



**SITE ALTERATION COMMITTEE
MEETING**

Minutes of the Site Alteration Committee meeting held on Thursday June 20, 2024, at 3:00 p.m., Town Hall Esquering Room and via Teams.

MEMBERS PRESENT: Councillor Clark Somerville (Chair)
Councillor Joseph Racinsky
Bill Allison
Ralph Padillo
David McKeown
Lisa Teggart
Brett McAllister
Adrew Stabins

REGRETS:

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Manager of Transportation
Susie Spry, Manager of Enforcement Services
Reece D'souza, Development Engineering Coordinator
Vincent Mendones, Development Engineering Coordinator
Kevin Miguel, Development Engineering Coordinator
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Micheal Tasker, MT Management Services

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

- a. SA-24018, Delegation: Micheal Tasker, MT Management Services, representing Charlie Kuiken (1404649 Ontario Limited), Property Owners – 12519 Ninth Line, Town of Halton Hills.

The Applicant has applied for a Large Scale/Commercial Site Alteration Permit to import approximately 34,000m³ of fill (\pm 3,400 truckloads) to be placed in the existing low area of the site. The fill is required to prepare the grading for the future residential development on this site.

Facts

The Applicant is in the final stages of receiving Draft Plan Approval for Phase 2 of the Rural Estate Subdivision and is applying for an Exemption to the By-Law to allow a Large-Scale/Commercial site alteration permit prior to the Development Agreement Approval because a source for the fill soil has become available.

The property was previously an aggregate resource pit which had a large depression on the site. The pit has since been filled but requires an additional 34,000m³ of fill to match the proposed grading for their subdivision. The source of the material is 1.2km from the site at 102 Confederation Street, a residential estate development. The Applicant will fill the pit and construct a sedimentation pond with a proper functioning outlet that will provide an emergency spillway should the pond over top.

The haul route will be from 102 Confederation Street, along Confederation Street/Ninth Line to 12519 Ninth Line. The fill will be imported during the summer months to avoid school times and buses.

Analysis and Discussion

Staff provided an overview of the current and potential projects in the Glen Williams hamlet.

The Site Alteration Committee Members raised concern regarding the road damage that may occur due to the truck traffic (approximately 85 trucks per day for 40 days), property damage caused by vibrations, speeding, and concern for the safety of cyclists and pedestrians along the haul route. Staff noted the Applicant has provided \$65,000.00 in securities as part of the conditions for the site alteration permit, which would be used to repair any damage done to the Town's infrastructure in addition the source site at 102 Confederation has also posted securities and would also be responsible for repairs to the roadway. Staff also mentioned that there is a scheduled future capital project to reconstruct Confederation Street.

The Applicant plans to conduct a pre-construction meeting with stakeholders, including Town staff, to make sure the truck drivers are briefed to ensure safety of cyclists and pedestrians and to note there is zero tolerance for any speeding/traffic infractions. The speed humps along Confederation Street will help with lowering speeds. They will abide by OTM Book 7 as needed, follow MTO guidelines, and will ensure appropriate signage is displayed at the entrances of both sites. Should speed become a concern, Staff will work with the applicant to address the issue which may, among other options, include temporary speed messaging boards.

The possibility of an off-road haul route was considered but upon review would cause more problems and damage to land and farms and the terrain, which also includes watercourses, would not be conducive for trucks.

The material will not be stockpiled; it will be placed directly into the depression left from the gravel pit. The works should be completed prior to school commencing and will comply with the Noise By-law. Notification letters will be delivered to all effected residents.

Conclusion

The Site Alteration Committee requests that notification of the upcoming works be communicated to the Mayor and Councillors.

The Site Alteration Committee supports the application and appreciates the coordination between the two sites and the scheduling of the pre-construction meeting to raise awareness of maintaining a safe roadway for residents.

Recommendation No. SA-2024-0001

THAT the Site Alteration Committee supports the application for the Exemption to Site Alteration By-law 2017-0040 for a Large-Scale/Commercial Site Alteration Permit at 12519 Ninth Line, Halton Hills, 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 \$8,424.47.
3. The applicant agrees that the fill imported under this permit will be sourced solely from 102 Confederation Street. Any material imported from another site would need to be approved through a separate permit process.
4. The applicant provides clearance from the Conservation Authority that a permit has been issued or is not required.
5. The applicant provides written notice to all residents on Confederation Street/Ninth Line between the two projects, all residents on Bishop Court, and all Glen Williams community groups. Notification letters are to be reviewed by Town staff prior to distribution.

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 3:45 p.m.