



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH PUBLIC INFORMATION MEETING MINUTES

DATE: Wednesday November 30, 2022

TIME: 7:00 p.m.

PLACE: Hybrid Meeting held in-person at the Puslinch Community Centre, 23 Brock Road south, and via Zoom Webinar

FILE: Zoning By-Law Application D14/ONT – 2374868 Ontario Inc. – Badger Farms – Front Part Lot 8, Concession 3, municipally known as 6678 Wellington Rd. 34, Township of Puslinch

MEMBERS: Mayor James Seeley
Councillor Russel Hurst
Councillor Jessica Goyda
Councillor John Sepulis
Councillor Sara Bailey

TOWNSHIP and COUNTY STAFF: Chief Administrative Officer, Glenn Schwendinger
Municipal Clerk, Courtenay Hoytfox
Deputy Clerk, Jeff Bunn
Senior Planner, County of Wellington, Zach Prince

The Chair called the meeting to order at 7:00 PM. The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions, or to express views with respect to development proposals. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

Zoning By-Law Application D14/ONT – 2374868 Ontario Inc. – Badger Farms – Front Part Lot 8, Concession 3, municipally known as 6678 Wellington Rd. 34, Township of Puslinch

Presentation:

Steve Edwards, GHD, agent for the property owner, provided an overview of the proposed zoning amendment, including:

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 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). The proposed changes to the by-law also include amending the definition of an Aggregate Processing Facility to include the following wording shown in **bold**:

*“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.**”*

Slide one illustrates the site location overlaying, so you can see the surrounding land uses. On the west side there's an aggregate site and that is still under use, not rehabilitated yet, and that appears in that light tan color. To the north there's agricultural use, and the east side of the site Greenland area – there is Little Tract hiking trail in that area. On the south side you have County



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Road 34 and there's a number of detached dwellings on both sides of the road. Areas of this existing site and you can see the word "site" [on the displayed map] at the top third were also used for extractive purposes. Portions of the site have been rehabilitated, not all of the site, but portions especially at that top end that's been returned to agriculture. When we look at the Official Plan, there's a Greenland Area in the southeast corner of the site down near the Regional Road. There's a pond at the north end as well and another wooded area to the west of the dwelling.

What the slideshow outlined in red is the subject site and it is in the buff colored area on the Official Plan. The area the sites designated secondary Agriculture. The exception to that, I mentioned the Greenland Areas in the southeast corner and midway up the eastern property limit. So those are shown in green may affect a small portion of the property. Secondary agricultural uses designation permits all the uses in primary agricultural areas, small-scale commercial, industrial and institutional uses, and public service facilities, or the small-scale commercial industrial and institutional uses. The plan does provide some criteria to be considered and I'll quickly just name them: appropriate sewage and water, compatible with the surrounding uses, and I know the nearest sensitive receptor is a dwelling southeast of the operation about 350 meters away plus or minus. The use requires a non-urban location due to the market land or compatibility. The use must not hinder agricultural or extraction uses. They must be small in scale, and in that regard, the site for the actual operations is 2.9 hectares out of a total property of 39.4 hectares.

The northerly two-thirds of the property is EX1 Extractive Zone, and the southern third of the property is agriculturally zoned. There are a couple Special Provisions on this site. Exception 63 dealt with the limit on the extraction level that is elevation level. That was to avoid the groundwater. The other site-specific exception dealt with the fact that the haul road to the Gravel Pit in the west comes off of the frontage of this property.

The proposed zoning is intended to permit the vacuum current use within a defined area. There is an outline of just the specific area it's not intended to rezone the entire site for this use.

Fred Taylor, GHD, agent for the property owner, provided additional information relating to the application.

The layout figure showing the very small operations area of the 2.9 hectares that Steve mentioned is only a small portion of the property. This is on the northern part of the Extractive Zone portion of the property. Some of the highlighted operations are shown here but essentially the hydrovac trucks come in; they place the soil on the ground; the water gravity drains off through a ditch into a storm water pond. The soil is dry and it's sampled. Every load of soil is sampled and the water is also sampled as well. There is employee parking and truck parking. The other thing I'll note on this plan is that the southern part of the property, the agricultural zone, is not part of this operation at all. Even though it's part of the property, there's no impact other than the haul road which the trucks come in and out on; that's allowed by the current zoning.

Finally the northern part of the property, which is under rehabilitation under the Ministry of Natural Resources and Forestry aggregate licensing, is required to be rehabilitated under that license. There is no active extraction. Majority of the soil from the hydrovac operation is used to rehabilitate that property. It's rehabilitated with clean soil after the testing. The requirement for rehabilitation is that the property being returned agricultural use, the original based zoning, and that's what's being done on that property, and its being farmed by a local farmer. That's what's happening with the rehabilitation. So if you think about it from that perspective, you have to import a whole pile of soil to rehabilitate this gravel pit. Whether it comes from somewhere else or from this hydrovac operation, that's what has to be done. We're only using soil from that Hydrovac operation.



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Just to reiterate, there is no active pit extraction. It must be rehabilitated. Your current zoning allows a haul road, and the truck use, part of the operations, is how it's rehabilitated; by trucking in soil and equipment to actually do the rehabilitation operations, and run the farming operations. The aggregate and soil from the road and utility work, the hydrovacs bring in is all from the Region of Waterloo, City Kitchener, City Guelph, Township of Puslinch, and Wellington County. The hydro vacuum is a critical operation in our communities. The hydro vacuum serves two purposes: the hydrovac is used to expose utilities before any excavation happens so we don't damage that utility, and the second part is to deal with exposed the utilities so they can be safely repaired. This is a critical operation in our communities. So what happens is the hydrovac trucks are loaded with water from the site, they go out to the place where they're doing the work, and then they use the water to loosen the soil and ground and use a vacuum to suck on the soil water mixture back into the truck. That truck returns back to the site, that soil and water it's placed on ground, the water drains off into the pond, and the soil is dried and sampled.

It's a local owner who has lived in the community for a long time. There are lots of local jobs here from the drivers and the workers and all the clients they serve. Importantly, the Ministry of the Environment, Conservation and Parks governs all these operations. We need to get an Environmental Compliance Approval (ECA) from them to stipulate how the site is designed, how it operates, and the sampling that's done. In order to apply for an ECA, we need to have zoning. That's why we're here tonight.

The water is returned to site so there's no impact on the groundwater. The groundwater level has decreased. The groundwater yield is actually a good thing; to reuse water by bringing it back to the site and having it reused on site. The plan is to have that water be use for the irrigation for the agricultural rehabilitation part. So again, it's another benefit of use about water that's outside and brought back. One of the concerns that the Committee indicated a couple weeks ago the Township and Township's Engineers and some of the comments to our application was storm water pond should be monitored, why are you not testing water before it comes from the site, why are you not testing water until it actually gets into the pond. The Township's Engineer's comment was you should line the pond. The applicant has considered that comment and we're committed to that lining of the pond. We're also committed to lining the ditch and to line the area where the fill is going to be placed. So that would be an engineered liner. We put that commitment to the Township in writing and once we get the township's agreement to do that we will prepare an engineering design to do that properly. We will submit it to the Township so their Engineers can review it. Once it's reviewed and approved, and it's technically the right way to do a liner on the ditch and in the soil area, then we'll go ahead and implement. We've heard the comment, we want to address it. We're going to commit to actually doing that, we've done that in writing, so I just really want to emphasize that.

There's very frequent sampling even though we don't have our Ministry of the Environment approval yet. For many years, the applicant has its own cost, before the regulations required it, completed sampling every week of the water in the pond, completed a lot of soil sampling, and completed groundwater sample for many years. All that data shows that the water meets drinking water quality. The soil meets quality in accordance with the Ministry of the Environment definition, which is essentially Table 1 of the Ministry of the Environment definition. This means that soil meets that criteria and is not contaminated. It can be used at any site in the province including residential, industrial, commercial, and for any use that's on restricted use because it's so clean. That's the soil that's being generated by this operation and being used to rehabilitate the former gravel pit. Along with the approval from the Ministry of Environment, is very comprehensive the detailed documentation reporting of every load that comes to the site, all the sampling that's been done and all the operations, and all the rehabilitation is reported out annually to the Township and the Ministry of the Environment. There's a significant amount of documentation and review and oversight of the operation and it's verified and certified that the approvals and all the requirements for the approvals are being



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done. The applicant has been doing that for years, even though they're not required to because they don't have the permit yet, but mandates that have to do it, and feels it's the right thing.

I've lived in the community decades. My wife and I take our dogs, all the neighbors take their dogs, to Little Tract hiking trail, which is right beside the property. I've been walking, I've been there hundreds of times, long before I knew Frank, and before I knew what the operation was and then I got to know Frank over the last 10 years. Frank's a very professional person. He's trying to do the right thing. He's operating a site with a "Good Neighbour Policy", and I have full faith that will continue. That's the way that the owner and the applicant have viewed on how to operate his property. Do things right; fly with all the laws, and that's why we're here tonight. He didn't have to apply for a By-law amendment. What he did after conversations and discussions and evaluation, the new Ministry of the Environment Excess Soil Regulations came out, there was a lot of uncertainty about how those apply, and who should they apply to. Frank stick upon himself to be proactive and deal with that. He got GHD involved to help navigate that phase and continue his "Good Neighbour Policy" and there's a good environmental stewardship.

The last couple things I'll note is that a number of letters were received from neighbours. I got hard copies here but they're with the Report that was prepared for the meeting, from neighbours in support of the application with pretty detailed comments about why they're supporting the application. A number of clients of Frank's felt that they should write a letter as well to support the application. The Regional Waterloo, Enbridge, and Bridge um Grand River Energy the local utility that used to be KW Hydro, also some other local residents that are a little bit farther away from the property not direct neighbours, and contracting company that uses the services a lot. There's quite a few letters, maybe a dozen more that support the application. There's some very detailed reasons why they believe it's a good thing. We ask them to write these letters they didn't have to but, they did and they feel that Frank is operating properly and trying to do the right thing. There's no potential impacts on the environment and it's being handled properly. A couple of letters I'll note, are very clear that if there's any issue with potential contamination of the hydrovac, Frank deals with it by not bringing it back to this site. He takes it directly to a disposal site, that's all detailed in the operation plan.

On the other side there's some letters that don't support the application. We absolutely want to hear everybody comment tonight. We absolutely want to hear any concerns people may have, we want to deal with them. I'm not going to read the letters, but generally one of the bigger comments is truck traffic could be a problem with school buses in the area, it's a busy road, there's a lot of truck traffic.

We get it want to listen and respect the comments. We want meaningful dialogue, to be responsible and practical, and how we're going to deal with that. Truck traffic's allowed by the existing By-law. Truck traffic is on that road and it's a Regional Road North 34. I drive it all the time. It's got all kinds truck traffic and vehicle traffic. We did a full Traffic Impact Assessment Report in accordance with regular practice and procedures and regulations, and we clearly demonstrated that there's no significant impact or issue with the truck traffic within this site compared to what's on the road already. I just want to put that out there to help you know massage the concern about truck driving.

Many of the comments are about environmental issues; don't contaminant our water. I get it, I'm on well water I'm three kilometers from the site and I don't want my water contaminated either, it comes from the same place. I've been in this business for 37 years, this is what I do, environmental engineering. When Frank hired me to help them assess the site, I said "Frank we got to put some groundwater wells so we can monitor the groundwater. We're going to show that your operations do not impact ground water". He agreed and so did the Ministry of the Environment. We wrote a very detailed Groundwater Assessment Plan in response a Ministry request, we submitted that Plan to them and they provided pretty minor comments. Then we



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also revised the monitoring plan, we submitted back to them and they approved it. It includes a provision for regular groundwater monitoring at the wells that we've installed at the site.

If there was an issue with this operation with the site for many years, the ground water data that we have collected you would see it in the groundwater. We don't see any impact in the groundwater as a result of the operations. Don't cause a lot of dust. Don't screw up our surface water. Why are you bringing impacted soil to the site and waste it's garbage? We just want to make sure that the right information is given to the people who are evaluating this and providing comments on them. I want everybody to be informed of the real data to go back to the information around what is actually happening at the site. There is no waste being brought back to the site. It is not contaminated soil. We're not impacting the surface water and there's a lot of information that data we've collected and we submit with the application demonstrating it. We're happy to share that with anybody in the public, sit down with them and explain it to make sure we're all informed with the same information so we can make good decisions or good comments about the application.

The last point I'll make is Ecological Impact Studies were made around the property. In accordance with the governing procedure, we had our biologist and all those other folks on site doing surveys. We have birds and mammals and everything that you're doing for a very thorough ecological survey. We surveyed not just the area of the operation, but the entire property. We want to make sure that this operation was not impacting anywhere else on the property. All that information, all that data, all that scientific report that was done was submitted as part of our application. The Township has consultant commented on them and we revised the report to address the comments. I just want to make sure everybody understands that the significant amount of work that we've done to supportive application, to do all the right things we deal with all the regulations to follow the procedures of practice.

Mayor Seeley then invited members of the public to provide comments.

Robert McCrindle – 6661 Wellington Road 34

I wrote an extensive letter objection from the viewpoint of someone who knows more than a little bit about the environment. I happen to be a senior research advisor for one of the best known Environmental Analytical companies in the world that were created in Guelph. There are two companies that provide analytical standards worldwide. One of them is situated in Wales; their compounds are used by analytical company chemists all over the world, academic labs, industrial laboratories, EPA, Environment Canada.

Without being too opportunistic, I've been involved and co-author of about half a dozen papers on environmental matters including pollutants. My main question would be how many of these materials that are hydrovaced are coming from close to roads?

Fred Taylor, GHD, agent for the property owner

I would say probably half, maybe two-thirds.

Robert McCrindle – 6661 Wellington Road 34

The audience probably know there's a major shift away from vehicles that are powered by gasoline engines or diesel engines because of climate change and because of air pollution. But when one thinks of air pollution, one thinks mainly of diesel trucks because the exhaust puts out emissions but much of it is a produced exhaust, heavy metals, and really nasty materials and particles getting into the air. Among them, some of the most carcinogenic compounds known. That is the only half of the story. The other half of this story, are getting rid of gasoline and diesel engines and moving to electric.



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But exhaust emissions is only half of the story. The other half of the story comes from, believe it or not, tire wearing particles. The many million tons of these particles introduced worldwide year onto the road surfaces, and in the states alone, there's about half a million times. These little road particles, these micro particles, are very noxious. The very smallest of them, the nanoparticles, can arrive everywhere. In autopsies they're turning up and lung tissue, and liver tissue, and spleen tissue. Apart from the fact that they are micro particles, many of you probably heard of micro plastics. Micro plastics are being shown to damage cell membranes and get into the cells and do damage. Close to the coast, fish are highly exposed to these micro plastics and they're getting into the food chain, and there's now evidence accumulating that is very noxious.

There is over a thousand papers on road dust and micro particles from tires, showing contamination of soils, mainly roadside contamination of soils, quite far away. They've been found in the Arctic and over the last 20 years there has been a growing push to show that it's not just the fumes from vehicles that are causing problems, fumes including the gases that are greenhouse gases and causing climate change, but its these micro plastics that are causing damage. Of these papers, there are dozens about damage to soil, the damage to the waterways from road runoff, all sorts of damage to plants, animals, the highlighted one that many people have heard of, it was headlines at one time about 15 years ago, massive kills of Coho salmon in the Northwestern States. And it was all tied back to a compound called 6PPD that's present in the tires and it turned out that it wasn't even it that was causing the problem. [6PPD] is an antioxidant, by the way, to stop your tires from becoming brittle. It was one of the many compounds it turns into by oxidation since 6PPD went on. Tiny traces of it, unknown levels than most analytical companies are testing for. Tiny amounts were causing death to the Coho salmon and made headlines in the North Western States and the content of the science magazines and so on. This whole thing is just escalating, more and more is discovered. Tire wear particles are one of the worst pollutants on the planet.

They are little trojan horses. It turns out that these tiny little particles are absorbing onto the surface a thin skin. Things like polycyclic aromatic hydrocarbons, one of the most carcinogenic compounds that come out of a diesel exhaust. They are not only a toxin themselves from the tires, they pick up heavy metals. They are really bad news and as I said it in my letter just Google something like the toxicity of tire wear particles or PPD and you'll see that there is a fantastic amount of information. Indeed, if the Ministry of the Environment were talking to the right people in their operation, or if Environment Canada was actually contacted, someone like Dr. Paul Helm, Ministry of the Environment, has published at least three articles on tire wear particles and their impact in the Dawn Valley areas. There are a couple of guys at Environment Canada that I mentioned Dr. Tom Harner and, there are three people mentioned in my letter that are experts. They're publishing in this area. I just would like you to even Google the words "PPD" or "tire wear particles and toxicity" or even "road dust and toxicity".

Alison McCrindle - 6639 Wellington County Road 34

I think that one of the points that my father was making is although we're being told that the soil is being tested and the water is being tested, where there is a concern is about the quantities at which these small minute particle toxins and they're actually showing up in these tests that are being done. Who's doing the tests? What labs are doing the test? What level are they testing at, and are they testing for some of these baddies that are out there, that are still being found out about. So that's one thing that I think is really important when we're making consideration on this By-law amendment.

I'm confused about the usage. I don't know enough about the rules, I guess. But you say that is small scale commercial use is allowed in the present zoning. Small scale commercial, like does that mean that this operation is allowed, like we don't we don't even have to go through this process?



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Zach Prince, Senior Planner, County of Wellington

Thank you chair. So generally you'd have to go through a Zoning By-law Amendment to allow that. That's what we're here tonight.

Alison McCrindle - 6639 Wellington County Road 34

Okay so it's not allowed is what you're saying.

Zach Prince, Senior Planner, County of Wellington

It's not as a right, but through this process it may or may not be.

Alison McCrindle - 6639 Wellington County Road 34

Okay so for nine years is what I read in your paper, actually that you wrote, Badger says for nine years they have been actively doing what they do. Nine years and there's not the proper zoning. How is that possible, and if that is the case why are they still doing it while this is going on, this amendment process? Like can we just decide to do something and do it? And do it for a long time until somebody complains about it? And then even when somebody's complained, and even though we don't have the right zoning we can continue to do that on that property? Wow, that's scary to me as a resident of Puslinch.

Mayor Seeley

Mr. CAO you could speak to how our bylaws and enforcement is based on complaints and that we don't have resources to actively search out to people that are not compliant.

Glenn Schwendinger, Chief Administrative Officer

That's correct the municipality doesn't go around and inspect every property to see what's going on at a property at any given time. The resources that the municipality has, as the Mayor said, is on complaints. That's what I believe initiated the whole process on his property, was they did receive the complaint and that's when all this information became available. But what was going on at the site, how long was going on is hard to say because until that point they hadn't received a complaint.

Alison McCrindle - 6639 Wellington County Road 34

But it's okay to continue with the activity?

Mayor Seeley

so typically when we receive a complaint then they're asked to come into compliance and they're allowed to, I don't know if we'd say allow, but they're not ordered to stop as long as they're working towards compliance. Is that a fair statement?

Zach Prince, Senior Planner, County of Wellington

That's generally what happens.

Mayor Seeley

So in good faith, if people are working with you, being civil, then they get some leniency. If you become irate and treat staff poorly things go south.



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Alison McCrindle - 6639 Wellington County Road 34

That's one question that I had. I also have a letter, and I would just like to say that to me I use the term its "slippery slope" or setting a precedent. It really concerns me that that somebody can use the land a certain way for a long time and unless nobody complains then its fine or they get away with it. I guess is the reality and then we go through this process. I would like to say that if this does go through is it setting a precedent for others to just do the same in the future, you know. We'll just try and do it, and nobody complains if they can't see it because we're tucked away off the road. As long as nobody complains we'll just go ahead and do it and, if we do, say get a complaint, then we'll just apply for an amendment of the zoning by-law and maybe we'll get it. That worries me greatly.

There are a couple of things I'd also like to ask. What land is being rehabilitated? As far as I understand it's the land that the zoning amendment is being applied for that? That is the land that's being rehabilitated.

Fred Taylor, GHD, agent for the property owner

This zoning by-law amendment is for the 2.9 hectares where the operation is. All the land north of that, which is about 15 or 20 hectares which is zoned for extraction for pit operations for taking things out, that operation has been finished. Now that pit has be rehabilitated in accordance with the Ministry of Natural Resources permit for that pit, and the rehabilitation is all on that property.

Alison McCrindle - 6639 Wellington County Road 34

Okay so is it the property that Capital Savings on?

Fred Taylor, GHD, agent for the property owner

That's the property next door and that's an active pit operator.

Alison McCrindle - 6639 Wellington County Road 34

When I look at the satellite image of that I don't really see what needs to be rehabilitated. I just can't tell from that that image, but my understanding is that the land that's being rehabilitated is land that actually Badger has dug up?

Fred Taylor, GHD, agent for the property owner

No, Badger did not do any extraction and is not doing any in the future. They asked Capital if they could use their property, because Capital was finished with all the extractions, not the active next door but the north top of this property, and can we help you rehabilitate that because you have to. But we're not just going to truck in soil, we're going to actually use our Hydrovac soil to do that, because it's a beneficial reuse. It just makes sense and it's the same trucking in soil but it's a different way of dropping it in.

Alison McCrindle - 6639 Wellington County Road 34

When these permits that go to aggregate companies, like Capital for instance, they're given a permit to extract and then my understanding is that they then have to rehabilitate the land. Does it normally take 10 plus years for that to happen? That's my understanding, that's what you're talking about, is 10 plus years.

Fred Taylor, GHD, agent for the property owner



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It's a very small volume of soil compared to the landing that has to be rehabilitation. Let me be clear on what rehabilitated is: under the application for the pit rehabilitation there's a rehabilitation plan and that shows that the land has to be returned to certain grades so it drains properly, and then the soil has to be brought in so that the grades could be farms as agricultural land. That takes time to do over such a big property.

Alison McCrindle - 6639 Wellington County Road 34

It seems like a long time for me for a rehabilitation project. I also worry, yet again, about that being good agricultural land after roadside soil is being used. I mean it doesn't seem like a particularly to me a good use are or what I would want my food to be grown on I guess is what I'm trying to say.

Kathy White – 4540 Wellington Road 35

Could you please show me the boundaries of the existing licensed area please? You're showing the extractive zone, but not the licensed area.

Fred Taylor, GHD, agent for the property owner

The licensed area is the northern two-thirds of the property.

Kathy White – 4540 Wellington Road 35

You mentioned something about beneficial reuse of these excess soils, how are you doing this under the Aggregate Resources Act, because that side is licensed.

Fred Taylor, GHD, agent for the property owner

The Ministry of Natural Resources and Forestry permit is issued under the Aggregate Resources Act and the rehabilitation plan complies with all the policies, guidelines and regulations. One of the fundamental things is rehabilitation in a certain manner, the second fundamental thing is to use soil that is clean. The definition of clean has developed over many years, but essentially means uncontaminated soil or certain levels of certain contaminants, and that's what we're doing with the rehabilitation.

Kathy White – 4540 Wellington Road 35

There's a section in the proposal for the changes to the Aggregate Resources Act, "liquid soils will but not be authorized" for aggregate resource areas. So how are you bringing liquid soils in here without a permit from the ECA? You don't have a compliance permit, it's a license site, there is a book about what you have to do. Qualified persons, the amount of soil you're bringing in, hydrovac trucks, I'm sorry, but they travel from one area to another. I'm not thinking you send one truck out to do one job, so I don't know how you're testing the soil. Even bringing the liquid soil in is suspect, and I'm not sure that it follows the guidelines under the Aggregate Resources Act. So you're not just dealing with an amendment to the zoning but you're dealing with an active license for an aggregate operation and Capital Paving has said, I think on their compliance report, that they were bringing last year (2020 and 2021 or something), they didn't do any Rehabilitation but you've been ongoing in there for nine years dumping soil from your hydrovac truck?

Fred Taylor, GHD, agent for the property owner

The license for the property is issued by the Ministry of Natural Resources and Forestry and only recently in June of this year did the Ministry come out with the policy that said liquid soils are not



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allowed within unlicensed properties. It's the multi-step process, we have to get an ECA from the Ministry of Environment, we're doing that. We have to get the zoning first and then we're going to go to the Ministry of Natural Resources and Forestry and amend the permit so the license area does not include this operation.

Kathy White – 4540 Wellington Road 35

I don't think it's that simple, it shouldn't be that simple. Excess soils in pits and quarries, I've been going to the soils the conference every year for several years and I'm actually registered for this year again. So this has been ongoing and it's not something that just came out of nowhere. I'm sorry but this is a recharge area, you've been dumping into a pond, it's next to the Little Tract which is an environmentally sensitive area. There was a hazard zone and an open space zone at the north end of this pit, I don't know what happened to that. There's just very specific rules around pits and quarries, so you're coming for a change in the zoning when it's a licensed property and it's zoned extractive, I've been wondering for all these years what those trucks were doing coming and going out of there when I'm on 34, thinking are you just parking there or could they possibly be dumping the soil from their trucks.

Dr. McCrindle was correct, what is on the roadside at one of the soils meetings that I went to, is so contaminated that they actually move that soil to another roadside location when they're building up the roadside so that they don't have to put it somewhere else. They're moving it to a similar location and I can't say a field near the Little Tract is a similar location.

Fred Taylor, GHD, agent for the property owner

Thank you for your questions and comments. The other thing I'll share with you is I am a qualified professional, I have been for many years under the MECP program. I'm very familiar with the access soil regulations and navigating through all the regulations of the MECP, the local municipality, and the Ministry of Natural Resources and Forestry at many sites. So we're very comfortable with what we're doing is the right thing and it is not simple you're absolutely right. There is a process and the steps that you must follow with all these agencies and that's what we're doing.

Kathy White – 4540 Wellington Road 35

So importation of soil may lead to groundwater contamination. The sampling if you have more than one load, contamination of the surrounding soil, surface water, the ground water, introduction of invasive species. I don't know how many tests you do for one truck and how you're dumping one truckload when I see numerous trucks going in there around you know end of day, and I'm not over there very often, and under the site plan it's a legally binding requirement on the license it's every load of soil sampled before it goes into the storm water pond.

Fred Taylor, GHD, agent for the property owner

All the sampling that's being done and all the operations that we're doing, are what the Ministry of Environment will approve, because we've done this on many other sites this is what's required to comply with the regulation and the practices that Ministry of Environment requires for all excess soil sites including this site and that's what we're doing.

Kathy White – 4540 Wellington Road 35

I guess because there's more than one place that the truck maybe, so it says here I just have something online: "the difficulty with Hydro back excavation is finding an approved site that can process the liquid soil and convert it to dry soil, and currently there are not many municipalities that have the proper infrastructure, public work sites or approved processing sites to deal with



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the liquid slurry that is produced from the hydrovac process". It doesn't sound like something we should be dumping near a wetland on a sensitive aquifer in Puslinch Township. It's been going on for nine years without the ECA, without the approval, and the zoning and it's on a license. I'm shocked actually. I'm really shocked, and I'm really disappointed that's the end of what I have to say.

Mayor Seeley

Have you provided a copy of the rehabilitation plan for this site to the staff?

Fred Taylor, GHD, agent for the property owner

Yes.

Mayor Seeley

Does the original rehabilitation plan permit the importation of fill or was it supposed to be soils used? Typically they push all the topsoil over to the berms and then they rehabilitate it.

Fred Taylor, GHD, agent for the property owner

It absolutely requires importation because all the material that came out of the pit left it a much lower grade than it needs to be to bring it back up to grade. So you need to bring in a lot of fill to actually do that. You can't backfill it with what you put up on the berms.

Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

I am a professor of molecular biology at the University of Guelph. My property abuts the property in question and I share some of the sentiments of the other speakers who've gone on before about issues surrounding testing. I think there's a little bit of disingenuity here with respect to every load being tested. You're pulling slurry out of the ground and dumping it the same day or hydrovacking it. There's no way that load is getting tested before it's dumped. That does not happen. Moreover, when I think about my students, yes, they get tested that does not mean they pass. So my question then becomes, if after the fact load has been dumped, but testing is found to show some level of contamination, how do I as a property owner get compensated for contamination of my well? What safeguards do I have to make sure that after a test is failed that I'm not the one left holding the bag because I think there's a bit of a challenge here that isn't really being spoken to. Not every load is being tested before it's dumped, that does not happen.

Fred Taylor, GHD, agent for the property owner

I understand your question I agree, we sample the soil and the water after it's placed on the ground at the site. We do not sample it before it comes to the site. Thus the concern that the Township raised about your pond should be lined and you shouldn't let the stuff seep or potentially migrate into the environment until you get those test results back. We respond to that comment, we've committed to lining the pond, the ditch, in the area where the soil is placed, and the pond water will be tested and it won't be able to be discharged until the testing results are back. Once the results are back, we've never failed before, but if it does fail we'll remove the water and dispose of it off site. Every load of soil that comes onto the site is tested in accordance with all current practices, procedures and analytical methods, everything, one hundred percent I guarantee it. If it fails, which only two or three percent of the loads we do, that soil is removed from the site and all the paperwork and documentation to demonstrate all that chain of sampling, testing, the results, disposal if it fails, is all provided for and it's kept on site and it's maintained in accordance with our permit.



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Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

How many times a year are excess soil is actually tested?

Fred Taylor, GHD, agent for the property owner

Everyday there tested at this site.

Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

The other question I had mirror is some of the other comments about the site to the north that reportedly needs to be rehabilitated. That site has been as a hay field for the last 10 years. My understanding is it's already rehabilitated, so I don't really understand this idea that the dry soil needs to be put there as part of Rehabilitation. That site has been rehabilitated, partially reforested, and also under agriculture. So I'm a little unclear as to how you're going to rehabilitate a rehabilitated site. That doesn't seem to connect for me.

Fred Taylor, GHD, agent for the property owner

The rehabilitation has not been fully completed yet. A lot of it has been done and a report on the rehabilitation progress submitted to the Township and the Ministry of Natural Resources and Forestry clearly provides how much they're done, how much is left to be done. The local farmer that is farming this land for the rehabilitation, continues to do that with more land as it's rehabilitated. But you're right, eighty percent of this land has been rehabilitated but it hasn't all been rehabilitated.

Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

So should that be then designated as a portion of that site that needs to be rehabilitated? You said 80 percent is done, but you're showing that whole northern portion is being set for rehabilitation. That's a little unclear to me and the reason that I raised this question is just one about expansion of operations and that hasn't really been addressed either. I mean I feel like Frank has been a good neighbour, he's tried to put up a berm and do things to be in compliance. Maybe after the fact on some of this. But the point, is my bigger concern, okay we've got some things that are going on there, working on these zoning and approvals, but where does the scope stop? At some point is this the limit of the operation are we going to see? 50 trucks back there? Is there any kind of a provision to cap the amount of expansion of this operation?

Fred Taylor, GHD, agent for the property owner

The application to the Ministry of Environment provides for the current vehicles, no more. That's what we're asking to get permitted. The rehabilitation is clearly established in the rehabilitation plan; what the end point for rehabilitation is; how much soil has to be brought in; what the grades have, to be what the reuse has to be (Agricultural). That's mapped and reported and documented every year to all the agencies that are governing that operation under the license. So that's the way that's handled.

Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

Can you confirm that the limit is 25 trucks, no nights, no weekends?

Fred Taylor, GHD, agent for the property owner

Emergencies happen all the time, we can't plan for them. But there isn't an emergency where 25 trucks go out. Normal routine operation is 25 trucks during the weekdays, on the weekends after



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hours, long weekends and nights, sometimes there's a water main break, sometimes the utility has to do work because the gas line broke, that happens occasionally.

Robert Hanner and Eva Ammentorp – 6692 Wellington County Road 34

I understand occasionally and I just want to make sure that you know that doesn't get abused. The Badger trucks have been there operating for a while, and more recently we're seeing Telecon coming in, an additional truck traffic from people that are apparently leasing space on the property on the agricultural land which is where I start to just have some concerns again about scope creep or expansion especially towards us who are the closest Neighbours.

Mayor Seeley

I want to build on what Robert mentioned. If you were to get a permit for this amount of trucks, what's the process for amending that permit to get more trucks? Because if this is going to fall under the Aggregate Resource Act, we're quite aware that when an Aggregate Resource Act license is given, the current government has been changing the rules, and there's a lot of times where municipalities aren't even notified. Even recently, the Ministry has delegated decision-making to their staff, not even the Minister. What's the process for expanding the operation there beyond the amount of trucks that you're hoping to get approval for?

Fred Taylor, GHD, agent for the property owner

The obligation to the Ministry of Environment is for 25 trucks, very clearly identified, no plans to increase. No idea at all increase that over time. It's from the Ministry of Environment, not the Ministry of Natural Resources and Forestry. The Ministry of Environment governs the soil management, hydrovac operations, and potential impact environment. If we get approval and permit for 25 trucks, and Frank wants to say well let's go permit two more trucks, we'd have to go through the amending process with the Ministry of Environment and all the upper and lower tier municipalities would get notified of that amendment and would have a chance to comment on that application.

Mayor Seeley

So this this works could expand.

Fred Taylor, GHD, agent for the property owner

There's no plans for it.

Mayor Seeley

I know there's no plans, but that's today, so tomorrow there could be. Or it could sell to another so I want to be clear on the process. It is a concern what we approved today, I know it's not the ARA, it's the Ministry of Environment but what we approve today could not be what happens tomorrow.

Fred Taylor, GHD, agent for the property owner

If you want to put that provision in the By-law we would standby it.

Mayor Seeley

Is there anybody else like attending virtually that would like to ask questions?



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Vinnie Klimkosz – 498 Arkell Road

I'm not a resident nearby, but I know in our business automotive repair we have had to call a hydrovac truck out to unclog an interceptor that we had at our shop. I know that the interceptors are you know full of oil and grease. I know it wasn't Badger that came out, but the hydrovac truck that came out had stopped at another spot and picked up a load of whatever he was doing and then he stopped at our place on his way home. So I mean I know you guys can suck anything from the side of the road, it could be a collapse asbestos sewer drain pipe, it could be anything but let's say that load is contaminated and it does happen to come to your site and get dumped and somehow miss getting tested. Who's going to be on the hook to clean that up 10 years down the road? I know that the people that came out and sucked ours out, maybe not even three years ago, they didn't test anything that I saw and they didn't tell me where it went. All I seen was a big bill. So I don't know if you guys deal on any hazardous extractions or if it's just strictly roadside, but I'm just curious. Also the records of all these tests, are they publicly available or are they kept somewhere for people not to know?

Fred Taylor, GHD, agent for the property owner

I understand your question thank you for your questions. The material this Badger operation, other hydrovac operators I can't speak to, but there are many other ones that don't necessarily perhaps follow all the right requirement, this Badger operation I know was certainty, does not intentionally pick up environmentally contaminated material. If they do, and you can see this in some of the comment letters that were submitted to the Township for this application, they clearly state that they're comfortable and they want to use this Badger operation because if there is any hint of contamination from the nature of the site where the hydrovacuum is being done, or the material that is being hydrovaced you can smell or see something, they do not bring it back to this site. They transport it directly to its permanent disposal facility and the client is charged more money for that. This operation does not want anything to do with the contaminated material from those sites coming back to his property. That's the way it's operated and it's working very successfully for a long time.

Vinnie Klimkosz – 498 Arkell Road

How about the test results that you guys have had for the past 10 years, are they available to view?

Fred Taylor, GHD, agent for the property owner

They've all been submitted to the Township as part of this application process. They have been submitted to the Ministry of Environment as previous consultations for the permit to get from them, and I'm certain the owner would share those results and we could sit down with you and go through them. I don't think that would be a problem at all. We want to be and we have been transparent throughout this entire process.

Mayor Seeley

I'm just going to have Ms. Hoytfox speak to the testing results.

Courtenay Hoytfox, Municipal Clerk

Just to clarify as well, because this has been deemed a complete application under the Planning Act, that information is public. So if there is an individual that wants to see any part of this application just contact staff and we can make that available to you.

Mayor Seeley



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Thank you is there anybody else that would like to ask questions of the presenter or any clarification?

Siobhan Bulmer – 4535 Watson Road

I don't understand why you're parking truck at that site when there's industrial properties that you would park trucks at. We live in a rural area, we have people in the area who might start to think that it's a great idea to just take all these trucks and start parking them in their areas as well. So why aren't are these trucks leaving, going away to a nice industrial site that zone for that? Why are they staying on the site where they are, I mean they're not supposed to be there, right? That's part of the zoning that you're applying for, is for trucks?

Fred Taylor, GHD, agent for the property owner

My understanding is the current zoning allows a haul road and truck traffic to operate the extractive part property. The extraction is finished, so there's no trucks hauling stuff out. But rehabilitation is ongoing, so you must have trucks to bring your material in. We're just doing it with hydrovac trucks.

Siobhan Bulmer – 4535 Watson Road

I understand that but I also understand that with gravel pits the trucks come and they go, and so why are hydrovacs coming and staying?

Fred Taylor, GHD, agent for the property owner

It's a day time operation, hydrovacating. They park overnight, the employees drive their vehicles.

Siobhan Bulmer – 4535 Watson Road

I'm going to ask the question again it's a simple question. Other people asked the question about dumping and contamination and all that my question is, why are the trucks staying on the site after they finish stopping? Why are they leaving, why are you making this an industrial parking site for trucks? Because if you do it, and you get the zoning for it, I don't think 25 trucks or more a small scale, that sounds like a lot of trucks to me. Like agricultural areas are for agriculture, they're not for parking lots. So when there's lots of industrial properties that are perfectly legal that they're zoned that you can park trucks there, why do you need to park the trucks? Isn't that part of this process, that you're trying to rezone for is? They're not supposed to be trucks parked there.

Steve Edwards, GHD, agent for the property owner

The zoning you're correct doesn't permit the parking of trucks there now.

Siobhan Bulmer – 4535 Watson Road

That's not small scale and 25 is not small scale. I think people think it's a couple of trucks, that's a small scale. Am I correcting assuming small scale would be less than 25?

Steve Edwards, GHD, agent for the property owner

I mean hard to say the small scale criteria, there's a number of ways of looking at us, including the numbers of trucks, I agree. if the zoning is successful I think because of practice the way the operation works, that's why there's the desire to part of trucks here and not bring them to



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another location and park them there overnight. I mean they could park them there and bring them back to the site during the day. I think it's just part and parcel of the operation. That's the reason for wanting the trucks here.

Siobhan Bulmer – 4535 Watson Road

So it's convenience. Will the zoning then remove the agricultural part from this?

Mayor Seeley

I'm just going to let Zach maybe address the small scale and your question on proper use of that.

Zach Prince, Senior Planner, County of Wellington

When we do our recommendation report we would address whether its small scale, each application is looked at and the number of trucks. The recommendation report would assess that.

Mayor Seeley

Will that also look at this the Official Plan if this is a fit for this property?

Zach Prince, Senior Planner, County of Wellington

That's right. The small scale component is only one part of the full review.

Siobhan Bulmer – 4535 Watson Road

Are they asking to change the zoning from agricultural to something else that would generally permit a trucking yard? Or are they just asking to keep it agricultural and just put the trucking yard in there?

Fred Taylor, GHD, agent for the property owner

It's zone extract, the front parcel is agricultural, the goal of the extractive parcel is to return to agricultural with all the rehabilitation.

Siobhan Bulmer – 4535 Watson Road

But then what's this two-point whatever hectars going to be zoned? What are they trying to do?

Steve Edwards, GHD, agent for the property owner

Through the Mayor, the application is to permit this specific use on that specific portion of the site. It would include agriculture, it would still be a permitted use there. But specifically the requested the 2.9 whatever is the area, specifically for this use and that would include there will be trucks on the site. Where there's a cap on the trucks that could be done through zoning as well as some licensing, of course. I guess that remains to be seen. That would be the use, but I don't think in terms of eliminating agriculture from the balance of the site.

Siobhan Bulmer – 4535 Watson Road

My concern isn't that, my concern is that this would remain either extractive, but extractive is agricultural, am I right?

Steve Edwards, GHD, agent for the property owner



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Within the extractive zone, I mean it's not preventing you. I think there's a general provision of the By-law, any land would be farmed for agriculture. So it's not the intention to remove.

Siobhan Bulmer – 4535 Watson Road

My concern is the thin edge of the wedge which is then we are going to have people call truck yards small scale used and putting them in agricultural areas as opposed to where they should be an industrial area. That would be my concern.

Kathy White – 4540 Wellington Road 35

I have a couple of other questions. Water taking permit for going out, you're filling your trucks from the site. Did you apply for that water taking permit, and if so how did you justify it?

Fred Taylor, GHD, agent for the property owner

No, but half of the water for the trucks comes from the site well. It's less than the trigger for a water-taking permit, 50 000 liters over a 24-hour period. We don't extract that much water. The rest of the water used for Hydrovac comes from potable water supplies from city hydrants, for the most part. Clean city water.

Kathy White – 4540 Wellington Road 35

Are using water from Capital Pavings well for the operation?

Fred Taylor, GHD, agent for the property owner

No.

Kathy White – 4540 Wellington Road 35

How do you flush your toilets and things like that? You have your own well and septic system?

Fred Taylor, GHD, agent for the property owner

Yes.

Kathy White – 4540 Wellington Road 35

And building permits and approvals for those?

Fred Taylor, GHD, agent for the property owner

Yes. They're all permanently installed, the wells were installed before the hydrovac operation, and the building permits were issued for it.

Kathy White – 4540 Wellington Road 35

Are you planning to fill to grade?

Fred Taylor, GHD, agent for the property owner

The rehabilitation plan has certain elevations on it and it's graded so it will drain properly. I guess the simplest way to put it.



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Kathy White – 4540 Wellington Road 35

So you're following the existing plan from the original license?

Fred Taylor, GHD, agent for the property owner

Absolutely yeah.

Kathy White – 4540 Wellington Road 35

No amendments?

Fred Taylor, GHD, agent for the property owner

There has never been an amendment so far.

Kathy White – 4540 Wellington Road 35

I was going to ask you what happens when the pit closes and the rehabilitation is done, you're going to carry on there, where are you going to dump all of this stuff? These other trucks coming in, are they coming in to unload?

Fred Taylor, GHD, agent for the property owner

Yes the general plan is about roughly 10 years left of rehabilitation roughly and the plan would be to stop the hydrovac operation. But nine years from now maybe Frank might want to apply to extend it, I don't know, that's generally the plan and the time frame for rehabilitation.

Kathy White – 4540 Wellington Road 35

These letters that you have appraising Badger, aren't just about Badger than, if other companies are coming in and dumping in Puslinch as well?

Fred Taylor, GHD, agent for the property owner

No, most of the clients...

Kathy White – 4540 Wellington Road 35

I'm just saying it's not all Badger. You've got other people coming in now. You've expanded the business outside of your own trucks, and your own people who are locally employed.

Fred Taylor, GHD, agent for the property owner

It's only Badger, there are no other trucks coming in.

Kathy White – 4540 Wellington Road 35

I thought you said there were other trucks coming in. One of the neighbours have seen other trucks and you said are they dumping in there.

Fred Taylor, GHD, agent for the property owner

No, absolutely not. Badgers clients are only cities, municipalities, and utilities.



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Kathy White – 4540 Wellington Road 35

And no other company's hydrovac trucks are going in and out of there?

Fred Taylor, GHD, agent for the property owner

Absolutely no.

Kathy White – 4540 Wellington Road 35

I thought I heard one of the neighbors say that he had seen other trucks going in from other companies. I may be misunderstood.

Fred Taylor, GHD, agent for the property owner

He did, you're correct sorry. It was a Telecon. Frank has leased part of the property at the front for a cable company to store materials and they use trucks to bring the materials in and out. Not a hydrovac.

Kathy White – 4540 Wellington Road 35

Storing materials means is it equipment or soils also?

Fred Taylor, GHD, agent for the property owner

No soils at all. It's cable for the fiber optic plans that are being implemented around the region.

Kathy White – 4540 Wellington Road 35

So it seems there's a lot a lot more going on, or there is more going on in that site then.

Robert McCrindle – 6661 Wellington Road 34

Just one comment about that last question. I don't know personally, but some of the neighbors said a massive amount of soil came in to make berms and they thought it was brought in by badger trucks last Christmas, that could answer that. I want to make it clear, at my age I'm not thinking about my future. I'm thinking about the future of people around that area. I think this extends to all budget operations. Right now, it happens to be that my main interest is on the compounds that live forever fluorinated compounds. This story started 40 years ago and the Badger type operation is at the stage that they were at about 20 or 30 years later. 40 years ago, PFOA, Scotch Guard and Teflon pots and pans were great. People who lived around the plants that made these compounds, only gradually started to get hit by these nasty sites of powerful fluorinated compounds. We've all got our share of a hundred or a thousand of them in our bodies because they do last forever and they're insidious. We are now in the state where tire wear tread and the compounds in tire wear, that only in the past 10 or 15 years have people started to become aware of them. Going through the research that's being done, what's there, by the causing problems, analyzing the problem. We're not talking about analysis with some rinky-dink operation, we're talking about analysis of the type that happens to take place not all that far from here, and two or three places actually as well in Guelph. But you're dealing with machines, spectrometers that are worth something in the order of half a million to a million dollars and talking about levels that are minuscule and most analytical companies can't deal with. They don't even know that there are problems in these solutions. They don't know how to or what they need to look for, how do they look for them, and as I said it's taken 40 years to get to the stage now where particularly the European companies but also the States are starting to clamp down on fluorinated compound because they know the damage. I'll wager 20 years from now people will



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be saying "oh it's too bad we didn't do something about tire wear trend and the micro plastics that's in them". Only now that's why Paul Hellman and company are developing ways to look for them, analysis isn't easy at that level.

Barbara Hagey – 6688 Wellington Road 34

So I have seen I think it's either Hydra X or Tara X pull into that driveway and park at the Badger lot beside all the other Badger trucks. I've seen that, I guess you call it a pond, it appears to be about 10 acres with the big excavator and the bulldozer working all day just bulldozing. It looks like about 10 acres, that pond you call a pond, but to me I'll call it a swale hole. There's no growth or vegetation around it. Is that the part that you're rehabilitating, or can you answer that?

Fred Taylor, GHD, agent for the property owner

I'm not sure, there's multiple ponds on the property. There's a very small one nowhere near here.

Barbara Hagey – 6688 Wellington Road 34

No but that's dried up on the back.

Fred Taylor, GHD, agent for the property owner

No the one in the operation that we're trying to improve, it's about half an acre in size and all it gets is hydrovac water and rainfall water. There is a very large pond on Capital's property next door that's a different one. We have nothing to do with that.

Barbara Hagey – 6688 Wellington Road 34

You say how big is that pond that you're working?

Fred Taylor, GHD, agent for the property owner

Half an acer.

Barbara Hagey – 6688 Wellington Road 34

Half in acer. So a bulldozer would look pretty large in the half acer site, right?

Fred Taylor, GHD, agent for the property owner

Yeah we have to make sure we're talking about the right Pond I guess.

Mayor Seeley

I feel she's trying to get an explanation for as you bring back these soils that are liquefied, you dump them on the ground, they spread out over a large area.

Fred Taylor, GHD, agent for the property owner

No.

Mayor Seeley

No are you pushing them up and pushing all this dirt together?



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Fred Taylor, GHD, agent for the property owner

Into piles so we can dry it and sample.

Mayor Seeley

She's thinking that's the pond. So if you can answer her question as to what that operation is using the bulldozer to push those into piles or whatever you're doing.

Fred Taylor, GHD, agent for the property owner

So the hydrovac truck comes onto the site, the back gate opens up, the liquid soil/water/ mixture gets placed on the ground and there's a backhoe excavator that's used to bulk that up so the water can drain off better. The water drains off into the pond, the soil gets piled up into small stockpiles and then sampled and nothing is done with it until the testing is done. We get the test results back to make sure it's clean and then it's used for rehab.

Barbara Hagey – 6688 Wellington Road 34

So then the big area around it what happens to that that? The bulldozers keep pushing away and pushing away and the big excavator keeps digging holes.

Fred Taylor, GHD, agent for the property owner

I think the area of the front of the property might be what you're talking about?

Barbara Hagey – 6688 Wellington Road 34

No.

Mayor Seeley

This process of pushing the stockpiles would be repetitive rate so she's going to see the trucks bring in the soil, you have to push it around, pick it up and put it into stockpiles. What she's saying, from what I'm understanding, is that well if you have stockpiles drying over here, you're likely dumping some more over here, so then all those are in the excavator moves and they have move dig. Is that is that what you're experiencing?

Barbara Hagey – 6688 Wellington Road 34

I know it's a big hole.

Mayor Seeley

So where you're drying your soils, when they're dumped how large is that area? You must be using the same area?

Fred Taylor, GHD, agent for the property owner

Yeah, it's not like we do it once, we're done in an area. It's done in the same area over and over again.

Barbara Hagey – 6688 Wellington Road 34



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In October of 2021, a gravel truck started coming it got dark, so in October 6-30, 7 o'clock. So they came in one after another usually until three in the morning. Then they started coming in during the day. I never counted each gravel truck, so I would estimate a thousand trucks came in with fill. I don't know where the fill came from. It came to the south part of the property.

Fred Taylor, GHD, agent for the property owner

Yes.

Barbara Hagey – 6688 Wellington Road 34

And now there are big berms there.

Fred Taylor, GHD, agent for the property owner

Yes.

Barbara Hagey – 6688 Wellington Road 34

And now a telephone is there.

Fred Taylor, GHD, agent for the property owner

Yes.

Barbara Hagey – 6688 Wellington Road 34

I don't know, was that soil ever checked?

Fred Taylor, GHD, agent for the property owner

Yes, it was.

Barbara Hagey – 6688 Wellington Road 34

All those trucks that came in?

Fred Taylor, GHD, agent for the property owner

All the 401 construction during that time period, that's where that soil came from. It was all tested part of that operation and many properties got soil from that not just this property. And then we worked with the Township to apply for a site alteration permit to allow that soil to place it on the property and all the testing results were provided with the application.

Barbara Hagey – 6688 Wellington Road 34

So they had tire tread wear, asbestos wear, and lubricant wear.

Fred Taylor, GHD, agent for the property owner

The soil was tested in accordance with the current procedures.

Barbara Hagey – 6688 Wellington Road 34

I can't say that obviously, but it came from 401.



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Mayor Seeley

Was that soil imported under the rehabilitation portion of the license?

Fred Taylor, GHD, agent for the property owner

Separate part of the property, the front part agricultural. It was brought in and we applied for site alterations permit. It was the subgrade of the 401. So they dig the asphalt out when they get rid of it, that's how they build a new road and then they dig down the hall of gravel and they take it all out and put new stuff in to build it back up again to build the road. It was all the stuff underneath that was brought out and a lot of different people in the Township and different places got that fill. A lot of sampling was done at the highway site before the soil was brought to this property. We looked at all the data, we included all that with the site alteration permit application.

Mayor Seeley

And that was approved?

Fred Taylor, GHD, agent for the property owner

We're still waiting for it.

There were no further questions from members of the public in attendance. Members of Council were asked if they had any additional questions.

Councillor Hurst

The potential expansion of the operation, did I hear that correctly, that based on current processes it would be 10 years based on 25 trucks in all operations? Is that accurate?

Fred Taylor, GHD, agent for the property owner

Yes the amount of soil to do all the rehabilitation is about that volume that equates to 25 trucks a day during the weekday over 10 years.

Councillor Hurst

Can you explain the process in the event that a sample that's brought back to the to the premises and tests higher levels of whatever it happens to be. What's the w process that the site management currently undertake to address that?

Fred Taylor, GHD, agent for the property owner

Remove the soil by loading it up on a truck whether it's a hydrovac or another truck and then under the Manifesting Procedure and the Ministry of Environment Transportation of Waste, taken to a permanent waste disposal facility off-site as well we'll assembly off-site and all those records are kept.

There were no further questions from members of Council.

Adjournment:

The meeting adjourned at 8:34 PM.



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PUBLIC INFORMATION MEETING

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