



Site Alteration Committee

MINUTES

Minutes of the Site Alteration Committee held on Thursday, August 16, 2018, at 3:00 p.m., in the Esquering Boardroom, Halton Hills Town Hall.

MEMBERS PRESENT: Councillor Bryan Lewis (Chair)
Councillor Ted Brown
Councillor Clark Somerville
Ralph Padillo
Harry Brander
David McKeown

REGRETS: Mayor Rick Bonnette (Ex-Officio)
Andrew Stabins (Vice-Chair)

STAFF PRESENT: Bill Andrews, Director of Engineering
Steve Grace, Program Manager, Water Resources
Maureen Van Ravens, Manager of Transportation
Jeff Jelsma, Manager of Development Engineering
Steve Burt, Development Engineering Coordinator
Andrew Mason, Development Inspector
Susie Spry, Municipal Law Enforcement Officer
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: N/A

1. Disclosure of Pecuniary Interest

Nil.

2. Delegation

- a) SA-18050, Delegation: Larry Gordon, Agent representing Georgetown Farmhouse Inc., Property Owner – 13908 Trafalgar Road

On behalf of the Owner, the Agent is requesting an Exception or Variance to By-law 2017-0040 to allow for the imported material creating a parking pad and outdoor storage area to remain in place.

NOTE: The Delegation did not appear at the meeting. The meeting proceeded as normal and staff and Site Alteration Committee Members discussed the application.

Facts

Asphalt grindings were imported and placed around the existing buildings creating a parking pad and outdoor storage area accompanied by an outdoor storage sign. This is in contravention of both the Site Alteration By-law 2017-0040 and the Zoning By-law 2010-0050.

Town staff issued Orders of violation and met with the Agent to notify that the placement of material and changing the grade of the land contravenes By-law 2017-0040, and the use of the property for accessory outdoor storage is not permitted under By-law 2010-0050.

The Agent has since submitted a Site Alteration Application to leave the material on site and has removed the outdoor storage sign.

Analysis & Discussion

Site Alteration Committee Members and staff discussed the details of the Inspector Report, Orders, and the process of rectifying Site Alteration By-law contraventions.

Staff are in support of the application to allow the asphalt grindings to remain on the property as the approximate 1,370m² area was not originally used as agricultural land and does not affect the surrounding farmland. The grading is appropriate as it sheet drains to the fields. It is not recommended to remove the imported material to restore the land as it is not agricultural use.

The items currently stored on the property belong to the Agent and the works previously conducted on the driveway were only for restoration. It was discussed that staff monitor the property and ensure the Agent is clearly informed of the zoning on the property and that a Site Alteration Permit will be required to import further material.

Recommendation No.: SA-2018-0005

THAT the Site Alteration Committee recommends verifying that the "Terms and Conditions of All Permits" listed in Schedule C of the Site Alteration By-law No. 2017-0040 have been met;

AND FURTHER THAT the Site Alteration Committee supports the completed works and supports allowing the imported material to remain in place on the property, subject to the applicant meeting all conditions to the satisfaction of staff.

3. Fill Operations – Update

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

Action Item: Maureen Van Ravens and Bill Andrews to meet with Damian Szybalski, Manager of Economic Development, Town of Halton Hills, to discuss arranging a meeting

with the Brampton Real Estate Board to provide real estate agents Site Alteration By-law 2017-0040 information to assist them when selling rural properties.

4. New Business

The Chair requested the reasoning of the 3:00 p.m. start time of Site Alteration Committee meetings. Staff indicated that in the Terms of Reference reviewed at the beginning of the term, the Site Alteration Committee asked that the meetings be scheduled every third Thursday of the month at 3:00 p.m.

5. Next Meeting

Thursday, November 15, 2018, at 3:00 p.m., in the Esquering Room, Halton Hills Town Hall

6. Adjournment

The meeting adjourned at 3:40 p.m.