper trucks. A vibration analysis was conducted and concluded that the neighbouring properties will not be affected. There is an agreement in place between the Owner and a local farmer to farm the land.

The Committee Members asked that signage be installed to indicate trucks turning and to monitor and mitigate any sight-line issues on Tenth Line if required. Written notification of the proposed works will be mailed to area residents. The integrity of Tenth Line, which has been recently re-paved, should not be affected by the trucks importing the topsoil. The Owner would like to complete the works prior to the end of the year.

Conclusion

The Site Alteration Committee supports the application as the works will allow for more agricultural land.

Recommendation No. SA-2023-0003

THAT the Site Alteration Committee supports the Application for the Exemption(?) to Site Alteration By-law 2017-0040 for a Large-Scale Site Alteration Permit at 8846 Tenth Line Halton Hills, subject to:

- signage being installed to indicate trucks turning;

- monitoring and mitigating any sight-line issues on Tenth Line;
- written notification of the proposed works be mailed to area residents;
- satisfying the Terms and Conditions in Schedules A and C of By-law No. 2017-0040 as applicable;
- prior to importation, submission of a soil and chemical analysis to prove the topsoil is clean in accordance with the Environmental Protection Act, R.S.O. 1990, c E.19 (EPA) for staff to review;
- submission of administration fees of \$3,247.29 plus $(\$0.15/\text{m}^3 \times 6500\text{m}^3) = \4222.29 for the importation of 6500m^3 of topsoil from 9151 Huntington Road, Vaughan to 8846 Tenth Line, Halton Hills; and
- submission of refundable securities to the value of \$30,000.00.

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

CARRIED

4. SITE ALTERATION BY-LAW NO. 2017-0040

Jeff Jelsma walked the Committee Members through the consolidate Site Alteration By-law No. 2017-0040 which was amended by By-law No. 2023-0039, approved by Council on May 8, 2023. Jeff Jelsma indicated further amendments are being considered due to Bill 109 and Bill 23.

The Committee Members support and commend the amendments which will help with the process and with keeping in line with delegated authority.

The Committee Members and staff discussed by-law enforcement issues and processes in relation to illegal dumping and site alteration offenses.

Councillor Somerville advised the Committee Members and staff that the Site Alteration Committee is currently seeking membership.

5. ITEMS TO BE SCHEDULED FOR NEXT MEETING

N/A

6. ADJOURNMENT

The meeting adjourned at 3:50 p.m.