



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

**DATE:** Wednesday March 11, 2015  
**TIME:** 7:00 p.m.  
**PLACE:** Puslinch Community Centre  
**MEMBERS:** Mayor Dennis Lever – Chair  
Councillor Matthew Bulmer  
Councillor Susan Fielding  
Councillor Ken Roth  
Councillor Wayne Stokley

At 7:00 p.m. the Chair welcomed those attending the Public Meeting.

The Chair advised that purpose of the Public Meeting is to allow those in attendance an opportunity to obtain information and ask questions relating to the Site Alteration Application commenced by the Applicants: Marc & Andrea Reid, regarding their property located at 7827 Wellington Road 36.

The Chair advised that the members of Council are here to observe and listen to public comments; however, they will not provide a position on the matter.

The Chair instructed the format of the Public Meeting is as follows:

- The Township staff will make a presentation regarding the site alteration application
- The applicant will make a presentation.
- Following this the public can obtain clarification, ask questions and express their views on the proposal.
- Each individual is to clearly state their name and location before asking questions.
- The number of questions and length of time provided to each individual requesting information may be limited in order to provide everyone an opportunity speak.
- Council will then have the opportunity to obtain clarification and ask questions of the applicant
- The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

The Chair introduced Mr. Robert Kelly, Chief Building Official for the Township of Puslinch.

### Presentations

Mr. Robert Kelly advised that the proposed application seeks to import approximately 69,500 m<sup>3</sup> of fill to allow for more efficient farming of the existing uneven land on the western portion of the property. The property has a horse operation and the owners must find farming efficiencies to increase the productivity of these fields.

Mr. Kelly advised that the amount of fill subject to the permit issued by Halton Conservation is approximately 54,349 m<sup>3</sup>. The remaining 15,135 m<sup>3</sup> falls outside the regulatory limits of Halton Conservation and is subject to the Township's Site Alteration By-law requirements.

Mr. Kelly advised that the subject site, known municipally as 7827 Wellington Road 36, is located on the south side of Wellington Road 36, west of Concession Road 11 and is legally described as Part Lot 31, Concession 10. The parcel is approximately 39.2 ha and is zoned Agricultural. The location is surrounded by existing rural residential and agricultural parcels.

Mr. Kelly advised that the operating hours of the site are Monday to Friday 7:00 a.m. to 7:00 p.m., Saturday 7:00 a.m. to 1:00 p.m. and excludes holidays. Mr. Kelly advised that the site operating hours are in accordance with the Township's noise by-law.

Mr. Kelly provided a map showing the proposed truck haul route.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Kelly advised that as required, a clean fill project control plan has been submitted and forms part of the Site Alteration Agreement.

Mr. Kelly advised that a ground water monitoring program has been established. Three groundwater monitoring wells have been constructed to monitor the impact of the filling operation on local groundwater quality. A base line sample has been collected by the land owner and will be submitted to the Township for review prior to the issuance of a site alteration permit. Monitoring of the wells will continue for two years following closure of filling operations.

Mr. Kelly advised that the permit application has been reviewed by the following consultants on behalf of the township, GM Blueplan Engineering; GWS; Harden Environmental Services Ltd.; County of Wellington Engineering and Planning; and Conservation Halton and all matters have been addressed to their satisfaction.

Mr. Kelly advised that after completion of Staff report PD-2015-005, the township was advised that the County of Wellington has requested the applicant use a ½ asphalt mix for the driveway to the site and that the requested entrance be removed at the completion of the fill operation.

The Chair thanked Mr. Kelly for his presentation.

The Chair introduced the Applicant, Mr. Marc Reid.

Mr. Reid thanked those members of the public for attending tonight's meeting.

Mr. Reid advised that he began the application process 2 years ago and that great deal of time and effort has gone into obtaining the appropriate permits and approvals for his project. He operates a family farm on the property which has been used as a farm for the last 40 years. He intends to keep horses on the property but is performing the works in order to increase the usefulness of the property for hay production, exercising of horses and expansion of the area farm. Mr. Reid indicated a significant amount of effort for this application and to do things the right way has occurred and is for the long term sustainability of his farming business.

Mr. Reid advised that he is here this evening in order to answer any questions and provide clarification to issues not already answered in the Township's reports.

### **Questions/Comments**

Don Aubin, 4242 Watson Road South, expressed concerns regarding damage which could be caused by the additional truck traffic along County Road 36 and inquired as to who would be responsible for the damage and repairs.

Mr. Pasquale Costanzo, Technical Services Supervisor, Roads Department, County of Wellington advised that at County Road 36 there is currently a ½ load restriction which will remain in place until May 15, 2015. Load restrictions can be put in place at any time on a County Road. County Roads are built for truck traffic.

Mr. Costanzo, advised that the County of Wellington patrols its roads 24/7 and that the Highway Traffic Act allows for enforcement of any violations.

Roseanne Warren, 4291 Concession 11, raised concerns about whether fill from a subway system project will be allowed to be brought into the township.

The Chair advised that each application will be subject to a process and that the township is not involved in any fee paid between the applicant and fill operator as part of the application process.

Diane Green, 4707 Watson Road South questioned as to whether they would be advised when the matter returns to council.

The Chair advised that notification will be provided to those who indicated when the matter returns to Council.

Laverne Clark, 78 Queen Street, questioned as to whether the quality of soil would be up to the standard to grow crops?

Mr. Reid advised that the plan called for the stripping of the existing topsoil, this soil will be replaced on top of the clean fill.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Sarah Bailey, 7815 Wellington Rd 36, questioned as to whether Mr. Reid was obtaining payment to receive fill?

Mr. Reid advised that his current budget has been spending \$140,000, to complete the works. He is indirectly receiving some services and does not have to pay for the fill.

Mr. Garfield Cressman, 4155 Concession 11, advised that anyone raising concerns about the mud on County Road 36, should also be aware of the mud along Concession 11. Mr. Cressman questioned as to whether the majority of the fill in this application is outside of the Township's jurisdiction and under the Conservation Halton?

Charles Priddle, Coordinator Regulation Program from Conservation Halton advised that the majority of the fill in this application is within the Halton Conservation jurisdiction and outside of the Township's site alteration process.

Shirley Hillman, 4315 Concession 11, raised concerns regarding Mr. Reid's comments that he would be stripping off top soil and bringing in good soil. Ms. Hillman questioned as to whether Mr. Reid was commenting that soil being brought in was not good?

Mr. Reid provided clarification that the soil being brought in must meet stringent requirements, his comments with respect to "good soil" meant good crop soil. All soil being brought in must meet Table 1 requirements.

Cameron Tuck, 4119 Highway 6, questioned as to how many trucks are 69,000 m<sup>3</sup>? How did Mr. Reid come up with this figure and did he look at alternate methods and whether the project could be completed using less fill?

Mr. Reid advised that the number of trucks is approximately 7,000 trucks which are not significant based on the size of his property being 95 acres. The land area and the amount of soil are calculated by an Engineering company and is an estimate as it is based on the grading calculation.

Dave Hamilton, 7826 Wellington Rd 36, inquired as to what is Mr. Reid's present per acre yield of hay and what does he anticipate his yield will be after the fill is put in place?

Mr. Reid advised that he yields 70 to 90/acre.

Ralph Southman, 4347 Concession 11, inquired as to what alternate methods Mr. Reid explored?

Mr. Reid advised that he did explore other options, but there were problems with proximity to the existing facility, bedrock and wash out and water sitting in the field which prohibited him from having a tractor enter the field to cut the hay. Levelling of the area would allow for better exercise area for horses and provides options for long term potential. Mr. Reid advised that he has been looking at alternative options for 2 years.

John Myers, 7818 Wellington Rd. 36, requested information from the Halton Conservation Representative the process in obtaining a fill permit under Conservation Halton.

Charles Priddle, Coordinator Regulation Program from Conservation Halton advised that Halton Conservation Staff reviewed the application based on ensuring that the proposed works would not have a hydrological impact on the wetlands in the area.

A topographic study was conducted wherein Conservation Halton staked the wetlands so that the area would be appropriately delineated. A set back of 30m from those wetlands would be applied and no work, including grading would be permitted in this setback area.

Conservation Halton required a proposed grading plan/site which indicated that proposed drainage after works so that engineering/ecology staff could ensure that the wetlands would not be negatively impacted by overland flow changes.

Conservation Halton staff had their Hydrogeologist review a Hydrological Assessment which contained information regarding site grading as well as the precipitation runoff and infiltration.

Grading and hydrological assessments were reviewed to ensure water flow to the wetland, including surface and groundwater did not have a negative impact once the project is complete.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Conservation Halton staff also requested a Fill Management Plan which confirmed soil quality and monitoring. This monitoring included on site soil monitoring, groundwater monitoring and surface water monitoring.

Conservation Halton also required an overall Control Plan which addressed fill acceptance standards regulated by the Ministry of the Environment and Climate Control, method of tracking the fill, sediment and erosion controls, as well as restoration plans.

A combined review of all of these plans demonstrated that the applicant had carried out all the technical studies reasonable to demonstrate that there would be no negative impacts on the wetlands as a result of this project. The Applicant has met all legislative requirements.

Valerie Crawford, 7743 Leslie Rd. inquired as to where the fill would be coming from?

Mr. Jay Fieger, contractor for Mr. Reid, advised that the process included the sourcing out of the fill, once sourced a truck carrier is found who tracks the fill with a ticket from the location, once the fill is at the site, the bulldozer operator takes the ticket from the truck carrier and logs it in. Ticket contains location of site and truck carrier. The fill will be from sites in the range of 30 minutes of driving time, trucks will come from Milton, Guelph and surrounding areas. It was noted this process is outlined in the Control Plan.

Gabriel Markiewiez, 7811 Wellington Rd 36, inquired where the fill was coming from as he believed trucks were coming from a distance of 1 1/2 hrs drive.

Mr. Fieger advised that the fill will be coming from 3 separate projects including Brampton, Halton Pond restoration project and a Mississauga Dixie Road project which he believed was a water main installation project.

John Myers inquired as to what the source of the material being received and where it will come from in the future?

Mr. Fieger advised that Dixie Rd is a City of Mississauga water main project, he believes the material will come from 8 metre depth.

John Myers inquired as to where is the material currently coming from?

Mr. Fieger advised that material has been received from Dixie Rd project, Brampton and pond restoration project. Mr. Fieger advised that a significant amount of material has been received from Milton and that most of the material will come from local sites, but not all of it.

Mr. Dennis Lea, 7837 Wellington Rd. 36, stated that according to the Township's Site Alteration by-law the applicant is required to have an accredited laboratory test the fill and inquired as to whether these tests suggest that this condition has been met for Table 1 standards.

Mr. Stan Denhoed, Hydrogeologist with Harden Environmental Services advised that the purpose of the by-law is to ensure fill meets certain standards being Table 1, 2 or 3 as in Reg. 153/04. The best standard is Table 1. Where there are excesses with natural occurring substances they are permitted. Mr. Denhoed advised that he had not seen any of the chemistry of materials.

Mr. Fieger clarified that fill has not been brought into the site yet therefore soil tests have not been submitted.

Mr. Denhoed advised that there will be some testing and that every load will need to meet Table 1 criteria.

The Chair advised those in attendance that tonight's meeting was with respect to the Reid Site Alteration Application and not the Township's Site Alteration By-law.

Ms. Gabriela Skibinski, 67 Waxwing Crescent, Guelph – University of Guelph Student inquired as to whether chemical inspection of materials being brought in and future impacts had been considered. Ms. \_\_\_\_\_, expressed concerns regarding nitrogen run off and phosphorous leaching potential and whether plans for future generations had been made.

Mr. Denhoed advised that Table 1 has nitrogen components that the fill cannot exceed. Mr. Denhoed advised that he could not make any personal guarantees, however, Reg. 153/04, establishes Table 1 soils within its guidelines as safe for the environment.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Owen Hamilton, 7826 Wellington Rd. 36, expressed concerns for future generations of the Township and inquired who is responsible should something go wrong and how is it enforced?

Mr. Denhoed advised that remedies are available under the Ontario Water Resources Act, Environmental Protection Act and that the owner of the property is held responsible.

Mr. Owen Hamilton inquired of Mr. Reid as to whether he has established a plan?

Mr. Fieger advised that all material found not to be in compliance with Table 1 standards would need to be removed from the site at his expense and outlined in the Control Plan.

Mr. Bruno Mazziano, 7531 Wellington Rd 36 expressed concerns with contaminants and inquired as to how often the fill would be tested?

Mr. Fieger advised that the individuals responsible for the site would be conducting the testing and they would determine the number of times testing would occur based on the type of project the material was coming from. Mr. Fieger advised that testing criteria is quite strict.

Colleen Sutton, inquired as to who should be contacted if there are problems with the way in which the trucks are being operated.

Mr. Fieger advised that traffic violations are the jurisdiction of the Police.

Mr. Mark Mast, 58 Brock Rd. inquired as to what depth the fill is extracted due to sodium from shoulders and ditches of roads?

Mr. Fieger advised that his company does not perform the digging, his company manages the process of fill and in some cases contractors reuse materials at their projects.

Mr. John Granger –12 Badenoch inquired as to how many trucks per day would be attending the site?

Mr. Fieger advised that in practical terms there is only one bulldozer at the site and 100 trucks per day is the limit in which could be handled.

Mr. Bill Crow, 6921 Wellington Rd. 34 asked for clarification as to whether it was 4 meters of topsoil at depth?

Mr. Fieger advised that it was 0.4 meters.

Mr. Jason Davis, 10 Badenoch Street, inquired as to what hours will the trucks be coming to the site?

Mr. Fieger advised that the permit hours of operation are 7:00 a.m. to 7:00 p.m. However he anticipates that the hours will be 7:30 a.m. to 5:30 p.m.

Ms. Valerie Crawford, inquired as to the nature of the Brampton project?

Mr. Fieger advised that that he believed it was a civil storm water management project.

Mr. Dennis Lea advised that pursuant to the Township's site alteration by-law 3 wells are required to be installed. Mr. Lea inquired as to who determines location of the wells and what tests will be conducted?

Mr. Denhoed, advised that location of the wells would come from advice from the Applicant's Engineers who have submitted a plan as to where the location of the wells are to be and depth. Mr. Denhoed advised that drainage of the land is southwest towards the wet lands. He believed that the depth is very close to the ground surface and will not require deep wells. The wells would be monitored quarterly and include testing for metals and hydrocarbons.

Mr. Dennis Lea inquired as to whether the results of the testing would be made available to the public?

Ms. Karen Landry, CAO/Clerk advised that the testing was part of a public process and therefore part of public information.

Mr. Ken Robinson, St. George Ontario inquired as to whether the Halton Conservation Authority would be conducting independent testing?



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Priddle advised that Halton Conservation does not do testing and that it is the applicant's duty to demonstrate that they are obtaining clean sources. Mr. Priddle advised that if Halton Conservation was concerned that there was contamination that they could require testing. Mr. Priddle advised that Halton Conservation does not have the resources to do testing, that they have the authority to inspect, but do not do testing.

Mr. Cameron Tuck, inquired as to whether 100 trucks would not cause damage to the roads, whether there can be limits on times of trucks and time frames?

Mr. Costanzo advised that the County of Wellington does ensure that all County roads are safe, there are provisions in the Highway Traffic Act that permits the County to place ½ load restrictions on roads. The County does not limit trucks, the County does patrol their roads and if they are aware of damage to the roadways they can ½ load the roads at any time.

Mr. Tuck commented that does it not make sense and that additional trucks will deteriorate roads.

Mr. Costanzo advised that all traffic does some deterioration to roads and just not one action will cause more damage than another.

Mr. Henry Halstead, 7743 Leslie Rd. W. inquired who raises the flag if there is contamination?

Mr. Fieger advised that visual inspections of materials are also conducted and that he has a zero tolerance for construction debris in the materials.

Mr. Owen Hamilton displayed photos of the subject property.

Mr. Vinnie Klimkosz, 498 Arkell Rd inquired as to whether any of the materials received had been tested?

Mr. Fieger advised that approximately 200 loads had been received and tested.

Mr. Garfield Cressman commented that less than 25% of the entire permit was within Puslinch's jurisdiction.

Mr. Henry Halstead provided pictures of the materials and inquired what was to happen should a piece of construction material arrive in the materials?

Mr. Fieger advised that the bulldozer operator would pick up the material out of the fill.

Mr. Reid advised that if someone wishes to inspect the materials that he should be contacted first and he would attend with that individual at the site.

Mr. Fieger advised that anyone attending the site must wear appropriate safety gear and must contact Mr. Reid first.

Mr. Ralph Southman, 4347 Concession 11, inquired as to who is responsible for contamination clean up, what protection do the citizens of Puslinch have and if the ground water is contaminated who would make this determination?

Mr. Ralph Southman further commented that there are 2 sources of fill one Conservation Halton, another Township fill by-law if contamination occurs and both are permitting who takes responsibility?

Mr. Robert Kelly advised that the Township requires that the Applicant enter into an agreement which is registered on title to the property, that the township requires certain securities. Mr. Kelly advised that the by-law empowers the township to do testing at the owner's expense and require the owner to remediate the site if contamination is found. If the owner does not conduct remediation the township can draw on the securities received to remediate the site.

Mr. Jeremy Devries, 7815 Wellington Rd. 36, commented that he has requested his neighbour Marc Reid to reduce his soil operation. That he does not approve of the work being done. Mr. Devries indicated that he has a problem with the dumping in that if the township should refuse to issue Mr. Reid a permit that Mr. Reid will have an incomplete grading plan. Mr. Devries commented that he would appreciate if Mr. Reid would not do any further dumping.

Mr. Priddle advised that the Halton permit and site alteration permit are mutually exclusive. Mr. Priddle advised that he was unable to hold up the process and cannot hold back a permit once all Halton Conservation conditions have been satisfied.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

The Chair inquired as to whether Halton Conservation was working towards a joint process.

Mr. Priddle advised that municipalities are our partners and that they drive to work with the Applicant and municipalities.

Mr. John Myers, inquired as to whether if any question of fill permit compels the Applicant to enter into an Agreement. Can the agreement include the neighbours to have testing?

Is the Agreement legal, is there more flexibility, do you have additional flexibility.

The Chair (Mayor Lever) advised that the agreement with the Applicant has not been signed, all information will come to Council at which time Council will vote on whether to authorize the entering into of an agreement.

Ms. Karen Landry, CAO/Clerk advised that the Township's by-law requires that the entering into of an Agreement with the Applicant where the amount of fill subject to the permit exceeds 1000 m<sup>3</sup>.

Mr. Myers inquired as to why is the agreement necessary, what additional measures passed in 2012 that developed this specific provision, Why is an agreement necessary? What are resident's rights? What is not sufficient to issue a permit?

Ms. Landry advised that a significant amount of work went into the development of the Site Alteration by-law that was posted in 2012. The amount of fill for this application requires the Applicant to enter in an agreement and requires posting of securities, insurance and testing. If an application is over the 1000 m<sup>3</sup> threshold of an agreement with the Township is required.

Mr. Dave Hamilton inquired as to whether any safety measures had been put in place to with respect to trucks backing into the entrance and crossing the road?

Mr. Fieger advised that flag men have been at the site when trucks have been backing into the site, but that no additional signage has been put in place.

Mr. Costanzo advised that there is a pre-existing entrance to the property and the County does not require the removal of these entrances when a temporary access is permitted.

Mr. Costanzo indicated that the County of Wellington would look into providing additional trucks turning signage but unsafe traffic issues are enforceable under the Highway Traffic Act and these should be reported to the OPP.

Mr. Myers inquired if Mr. Fieger had permits from other areas and if he would supply those permits?

Mr. Fieger indicated he could supply permits from other projects.

Ms. Valerie Crawford, inquired of Mr. Reid as to whether he will cease proceeding with the project if Puslinch does not approve his permit and will return the site back to its original condition?

Mr. Reid advised that he will continue on with his plans and he will obtain a revised grading plan to comply with the Halton Conservation Authorities requirements.

Ms. Malynda Wheeler, 12 Badenoch, inquired as to what the residents of Puslinch could do if there is an issue with the Halton Conservation Authority permit?

Mr. Priddle advised that Halton Conservation does not have a public process, that any issues could be referred to the Conservation Board. Mr. Priddle advised that if residents believed that the terms of the permit were not being complied with that they could contact Halton Conservation enforcement.

Ms. Valerie Crawford inquired as to what the next steps would be for the Applicant should the Township not issue a permit to the Applicant?

Mr. Priddle advised that a new permit for Halton Conservation Authority would be required.

Ms. Diane Myers, 7818 Wellington Rd. 36, inquired of how significant the Halton Conservation Authority and township permit standards are?



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Priddle advised that Conservation standards are based on natural hazards and natural heritage, applicant is required to stay out of wetlands, no development is to take place in wetland areas. Mr. Priddle advised that the Conservation authority does not comment on municipal standards.

Mr. Myers commented that he was not aware that groundwater was under 2 jurisdictions.

Mr. Myers questioned as to whether Halton would consider a public information process for their fill permits.

Mr. Priddle advised that as of January 1, 2015, the Conservation Authority had changed their permit fees from a block fee to a per cubic metre charge for fill applications.

Mr. Priddle advised that the Conservation Authority had to be careful that they do not go beyond their own legislation and are required to stay within the rules they operate under.

Mr. Myers inquired as to whether the rules restricted the conservation authority from advising the neighbours?

Mr. Priddle advised that if there are other public meetings regarding this application they would attend.

Mr. Joe Hamsley, 4020 Magdaugh Rd. stated that he came with an open mind to the meeting and would like to commend Mr. Reid for undertaking a project that would leave him \$140,000 in debt and suggested that those in attendance need to have confidence in the professionals who have been involved in the process.

Ms. Sarah Bailey, 7815 Wellington Rd. 36, advised that she has 3 very young children, one of which has breathing issues. She has serious concerns regarding trucks and dust and inquired as to whether the Halton Conservation Authority and Township had requested an air quality study to ensure safety for her children.

Ms. Amanda Pepping, GM BluePlan Engineers advised that a dust control plan has been filed and measures have been established. The Ministry of the Environment regulates vehicle emissions. No air quality tests have taken place.

Mr. John Sloom, 4726 Watson Rd, offered his support to the Applicant. Mr. Sloom advised that he had concerns with the Notice of the Public Meeting which he received in that it included additional information that was not produced by the township but appeared to be as it was included with Township information.

Ms. Landry, CAO/Clerk advised that Notice of the Public Meeting was sent to residents who resided within 120 meters of the application site, the Notice was posted on the Township's website. The township did provide any further circulation, however, the Notice is a public document.

Mr. Dennis Lea, inquired as to what compensation Mr. Reid was receiving for the fill and stated that Agriculture use in the township's site alteration by-law did not include commercial fill sites.

Ms. Allena Dean from the Cornerstone Equestrian Centre advised that her horse resides at the Reid property and believes that the Reid's are doing the best for her horse.

Mr. Gabriel Markiewiez inquired as to how many horses Mr. Reid has on his property?

Mr. Reid advised that he currently has 35 horses on the property but has capacity for 48 horses.

Ms. Michelle McEneny, 63 Hollybush Drive, Waterdown advised that she has a horse on the Reid property, she finds Mr. Reid to be a very detailed individual who takes pride in his property.

Ms. McEneny inquired of the Mayor with respect to comments the Mayor has placed on his blog indicating that Puslinch has one of the strictest Fill By-Law and has the application met all of the requirements?

Mayor Lever advised that so far, the application has met all of the requirements.

Mr. Myers inquired of Mr. Reid of the economies of the project?

Mr. Reid advised that he could discuss details with Mr. Myers directly.





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Myers inquired as to whether it was correct that Mr. Reid would be in debt \$140,000 once the project was completed.

Mr. Reid stated that he sees the project as an investment.

Mr. Nathan Bailey, Dundas, advised that he is the brother-in-law of Jeremy Devries and inquired as to whether Mr. Reid has a plan for the property and what the depth of soil for the property?

Mr. Reid advised that he will be receiving 70,000 cubic metres which will assist in additional exercise area, growing and production of hay amongst endless possibilities.

Ms. Catilyn Taylor, 6265 Culmore Cres, Mississauga stated that she has 4 horses at the Reid property and commented that the ability to grow hay is like gold.

Ms. Gabriella Skibinski, 67 Waxwing Cres. inquired of Mr. Reid as to whether he was concerned about hay that would be grown on the land?

Mr. Reid advised that the hay would be grown in the same top soil that is already there.

Ms. Jolanta Markiewiez, 7811 Wellington Rd. 36, commented that she did not see the necessity for the project. She moved to the area 15 years ago for a quite peaceful lifestyle. Ms. Markiewiez commented that this is just for making money.

Ms. Rose Marie Woodley-Robinson, St. George, advised that she is grandmother of the children who reside next to the site, she commented expressed concern regarding the volume of the fill, neighbours not being informed, safety features and how this will impact the neighbours property values.

Ms. Sarah Bailey provided photographs and commented she did not believe this was a good agriculture practice and questioned the degree of slope of the property and commented that the neighbouring property would have a 25 foot wall behind them.

Mr. Reid advised that he would need to review the plans again, but recalled that the plans were a 3 to 1 slope 16 degrees and disagreed that the neighbouring property will have a 25 foot wall behind them.

Ms. Lisa Marshall, 13510 5<sup>th</sup> Line, Nassagaweya, Rockwood commented that it is a slope not a hill.

Mr. Derek Steininbec, Guelph, inquired if the township would be receiving any financial fees from the application?

The Chair advised that the township receives fees associated with the application process which includes a fee of 0.06 per tonne of fill.

Mr. Don Aubin inquired as to whether anything had been done to inspect the road in its present condition?

Mr. Costanzo advised that ½ load signs are already in place on County Road 36, as well as Townline Road. Pasquale commented that he would suspect that the township has also placed ½ load signs on their roadways. Pasquale also commented that the County does patrol their roadways 24 hours per day, 7 days per week.

Mr. Aubin inquired as to whether any photographs of the road had been taken?

Mr. Costanzo advised that no photographs had been taken.

The Chair advised that the township would check on the location of the posting ½ load road signs.

Mr. Dennis Lea inquired as to whether Mr. Reid had any future plans for fill to be placed beside the Lea property.

Mr. Reid advised that he did not have plans to do so at this time.

Mr. Vinnie Klimkosz inquired as to what kind of enforcement the Township can conduct.

Mr. Robert Kelly advised that upon receipt of any complaints, the township would conduct an investigation and open a file, the investigation would include photographs, collection of evidence



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

and issuing of a Notice of Violation. Once issuing of the Notice, the Township will seek compliance.

Mr. Dave Hamilton inquired of Halton Conservation as to how the Reid's are entitled to bring in fill while the permit has not approved by Township Council?

Mr. Priddle advised that once the Halton Conservation Authority conditions have been met, they cannot withhold the issuing of a permit.

Mr. Hamilton inquired as to whether the Township can assume responsibility for the Halton Conservation Authority permit process.

Mr. Priddle advised no.

Mr. Hamilton inquired about the Conservation Authority's process.

Mr. Priddle advised that a topographic study was conducted wherein Conservation Halton staked the wetlands so that the area would be appropriately delineated. A set back of 30m from those wetlands would be applied and no work, including grading would be permitted in this setback area.

Conservation Halton required a proposed grading plan/site which indicated that proposed drainage after works so that engineering/ecology staff could ensure that the wetlands would not be negatively impacted by overland flow changes.

Conservation Halton staff had their Hydrogeologist review a Hydrological Assessment which contained information regarding site grading as well as the precipitation runoff and infiltration.

Grading and hydrological assessments were reviewed to ensure water flow to the wetland, including surface and groundwater did not have a negative impact once the project is complete.

Conservation Halton staff also requested a Fill Management Plan which confirmed soil quality and monitoring. This monitoring included on site soil monitoring, groundwater monitoring and surface water monitoring.

Conservation Halton also required an overall Control Plan which addressed fill acceptance standards regulated by the Ministry of the Environment and Climate Control, method of tracking the fill, sediment and erosion controls, as well as restoration plans.

A combined review of all of these plans demonstrated that the applicant had carried out all the technical studies reasonable to demonstrate that there would be no negative impacts on the wetlands as a result of this project. The Applicant has met all legislative requirements.

Mr. James Jones, 4561 Watson Rd., inquired of Mr. Reid as to how high the berm is going to be, how many meters or feet?

Mr. Reid advised that there are no berms.

Mr. Jones inquired as to where the water was going to drain?

Mr. Reid advised that the water would drain to the southwest of the property.

Ms. Amanda Pepping, GM Blueplan advised that the natural drainage pattern will remain which drains towards the wetlands with a gradual increase of 3 – 6 metres.

Mr. Jones inquired as to whether there was a creek behind the Reid property and how will this drainage affect the creek?

Mr. Priddle advised that Badenoch Wetland is located behind the property. The engineers and a hydrogeologist reviewed the plans and determined there is no negative impact in the lands..

John Myers inquired as to what the criteria was for a money making site?

Mr. Priddle advised that this was irrelevant to the Halton Conservation Authority permit process.

Mr. John Myers inquired as to clarification regarding Mr. Priddle's comments that Mr. Reid was a "good guy", as he was getting a permit.

Mr. Priddle provided clarification that individuals are required to obtain a permit however some do not.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Mr. Myers inquired as to whether the Conservation Authority distinguishes between good and bad operators?

Mr. Priddle advised that the Conservation Authority does not assume anyone is doing something bad if someone starts the process the Authority cannot assume that you are bad?

Mr. Myers sought further clarification.

Mr. Priddle advised that the permit process is a legal process and there are times when individuals start the fill process and do not know they require a permit.

James Jones inquired as to whether the wells would be monitored for 2 years?

Mr. Priddle advised that water monitoring is for 2 years.

Mr. Jones commented that he does not feel 2 years is adequate time for monitoring.

Mr. Priddle advised that he could not provide comments on water monitoring.

Ms. Malynda Wheeler, commented that although the township is only dealing with 20% of the application, with the remaining being on the Halton lands, the problem is that Puslinch residents will be dealing with additional traffic, damages to roadways and health issues.

Mr. Priddle commented that the Conservation Authority is aware of the issues.

Ms. Ruth Gilmore, 7679 Leslie Rd. commented that this application speaks to the quality of life that the people in the area will experience and may be unnecessary.

Mr. Jeremy Devries inquired as to whether the studies are available for review?

Mr. Reid advised that the studies would be available.

Ms. Landry, CAO/Clerk advised that information that the township receives will be part of the public process and will be available.

Mr. Priddle advised that the information regarding the permit process is available on their website. Any information with respect to a specific permit would be subject to a Freedom of Information request and any third party information would be subject to the applicant's approval for release.

Mr. Myers inquired as to whether Mr. Reid's consent to release the information could be received this evening?

Mr. Reid advised that he will be following the process and that any requests for information can go through the Township process and by doing so, it will become available.

Mr. Myers inquired if any reports could be reviewed tomorrow?

Mr. Reid replied yes.

Mr. Dennis Lea inquired as to whether information could be provided as to the costs associated with the Application.

Mr. Fieger advised that significant costs have been incurred especially with Engineering.

Mr. Fieger referred to the costs given by Mr. Reid earlier in the meeting.

The Chair inquired if any members of Council had any questions.

Councillor Susan Fielding inquired as to whether Mr. Fieger was asked to use a specific haul route?

Mr. Fieger advised that the County of Wellington requested that hauling not take place on the secondary roads and the Township also made the same request.

Councillor Fielding inquired as to whether there was any consideration taken into on the additional stress this project would cause on the roadways.

Mr. Costanzo advised that the County cannot limit trucks on the County roads.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PUBLIC MEETING MINUTES

Councillor Matthew Bulmer inquired as to whether if such issues as dust and mitigation measures are identified on conservation land if these could be addressed in the Township's agreement.

Mr. Priddle advised that he has no issue with improved mitigation measures being addressed in Township agreement.

Councillor Bulmer inquired of Mr. Reid as to whether he would be willing to consider appropriate mitigation measures?

Mr. Fieger advised that yes, this would be something they could consider. Mr. Fieger advised that there is no intent to make life impossible, with respect to truck traffic, dust, hours, yes these issues could be worked with the Township.

Councillor Ken Roth commented that he would like to see better coordination between the Conservation authorities and municipalities.

Councillor Wayne Stokley thanked those in attendance this evening and commented that this was one of the largest Public Meetings to be held in the Township. Councillor Stokley inquired as to whether Mr. Reid was meeting Table 1 requirements?

Mr. Fieger advised that Table 1 requirements were being met.

Mr. Priddle also advised that Table 1 requirements were being met.

There were no further questions and the Chair called an end to the public meeting and advised that Council would not be taking action on this proposal tonight.

The Chair reminded the public to please sign in and register as a delegate to be informed of future public meetings.

**Adjournment**

The meeting adjourned at 10:15 p.m.