



SITE ALTERATION COMMITTEE

MINUTES

Minutes of the Site Alteration Committee held on Thursday, May 17, 2018, at 3:00 p.m., in the Esqueing Room, Halton Hills Town Hall.

MEMBERS PRESENT: Councillor Bryan Lewis (Chair); Andrew Stabins (Vice-Chair); Councillor Ted Brown; Councillor Clark Somerville; Harry Brander; Ralph Padillo; David McKeown

REGRETS: Mayor Rick Bonnette (Ex-Officio)

STAFF PRESENT: 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
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Michael Van Dongen, Van Dongen's Garden Centre, Landscaping, Nurseries (Agent)

1. Disclosure of Pecuniary Interest

Nil.

2. Delegation

- a) SA-18028, Delegation: Michael Van Dongen, Agent representing Agnes and Adrian Van Dongen, Property Owners – 9268 Fifth Line

On behalf of the Owner, the Agent presented information for a Large Scale/Commercial Site Alteration permit application to import fill to the property's rear 8.4 hectares to re-profile the land to better suit the nursery's agricultural needs.

Facts

The Agent provided information in preparation for applying for a Large Scale/Commercial Site Alteration permit.

The rear of the property consists of undulating topography and swales which is not ideal for tree farming. The proposal is to import fill to create a uniform surface across the area while maintaining the existing drainage pattern and matching grade at property line and limit disturbance adjacent to the stream. The natural water course will not be altered by the proposed works. The minor swales are currently saturated which in turn creates fungus not suitable for a tree farm and nursery. The swales also make harvesting and fetching the trees impossible as the farm equipment is unable to access the area.

The Agent has consulted with Conservation Halton who staked the top of bank. A Conservation Halton permit will be required prior to obtaining a Large Scale/Commercial Site Alteration permit. Conservation Halton has requested that the existing culvert be replaced with a suitably sized culvert over the meandering creek located in the middle of the property.

The Agent is proposing to strip and stock pile the existing topsoil, import an anticipated $\pm 38,000\text{m}^3$ of fill, and reapply the existing top soil as it is very high quality topsoil due to the property's previous cattle farm use.

Analysis & Discussion

The Committee discussed concerns regarding the water drainage towards the neighbouring property on the south, whether the Owners will increase the amount of top soil, and the location of the stock pile. In response to the Committee's concerns, the water course will remain the same; the grading will only create a more consistent flow. The depth of top soil will be consistent with normal farm practice; as the trees are harvested, the topsoil will be replenished. As the application is still in the early planning stages, the stock pile location is yet to be determined.

Timing and duration of the works was also discussed but is still undetermined due to the early stages of the application process and the importance of acquiring quality topsoil as it becomes available.

New information and documents were presented at the Site Alteration Committee meeting; staff will review and comment prior to making a recommendation for the Site Alteration Committee's consideration. To gain a better understanding of the works required on the property, the Chair inquired if the Agent and Owners would allow a site visit. The Agent insisted the Site Alteration Committee members and staff are welcomed to visit the site at any time and to schedule a visit at their convenience.

Action Item: Staff to review documents and arrange a site visit for the Site Alteration Committee members.

3. Fill Operations – Update

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

Action Item: The Chair asked staff to coordinate and invite Charles Priddle, of Conservation Halton, to a future meeting to discuss ongoing fill operations.

4. Discuss Site Alteration Committee 2018 Calendar – Election Year

Staff presented a revised Site Alteration Committee Calendar for 2018 to reflect the impact of the Election Year. In speaking with the Town's Clerk Department, the following changes were suggested:

- Cancel the October 18th meeting due to the Municipal Election on October 22nd
- Tentatively schedule the November 15th meeting pending the results of the Municipal Election
- Continue with the scheduled December 20th meeting but no new applications will be heard
- A meeting will not be scheduled in January 2019 due to the Committee recruitment process
- An orientation meeting will be scheduled in February 2019 for the new Committee – no delegations will be schedule for this meeting
- Continue with regular SAC meetings commencing March 2019

Action Item: The Chair asked that staff also cancel the Thursday, September 20, 2018 meeting.

5. Sunset/Terms of Reference Review Date – June, 2018

Although the Terms of Reference were updated in 2017 to incorporate Site Alteration By-law No. 2017-0040, the Sunset Review Date is June, 2018. Committee members and staff are asked to review the Terms of Reference and provide comments.

6. New Business

Steve Grace introduced Andrew Mason, Development Inspector, to the Site Alteration Committee members.

7. Next Meeting

Thursday, June 21, 2018, at 3:00 p.m., in the Esquensing Room, Halton Hills Town Hall

8. Adjournment

The meeting adjourned at 4:15 p.m.