

Minutes from Pre-consultation Meeting – 6678 Wellington Road 34

The Pre-consultation meeting was held on January 27th at 3:00 p.m. via a virtual meeting.

Meeting Attendees:

Fred Taylor – Applicant

Steve Edwards, GHD – Agent for applicant

Andrea Reed, Engineer – GM BluePlan

Kyle Davis – Source Water

Greg Scheifle – Ecologist

Curtis Marshall, Manager of Development Planning – County of Wellington

Zachary Prince, Planner – County of Wellington

Glenn Schwendinger, CAO/Clerk – Township of Puslinch

Courtenay Hoytfox, Deputy Clerk – Township of Puslinch

Lynne Banks, Development & Legislative Coordinator, Township of Puslinch

Lynne Banks opened the meeting and all attendees introduced themselves.

Fred Taylor, Applicant and Steve Edwards, agent for the applicant provided an overview of the application and noted that the property contains a single detached dwelling, an equestrian centre, a hydro-vac soil processing facility with an office and employee parking. It was further noted that there is a rehabilitated aggregate extraction area on the site and that the applicant would like to apply to rezone the property to recognize the existing hydro-vac soils processing operation on the property. The material is currently transported to and from the property, and is screened prior to leaving the site and material brought to the site is also screened. Also, the applicant has consulted with the MECP and will be required to provide a hydrogeological assessment when they submit their application for the compliance approval from the MECP.

The zoning for the property is designated as Secondary Agricultural and Greenlands in the County of Wellington Official Plan and that in the Township's zoning by-law the southern third of the property is zoned agricultural with a site specific provision (SP13). The remaining property is zoned Extractive with a site specific special provision (SP63). The property has a license from the Ministry of Natural Resources and Forestry (MNR) as it pertains to rehabilitation of the site.

Following the presentation, the meeting was opened for questions from the Township's consultants.

Andrea Reed stated that she did not have any questions at the moment.

Zachary Prince asked how many wells were located on the site and wanted to know if the water coming from those wells is used for the trucks.

Fred Taylor advised that 45,000 litres/day are used from the wells.

Greg Scheifle asked if the reclaimed soil left in the pits is staying on site.

Fred Taylor advised that 98% of the soil is staying on site and that the other 2% is gravel.

Greg Scheifle further asked if there is a shortage of native topsoil on the site.

Fred Taylor noted that there is not a shortage.

There was discussion regarding the accumulation of soil on the property from multiple trucks and concerns that the composite sample from the multiple truckloads doesn't indicate that the soil is "clean" as it is diluted across a larger volume than 1 truckload, and the same concerns regarding the sampling of water as it says that whatever was on the truck has been sufficiently diluted. As well, there are concerns regarding if there will be any impact to the soil and groundwater on and off of the site. A further question arose about the ministry licence and if it is still in place, and does it permit current operations.

The consultants advised that potable ground water is used from the site and that the majority of the water is returned to the site and recycled into the groundwater which reduced the removal of groundwater from the site.

There were further questions regarding the frequency and type of onsite monitoring and how it is being managed and how the ground water is going to be tested.

At the conclusion of the meeting the applicant requested minutes and comments from the Townships consultants.