



**SITE ALTERATION COMMITTEE
MEETING**

Minutes of the Site Alteration Committee meeting held on Tuesday August 27, 2024, at 3:00 p.m., Town Hall Esqueuing Room and via Teams.

MEMBERS PRESENT: Councillor Joseph Racinsky (Vice-Chair)
Bill Allison
Ralph Padillo
David McKeown
Lisa Teggart
Brett McAllister
Andrew Stabins

REGRETS: Councillor Clark Somerville (Chair)

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation
Kevin Miguel, Development Engineering Coordinator
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Rick Stull, Property Owner

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

1. SA-24024, Delegation: Rick Stull, Property Owner – 12519 Eighth Line, Town of Halton Hills.

The Applicant has applied for a Large Scale/Commercial Site Alteration Permit to import and place 25,175m³ of fill on a low area on the property to allow for an additional 1.01 hectare of land to be used for planting crops.

Facts

The property was previously mined as an aggregate resource pit and the Owner would like to fill in a section to create a flat area of 2.5 acres to increase the

farming area. It would also increase the width of the existing land currently being used for farming and will make this land more practical to use.

Although the sources of the fill have yet to be confirmed, the proposed access to the site will be from the main entrance using the existing driveway through the gravel pit to the fill location. Possible local sources are 102 Confederation Street and the Meaghan & McMaster development sites. Staff encourage the fill be imported from either site because of the close proximity to the property and it would be beneficial to the overall community.

Analysis and Discussion

The Owner indicated that his trucking company was awarded the tender to export fill from the Glen Williams site at 102 Confederation Street. Approximately 9,000m³ of topsoil would be imported to 12519 Eighth Line. The haul route would be Confederation Street to Wildwood Road to Eighth Line. The Owner will also bid on the tender for Meaghan & McMaster site once available. The haul route would be Oak Ridge Drive to Wildwood Road to Eighth Line. If not awarded the tender, the Owner will still request the material from that site or from another development in the area. The 25,175m³ of required fill is a calculation based on the area and design of the project. Any other source sites would require the haul route to follow Arterial Roads and approved truck routes to Trafalgar Road, to 22 Side Road, to Eighth Line, to the existing entrance at 12519 Eighth Line.

The Site Alteration Committee raised concerns for pedestrian and cyclist safety with the amount of trucks, potential damage to the roads, the number of possible haul routes, issues with safely accessing the entrance of the property due to the hills in the area, school bus hours, and impact on local residents. Staff indicated the truck traffic has already been approved for the 102 Confederation Street and Charleston Homes sites, Meaghan & McMaster is still pending approval. The Owner will abide by the conditions set out in the Site Alteration By-law, including the hours of operation and number of truckloads. Staff will be managing and monitoring the development sites. The Owner will have to enter an agreement with the Town, same as other developers. Staff will manage complaints and ensure collaboration amongst all the developments within the area. Securities will be obtained for each project and used as needed for any repairs to the roads. Wildwood Road and a small portion of Confederation Street will be reconstructed through these developments because of the installation of new sanitary sewers which is required to services these approved developments.

The Owner will ensure haul routes will be swept and flushed as needed. They have worked in multiple municipalities and do their best to be professional and ensure the safety of the affected residents. The Owner is in agreement with the conditions recommended by staff.

The majority of the importation to 12519 Eighth Line will be conducted this fall, weather permitting and in hopes that the additional source site is local. Being a

local business, the Owner will take more responsibility and ownership of the work and trucks because it's within the same community.

The 102 Confederation Street site is a subdivision working under a pre-servicing agreement. Under this agreement there are no limits to the quantity of trucks leaving or entering their site and their hours of operation are controlled by the Town's Noise By-law No. 2010-0030.

Conclusion

The Site Alteration Committee requests to add to condition No. 9 of the recommendations that required notification of the upcoming works be communicated to all affected residents a minimum of seven (7) days prior to commencement.

Topsoil and fill material will be moved from these approved developments in Glen Williams regardless of the outcome of this permit. Importing the material to 12519 Eighth Line will help the developers by reducing the distance their trucks would need to travel to alternative sites and will help the applicant to increase farmable land on their property. The Committee members recognize that staff have done their due diligence in reviewing the application and providing their recommendations and support the application.

Staff confirmed that as part of the conditions, the additional source site and haul route will have to be confirmed and approved by staff prior to commencement.

Recommendation No. SA-2024-0002

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 Eighth 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 \$7,104.72.
3. The applicant provides the refundable security deposit of \$48,000.00.
4. That the applicant agrees to enter into a site alteration agreement with the Town.
5. That the applicant agrees to complete all works within 12 months of the Committee's decision.
6. The applicant agrees that no fill or topsoil shall be removed from their property.
7. The applicant agrees to provide the Town a copy of the soil testing results confirming that the fill to be imported meets MOE requirements prior to importing any material.

8. That the applicant agrees to identify the source location(s) and provide all related documentation a minimum of 14 days before receiving material from that location.
9. The applicant provides written notice seven (7) days prior to commencing works to all residents and Glen Williams community groups requested by Town staff. Distribution area to be determined based on haul route. 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

Staff notified the Site Alteration Committee members that there will be two delegations for the next meeting scheduled on September 19, 2024.

5. ADJOURNMENT

The meeting adjourned at 3:57 p.m.