TOWN OF HALTON HILLS

SITE ALTERATION COMMITTEE

MEETING

Minutes of the Site Alteration Committee meeting held on Thursday October 15, 2020 via Zoom Meeting.

Members Present:	Councillor T. Brown, Chair Councillor C. Somerville B. Allison D. McKeown A. Stabins
Regrets:	Councillor B. Lewis R. Padillo
Staff Present:	Bill Andrews, Director of Engineering Maureen Van Ravens, Manager of Transportation Jeff Jelsma, Manager of Development Engineering Nicole Sylvester, Development Engineering Technologist Reece D'Souza, Development Engineering Technologist Andrew Mason, Development Inspector Nova Bonaldo (Recording Secretary)

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1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

3.a Owner: Mathew and Logan Smerek

a. SA-20076, Delegation: Mathew and Logan Smerek, Property Owner – 12211 Fourth Line

The Owner is requesting an Exception or Variance to Site Alteration By-law 2017-0040 to move material on the property to create an irrigation and fire safety pond to help assist in watering crops during time of drought.

Facts

Staff was notified by the Niagara Escarpment Commission (NEC) on August 27, 2020 of a development permit application to construct an excavated pond with a surface area of ±10,000 sq. ft. for irrigation and fire protection.

On September 8, 2020, staff received a Site Alteration Permit application to create a private irrigation pond 100ft (long) x 100ft (wide) x 15ft (deep) and berm at 12211 Fourth Line. The expected amount of material to be excavated and relocated on-site is approximately 4,300m^3.

The applicant is currently working with the NEC and Credit Valley Conservation (CVC) Authority to satisfy their respective requirements in order to acquire permits.

NEC is the authority of this process and to issue a permit has asked that the owner also apply for a permit from CVC and a site alteration permit from the Town of Halton Hills.

The irrigation system and fire safety pond will help to water the crops that their small market business sells from their home and at two local farmers markets.

Analysis and Discussion

Staff spoke with the CVC Planner who indicated their technical team completed a site visit and will be preparing and providing comments and/or requirements to the owner. Any changes may affect the site alteration application from the Town's perspective. Staff are committed to working together with CVC and NEC to address the technical details so that all agencies can approve the project. There will be no importation or exportation of material and all excavated material will remain on-site. However, preliminary discussion with CVC noted that there may be a requirement for the Owner to use liner (clay or synthetic).

The Site Alteration Committee Members discussed assisting and supporting agricultural enterprises such as this applicant and are familiar with the property which is fairly level and would benefit from an irrigation pond. Also discussed notifying the Halton Hills Fire Department of the pond, once the works are complete, which can be used as a water supply in the event of a rural fire.

The Owner would like to commence the works this fall, as soon as the permits are issued, and take advantage of the remaining good weather.

Conclusion

Staff do not have concerns with the proposal as the location would have little to no effect on adjacent properties, does not involve the import/export of material and will be reviewed/approved by the other agencies prior to commencing work.

Staff and Site Alteration Committee Members support the application for Exception to the Site Alteration By-law 2017-0040.

Recommendation No. SA-2020-0001

THAT the Site Alteration Committee recommends the “Terms and Conditions of All Permits” listed in Schedule C and Schedule D of the Site Alteration By-law No. 2017-0040;

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

CARRIED

4. FILL OPERATIONS - UPDATE

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

5. ITEMS TO BE SCHEDULED FOR NEXT MEETING

No items to be scheduled for the next meeting at this time.

6. NEXT MEETING

To be determined.

7. ADJOURNMENT

The meeting adjourned at 3:30 p.m.