



## **Site Alteration Committee**

### **MINUTES**

Minutes of the Site Alteration Committee held on Thursday April 15, 2021, at 3:00 p.m., via Microsoft Teams meeting.

**MEMBERS PRESENT:** Councillor Ted Brown (Chair)  
Andrew Stabins (Vice-Chair)  
Councillor Clark Somerville  
David McKeown  
Bill Allison

**REGRETS** Councillor Bryan Lewis  
Ralph Padillo

**STAFF PRESENT:** Bill Andrews, Commissioner of Transportation and Public Works  
Maureen Van Ravens, Director of Transportation  
Steve Burt, Development Engineering Coordinator  
Andrew Mason, Development Inspector  
Nova Bonaldo (Recording Secretary)

**OTHERS PRESENT:** Ryan Marshall

**1. CALL TO ORDER**

**2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST**  
Nil.

**3. DELEGATION**

- a) SA-21023, Delegation: Ryan Marshall, Property Owner – 10894 32 Side Road

The Owner is requesting an Exemption or Variance to the Site Alteration By-law 2017-0040 to allow for the importation of approximately 4,600m<sup>3</sup> of topsoil (460 tri-axle truck loads) to a specific location on the property to improve the contour of the farm field to allow for a more viable agricultural area by reducing crop loss and less potential for damage to machinery when planting and harvesting.

## **Facts**

The importation of 4,600m<sup>3</sup> of topsoil (460 tri-axle truck loads) to the specific location on the property would improve the contour of the farm field and allow for a more viable agricultural area. It would improve the landscape, reduce crop loss, and there would be less potential for damage to machinery when planting and harvesting.

The placement of the topsoil will range in depth from a maximum of 1.0m to 0.0m, blending into the existing grade. The clean topsoil will be imported from a construction site at 6 Cleve Court in Halton Hills that has recently received Site Plan approval to construct two large industrial warehouses. Up until this point the lands where the topsoil will be removed from has been used for agricultural purposes.

On March 16, 2021 the owner submitted an application for a Site Alteration Permit, drawings showing the proposed work area with existing and proposed contours, a Phase 2 Environmental Soil and Groundwater Investigation Report dated October 31, 2006 supplied by the Development project at 6 Cleve Court, a Chemical Analysis of the topsoil dated February 11, 2021, Clearance from Credit Valley Conservation, a Traffic Control Plan for the trucks turning into the site and two options for a proposed haul route.

## **Analysis and Discussion**

The Owner noted they would not be gaining farming area, only improving the area they currently have by smoothing and shaping the field. The contours would be smoothed with the use of a bulldozer to reduce the steep slope. The final grades will be established once the land has been compacted. Reducing the slope will only slow down water runoff, the drainage pattern will remain the same. They farm corn, soy, wheat, and beans over a total of 3,000 acres.

The entrance to the farm field is located 550 metres south of the intersection of 32 Side Road and Fifth Line. The importation of topsoil and works should be complete by the end of the summer, dependent on the source at 6 Cleve Court. Timing restrictions also include crossing over the existing water course and waiting until half load road restriction season is over. Although the Owner would prefer to hold off hauling in muddy circumstances, any mud-tacking will be monitored and cleaned with a loader owned by Owner and farm staff will manage truck traffic.

Staff's proposed recommended truck route is 6 Cleve Court to Steeles Avenue, east to Trafalgar Road, north to Highway 7, west to Fifth Line and north to the field entrance on the west side of Fifth Line and returning to the source using the same route. Traffic Controls people and additional signage would be required.

Councillor Somerville raised a concern with the proposed truck route due to the use of Fifth Line and trucks traveling past subdivisions and residents on that route.

Councillor Somerville, with the support of the Town's Director of Transportation, requested that the staff's recommended truck route be revised to: 6 Cleve Court to Trafalgar Road, to 32 Side Road, to Fifth Line with Traffic Controls people at the access. As per the Director of Transportation, Trafalgar Road is a Regional road and can withstand the truck traffic.

### **Conclusion**

The Site Alteration Committee Members support the application for the Exemption to Site Alteration By-law 2017-0040 for a simple form Site Alteration Permit on condition that the truck route be 6 Cleve Court to Trafalgar Road, to 32 Side Road, to Fifth Line.

### **Recommendation No. SA-2021-0001**

THAT Staff support the application for the Exemption to Site Alteration By-law 2017-0040 for a simple form Site Alteration Permit at 10894 32 Side Road, Halton Hills, subject to:

- satisfying the Terms and Conditions in Schedules A and C of By-law No. 2017-0040 as applicable;
- submission of administration fees of \$1,476.00 plus (\$50.00 per Hectare x 1) = \$1,526.00 for the importation of 4600m<sup>3</sup> of topsoil from 6 Cleve Court to 10894 32 Side Road; and
- submission of refundable securities in the value of \$10,000.00.

AND FURTHER THAT the truck route be 6 Cleve Court to Trafalgar Road, to 32 Side Road, to Fifth Line.

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**

Staff mentioned a possible delegation for the next meeting.

**6. NEXT MEETING**

Thursday May 20, 2021

**7. ADJOURNMENT**

The meeting adjourned at 3:40 p.m.