



## MINUTES

### **1. CALL THE MEETING TO ORDER**

The November 8, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:22 p.m. via electronic participation.

### **2. OPENING REMARKS**

The Chair advised that the following portion of the Committee meeting will be for the Committee to review and provide comments on development planning applications.

### **3. ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

Councilor John Sepulis, Chair  
Deep Basi  
Paul Sadhra  
Dan Kennedy  
Dennis O'Connor

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Municipal Clerk  
Zachary Prince, Senior Planner, County of Wellington

### **4. DISCLOSURE OF PECUNIARY INTEREST**

None

### **5. APPROVAL OF MINUTES**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 11, 2022, be adopted.

**CARRIED**

### **6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

None

### **7. ZONING BY-LAW AMENDMENT**

**7(a) Zoning By-Law Application D14/ONT – Conestoga Badger Inc. – Concession 3, Front Part Lot 8, municipally known as 6676-6678 Wellington Road 34, Township of Puslinch.**

The purpose and effect of the proposed Zoning By-law Amendment is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from EX1 with special provision 63 (EX1 sp63) to EX1 special provision XX (EX1 spXX) to:

1. Permit the use of a Vacuum Truck operation to transfer, store and process soil and aggregate materials, with the disposal of soil, aggregate or waste material prohibited on the land zoned EX1 (spXX).

2. The proposed changes to the by-law also include amending the definition of an Aggregate Processing Facility to include the wording: “any premises used to process, crush, screen, wash, store/stockpile, and/or sort aggregate, soil and top soil materials and includes an asphalt plant, a concrete batching plant, cement manufacturing plant, a brick and tile manufacturing plant, an aggregate transfer station, the stockpiling/blending of recycled aggregate, and a vacuum truck operation to transfer, store, and process materials from other sites, and the storage of vehicles involved in the vacuum truck operation.”

- Steve Edwards and Fred Taylor, agents for the owner, provided a presentation and overview of the application.
- Deep Basi asked how they ensure that the soil being brought to the site isn't contaminated and can it be tested before it is brought to the site.
- Fred Taylor advised that there are procedures in place that the MECP has approved and noted that the operation doesn't go to environmentally impacted sites intentionally and further noted that the drivers are trained so if they notice any odors or stained soil or petroleum odors at a site they will refuse to do the hydro vacuuming and will notify the office and if they accidentally put impacted material on the truck it doesn't come to the site but goes directly to a disposal facility.
- Dan Kennedy asked if the collection pond is lined with clay.
- Fred Taylor advised that the pond is not lined and that samples taken weekly have never shown any exceedances or contamination. He further advised that there are no impacts on groundwater and are not required to be lined.
- Dan Kennedy asked how many test wells are affected by the water that goes south of the pond.
- Fred Taylor stated that there are three groundwater monitoring wells located around the property, have been tested twice to date, and are monitored.
- Dan Kennedy asked if the Ministry of the Environment, Conservation & Parks (MECP) monitors the wells.
- Fred Taylor advised that Capital Paving operates an aggregate pit located on the abutting property, monitors the wells and submits its data to the Ministry of Natural Resources and Forestry (MNRF).
- Dennis O'Connor asked if any soil leaves the property.
- Fred Taylor advised that 95% of the soil goes back to the neighbouring aggregate pit and the other 5% is moved off site to a MECP facility.
- Dennis O'Connor asked what the life is of the operation.
- Fred Taylor advised that it is 10 years.
- Dennis O'Connor asked what happens once the ten year period is reached.
- Fred Taylor advised that the operation will be shut down.
- John Sepulis noted that he is aware of the operation of other sites in Ontario by the company and they all seem to be located in industrial zones unlike this one which is located in an agricultural zone, and asked how this operation is different from the other ones.
- Fred Taylor advised that they are all MECP approved operations.
- John Sepulis noted that it seems like a trucking operation and further noted that it seems like an industrial processing application and would be more appropriate for an industrial commercial site.
- John Sepulis advised that he has three concerns, those being that it appears to be a trucking operation, second that its industrial processing and third, that it's an environmental risk operation having the soil not tested prior to being brought on to the site.
- Paul Sadhra asked how many trucks enter and leave the facility daily and noted that Wellington Road 34 is a school bus route.
- John Sepulis noted that according to the traffic study it isn't a concern.
- Dan Kennedy noted that he has a concern with untested material being brought to the site and



doesn't agree with industrial processing of materials on an agricultural zoned site.

- Dennis O'Connor stated that it is a good way to rehabilitate aggregate pits, and further noted that the soil is being tested and will be a good area to crops once the operation ceases. He further noted that it is a good agronomic use of the site.
- There were no further questions or comments from the Committee.

The Committee's comments or the November 30, 2022 Public Information Meeting are as follows:

1. Concern with contaminated soil being brought on to the property, Committee would prefer it be tested prior to being brought on site.

Moved: Deep Basi

Seconded: Dan Kennedy

2. Concern with a trucking operation being run in a rural area.

Moved: Paul Sadhra

Seconded: Deep Basi

3. Concern with water associated with the soil that is being tested prior to being brought on site could contaminate groundwater and that the Township/County assure, by third party engineering, that groundwater and well water sampling is being done correctly.

Moved: Dan Kennedy

Seconded: Deep Basi

#### **8. LAND DIVISION**

None

#### **9. OTHER MATTERS**

- Paul Sadhra asked Zachary Prince for an update on the upcoming Home Industries Zoning By-law Amendment.
- Zachary Prince advised that County planning staff are currently working on it and hope to have it ready for the December 21, 2022 Council meeting.

#### **10. CLOSED MEETING**

None

#### **11. NEXT MEETING**

Next Regular Meeting will be held on Tuesday, December 13, 2022 @ 7:00 p.m.

#### **12. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:16 p.m.

**CARRIED**