



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 28, 2025 PUBLIC INFORMATION MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
& IN-PERSON AT 7404 WELLINGTON RD 34

MINUTES

DATE: May 28, 2025

TIME: 7:00 P.M.

The May 28, 2025 Public Information Meeting was held on the above date and called to order at 7:00p.m. via electronic participation and in-person at 7404 Wellington Rd 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

Mayor James Seeley – Chair
Councillor John Sepulis
Councillor Russel Hurst
Councillor Jessica Goyda

STAFF IN ATTENDANCE:

Courtenay Hoytfox, Interim CAO
Justine Brotherston, Interim Municipal Clerk
Sarah Huether, Interim Deputy Clerk
Andrew Hartholt, Chief Building Official
Olive Zhang, Municipal Building Official I

PUBLIC ATTENDANCE:

Brian Enter, Applicant Engineer, Meritech Engineering
Jerome Nicholls, Applicant Representative, Nicholls Ventures Inc.
Thomas Kolodziej, Township Consultant, Trace Associates Inc.
Mike MCCOLL, 6737 Forestell Rd Puslinch ON
Kathy WHITE, 4540 Wellington Rd 35 Puslinch ON
Laura MURR, 123 Downey Rd Guelph ON
Valerie GAGNE, 6745 Forestell Rd Puslinch ON
Trevor GAGNE, 6745 Forestell Rd Puslinch ON
John MCNIE, 6927 Concession 2 Puslinch ON
George ANASTASAKOS, 4658 Sideroad 10 N Puslinch ON
Jackie (need to confirm last name), 4729 Sideroad 10 N Cambridge ON
Lee-Ann ANASTASAKOS, 4658 Sideroad 10 N Puslinch ON
Bianca GAGNE, 6745 Forestell Rd Puslinch ON

3. DISCLOSURE OF CONFLICT OF INTEREST

None

4. PURPOSE OF THE PUBLIC MEETING

The Chair stated 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 the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

The Township requests that you please notify by email building@puslinch.ca or by phone at 519-763-1226 ext. 1 if you wish to be on record and would like to be notified of future decisions regarding this application.



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Please note the meeting is video and audio recorded and all electronic meetings are uploaded to the municipality's YouTube page. By attending this meeting in person or by registering to participate in the meeting by electronic means, you are consenting to have your likeness and comments recorded and posted on YouTube.

The format of this Public Meeting is as follows:

- The applicant or agent will present the purpose and details of the application and any further relevant information.
- The Township staff will then provide a brief overview of their report.
- Following this, the public can obtain clarification, ask questions and express their views on the proposal.
- Members of the public are permitted 10 minutes each to ask questions and express their views. This time limit is imposed to provide each member of the public an opportunity to speak.
- Council will then have an opportunity to ask any clarification questions.

The applicant and the Township's Consultants 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.

5.1 Major Site Alteration – 4670 Sideroad 10 N, Township of Puslinch, County of Wellington

Mayor James Seeley, Chair: This Public Meeting involves an application for a Major Site Alteration for 4670 Sideroad 10 North, Township of Puslinch, County of Wellington.

The purpose of the site alteration is to permit a total of 145,000 cubic meters of fill to be imported to the subject site to improve arability and drainage in support of ongoing efforts to convert a former gravel pit into productive farmland. Specifically, the fill will include topsoil intended to enhance soil quality, thereby improving crop production and yield as indicated by the applicant.

Would the applicant please make their presentation?

Brian Enter, Applicant Engineer: My name is Brian Enter. I'm an engineer with Meritech engineering. I've been retained by Mr. Martinello and I'd like to just go through some slides with you this evening, just explaining the project and details, and obviously I welcome any questions you have, and answer them either now or later on. Thank you for your time and for the opportunity to speak to you about the project. I've been an engineer for almost 30 years and I'm a civil engineer and have skills in land development, grading, stormwater management, etc.

The presentation we will go through will talk about site location, the actual details of the project. I'll talk about the haul route, the involvement of qualified professionals that have been involved in getting to this point, as well as who will be involved following, if the permit is approved, just managing the project and making sure that the design and the regulations and the by-law requirements are actually adhered to. We will talk about the import material, the fact that construction can cause nuisance and what the mitigation measures would be for that. We will go through a proposal about operation hours, what the complaint protocols would be



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and then just review some of the current work that's already happened, and where we're at with review.

The application is at 4670 Sideroad 10 N. As you can see on the site there the general location. So, the application is for a major site alteration permit, as you already heard. I'm here on behalf of the landowner making this presentation to support the application. The site location, as you can see here, is the red is the boundary of the actual property approximately, and then the green zone is the area where the actual site alteration would happen. As you can see, the design, and this mimics the engineering drawing that we've produced, is for the most part along most of the edges is suitably set back to provide a buffer from the adjacent development, from the property lines, from the Grand River Conservation authorities regulation limits. So, it's outside of that. And there's a setback from that. That's the zone of which is essentially the former gravel pit area, and to the limits of that of that extent.

The land is currently zoned agricultural, and there's no proposed change to that. And the purpose of this is to restore that former gravel pit, which is no longer registered, to be used as that, so it can't be used for any more extraction. It hasn't been active for ages. The current soil conditions are poor. The topsoil that is there is very gravelly and doesn't produce high yield at all, and the main area, because of the fact that was extracted is relatively flat, and any proposed work then needs to have rework of the actual grading.

The proposal is to import topsoil and in order to do that first you bring in some base. There has to be some associated grading. Right now, it's relatively flat, but we can't leave it that way for agricultural use, or it just ends up being a soggy soil. It's proposed to put in basically the minimum slopes, not to work from the top of the slopes of the existing areas that were mined from for the aggregate and grade that out in a gentle manner towards the extent on the south end of the property. The proposed import is a suitable base material, and we'll get into that when we talk about the actual soils that are allowed to be brought in per the regulations.

In full disclosure, that in parallel with that has been a building permit application which has already been approved for a pole barn which is associated with the proposed farming use, and there is plans for a future house which we have been associated with relocating an existing septic bed, and showing some of those zones, and we were working with town staff as to where that exactly would be.

The benefits of this proposed application is just, yeah, essentially, to increase the arability of the soil and actually get some yield out of this land. So, it's actually useful products. Productivity is important. And also, the fact that there's a lot of areas within the site, because of the conversion from the gravel pit, which are still quite steep and aren't accessible for farmland so regrading it will improve that. As I already mentioned, the increased yield from the farmland with basically bringing in topsoil, which essentially is not there. To do, that the proposal is then to bring in 145,000 cubic meters. It's a large site, so it sounds like a large number, but it's also a very large site. Anticipated completion period, we've got 2 to 3 construction seasons to complete that.

Next picture is the proposed engineer grading plan. Pretty small font, so you can't really see a lot of the detail. But that's been a well engineered plan and the design ensures that there's no impacts on the adjacent landowners. So, there's no fill that's being brought in that's going to block drainage from anybody from any of the adjacent lands. It's not going to redirect any storm water, any rainfall runoff to any adjacent lands. It's maintaining the existing drainage



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patterns, which is all draining to the south. North is to the left on the page. So that's all going. And the way that the site has been designed is so that it's not concentrating flows. It's still sheet flowing everything similar to most agricultural lands and the existing drainage patterns that are on the site right now. Which is important.

To get the fill material here we've already applied for and obtained, and we're approved for a haul permit. The haul permit is already in place. Following the route that you can see, it's not a far distance to Highway 6. With regards to truck traffic, there will be loads that are being brought in. However, it's important to realize that this site is right smack in the middle of a number of quarries. What ends up happening to my understanding, I'm not a trucker, but trucks go to the gravel pit empty, obviously to fill. So, most of the time what will happen is that the trucking companies will basically piggyback this and the trucks will basically be coming full and coming in to dump the site and go right around the corner to the gravel pits. So, in a sense, there's actually, for most part, a lot of the traffic will actually not be an increase. It will basically be the exact same trip. It's already going to the to the gorge. There are 4 quarries that are almost right, exactly adjacent to the site.

Mayor Seeley: Are you suggesting, then, that a truck is going to deliver to say Toronto with fresh aggregate and then they will make a separate trip or will make a separate deviation to pick up the imported soil and then come to the site? Is that what you're implying by saying that it will be the same traffic, because those same trucks will then be coming back?

Brian Enter, Applicant Engineer: So, developer X has a road being built, they need a load of granular or 100 loads of granular. That truck has to go to the gravel pit to pick up the granular. So instead of driving to the gravel pit empty they are coming from another site in an adjacent area, bringing material in anyways, and then, dump their load and go straight to the gravel pit to pick up their gravel material that they then take away. So otherwise, they're arriving empty. They're coming into the municipality empty, to go to the gravel pit to pick it up. But instead, a lot of times trucking firms, they try to make it efficient. They like to make a buck on both trips. So that's not going to be every single trip but my understanding from talking to the contractors that run the trucks is they're trying to maximize their profits as well. So, they will basically be making that same trip doubly profitable. But don't increase the trips on every single one of them because they're already coming to the neighborhood. Does that answer your question?

Mayor James Seeley: I will have more but I will let you continue.

Brian Enter, Applicant Engineer: So, following that part of the process is that qualified professionals obviously are required to do the design and the planning and the engineering for an application like this. So, I'm Meritech engineering on the bottom. And then Fortis engineering has been retained as the qualified professional for the soil management aspect. So, they're already retained. They prepared a thorough report on the types of materials that are permitted to be used according to those two regulations. They are relatively recent and slowly being rolled out for 6.19 for excess soils, and then obviously year-round site alteration bylaw, which points to a number of other regulations as well.

So, all of this work has been prepared in compliance with that regulation, and submitted and been significantly reviewed already. Then going forward with the approval of Council, this project requires a significant amount of maintenance, inspection and monitoring, and that will be done by the two of our firms as well, who are qualified to do that. So yeah, there's been a lot of prepared package material that's already been completed for that. They will be active in approving all the source sites that all has to be very carefully reviewed. There's a huge amount of sampling and testing that has to go into that material that'll also be put against the applicable regulations and Forest Engineering reviews that then they submit that to the



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Township. There's monitoring and tracking of all the imported materials. There's daily record keeping, and there will be onsite presence by Fortis. I will be involved at the end of the process to certify that the grading has been completed according to the designs.

With regards to the imported material details, Fortis Engineering had a last minute urgent item, so he couldn't be here, so I can't speak professionally to it. But, from the report these are the agricultural residential uses and their respective table requirements that will be reviewed and met, and those are peer reviewed by your consultants beforehand before the permit, and then reviewed during the site approval, the source site approval. Construction by nature, unfortunately, does have its drawbacks for a time period. That's the nature of living in a developing world and construction projects. We all live and work in places that were a nuisance to someone else, and the idea is to try to mitigate that and to make it as manageable as possible, and to be responsible. So, there's a number of measures that will be taken during that period. So obviously, a lot of the municipal standards apply mud mats and silt fence, minimizing the disturbance zone. So, we're not going to strip the entire site and work on it that'll be sectioned off and zoned in in reasonable areas.

Weather is obviously a factor, wind, rain things like that that are all outlined in the proposal package already. That will be followed by the contractor. And then, once that zone has been taken care of then there's either a plant crop or a cover crop applied to the site. Having said that, keeping in mind that this is an agricultural site, so since there's going to be areas that are open just like a farmer's field. But the idea is to maintain cover on it and promptly restore it or use it.

Maintenance of the roadway. The contractor has been chosen for the project is Nichols Ventures. He's present here today. I've worked with him on a number of projects, and he has a very good reputation for construction and maintenance. So, on road maintenance, mechanical and dust control, etc. Daily maintenance on that. And there's a number of procedures that have been outlined in that QP document as well for maintaining the nuisance and minimizing the nuisance to the neighborhood.

There's an additional request within our application to modify the operating hours, and they're listed there. So that's a request that's being made. So, Monday to Friday, 7 to 6, Saturday, 7:30 to 4:30, but no work on Sundays or holidays.

During the project, there will be a proper complaint protocol that's in place. To start out there'd be a construction notice that would be issued to the neighbors. Then we would ask the Township to give us instruction of what you would like to put out to notify everybody. There'll be a start date, there would be contact information and the first point of contact will be the contractor with a 24-hour contact number and then the second point will be us as civil engineer, and we'll also be your point of contact to take complaints seriously, and deal with them expeditiously.

So just a note that as I allude to already, we've already put in quite a bit of work into preparing a package for this application. So, a detailed existing survey, engineering, grading plans and cross sections, details and notes, earthworks calculations and fill drawings, erosion and sediment control plan, excess soil management plan, stormwater management review, project justification and no adverse effects submission. So that's all been submitted and been peer reviewed. And at this point my understanding is that there's one minor outstanding item which we've already submitted, which was an outstanding soils report. But that's already been submitted as well. The Grand River Conservation Authority has already been circulated on this and issued the clearance. They have no objection, and same with the County of Wellington. So that concludes with my presentation, and our recommendation and request is that the Council



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would approve this site plan permit on behalf of the owner, and I'm available for any questions you may have.

Mayor James Seeley: Thank you for your presentation. Would Ms. Brotherston present the staff report?

Justine Brotherston, Interim Municipal Clerk: Yes, so the applicant has identified property and the scope of project. I'll just share a few additional project details that staff have included in the report. As noted, the applicant is proposing to import 145,000 cubic meters of soil between January 1st, 2025 and December 31st, 2028. It is anticipated that due to the volume of fill additional associates may need to be added to the permit over the course of the application, so the applicant will be required to provide appropriate documentation, such as analysis of samples of fill, source site confirmation, etc., and this will be reviewed by the Township's Engineering Consultant within 2 business days of receipt. If there are any changes that are required to the haul route, as a result of adding additional source sites, there will be requirements for the haul route permit to be updated. As noted by the applicant they are requesting a variation from the hours of operation that are included in the Township Site Alteration Bylaw, and this would require approval from Council to vary from these provisions, and that's something that will be in the recommendation report for Council's consideration at a later meeting.

Then just a few of the operational procedures that were included in the application that staff wanted to highlight is that the applicant has indicated that the site will be fenced and gated to prevent unauthorized access. that each load will have a bill of lading signed by the authorized source site representative, indicating the name of the source site, caller, driver, and date/time of shipment. There's to be a gatekeeper present to receive each load that will review the bill of lading at the receiving site. QP Will also ensure that each load is coming from different source site, and if there's a bill that's observed to contain an unacceptable material, they do have a protocol listed in their application for how those loads should be addressed as well, and then I'll just mention that we do have our consultants here to answer any questions as well.

Mayor James Seeley: Okay, thank you. I didn't catch your name, Jeremy. You're the contractor, Nichols Contracting.

Jeremy Nicholls: That's right.

Mayor James Seeley: And you'll be in charge or looking after the trucking component?

Jeremy Nicholls: The whole project.

Mayor James Seeley: I'm going to ask you to just come down to the table. I feel there's probably going to be some questions that you need to answer. Just so the cameras can pick up your voice right in the moment. Alright! So this is the public's opportunity to engage.

When I call on you to stand up, state your name and address for the record. So we'll start with people in the gallery, and then I'll move to the online folks. So, is there any questions from the gallery at this point?

Mike McColl: Yeah, Mike McColl, 6737 Forestell Road right behind the gravel pit. I'm worried about all the extra trucks and all the extra time they're asking like, run it on the weekend 6 days a week for 3 years. But it's going to make my life hell. So why do they have to do 6 days a week? Why can't they just do 3 days a week?



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Jeremy Nicholls: Yeah. Absolutely. Last week we had 2 or 3 days off for rain days. We don't run usually the day after the rain days, while it's too muddy, so we lose all those days. You would be surprised the days we lose, and I don't ever run trucks on the weekend. But if it rained, say, Thursday, Friday. I have to prep and get the land ready for Monday work, so the dozer will work on Saturday, but we don't ever run trucks. I want to have my weekends off and so do my guys. We lose a lot of days to rain. Just that's the way it is, half load, the industry, we can't control a lot of things. So, the same as your outfit that's open Monday to Saturday. They open at 6 am. We're open at 7. We're normally done before 4:30. I mean, I haven't run a weekend in over 4 years for multiple sites.

Mayor James Seeley: Okay, did you need to follow up with that?

Mike McColl: I had another question about, why are we not bringing just topsoil in? What's the other subsoil they are bringing into the site?

Township Consultant: Why? It makes sense. We would not bring so much topsoil, because there is not that much topsoil to fill in the whole bac. That gravel pit, typically, it's about one and a half meters maybe two of topsoil goes on the top of other "clean fill" meaning fill that meets the required standards for this kind of a property and that's described in the report.

Mike McColl: So what's the other fill, though? Topsoil, and is it clay like he's already run a bunch of clay in the site illegally there a while ago.

Township Consultant: It could be any kind of grounding material.

Mayor James Seeley: So, just I'll pause you briefly. We're not experts on the different tables of soil. They are described in this lengthy application but we have Table 1 and Table 2 and they have Provincial criteria. Can you speak to Table 1 and Table 2, those types of soil that can be brought in under the topsoil and dressed with topsoil.

Township Consultant: For agricultural lands you can bring in soil that meets Table 2.1. The Ministry of the Environment came up with 9 different tables for soil quality depending on whether the groundwater is used for potable purposes or not, how deep is the bedrock, how close is the surface body of water? That basically covers it. And there is some variation. That's why we end up with 9 tables. For agricultural use, when the property is going to be used for growing crops or grazing animals, the top 1.5 meters must be topsoil and must meet table 1 standard and that's defined typically as topsoil. The topsoil, it's basically a mixture of organic and inorganic materials suitable to sustain growth. Below that 1.5 meter but up to the 2 meters above the water table you can use basically granular material. It could be gravel, sand mixture of anything, pit run that meets the chemical analysis of the material meets the 2.1 table, which is again less the of parameters of different allowable concentrations for metals, volatile tiles, petroleum product. There's 200 of them there. So, there is no requirement from geotechnical standpoint. So yes, can be clay. It could be. It would make no sense to bring clay, because you would not be able to compact this, and it would be difficult. Typically, it is a mixture of silt, clay, sand, gravel, cobbles. It could be anything could be rock, crushed rock too, that all falls under the definition of excess soil or fill.

Mayor James Seeley: So, in those tables, 1 to 9, one is the cleanest soil and as you go the other way it gets worse?



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Township Consultant: No, sorry Table 1 is the most stringent than will be table 9 and 8, because they depend on whether it's a sensitive site or not, if it is close to the surface body water. So, it's not that straightforward. It'd be nice, but it's not. The least stringent will be tables 4,5 and 3. It really depends on the situation. But 1 is more stringent, 2.1 is the next one. Based on the application, this site we are accepting top two tiers of quality under those tables.

Mayor James Seeley: But the composition of the soils could vary. That's why, as long as it meets those two requirements then it is permitted. So, you could see on site two completely compositions of soils different, and it may set alarm bells off but as long as they meet those provincial standards of table 1 or 2.1, then they'd be permitted.

Township Consultant: That's how it works.

Mayor James Seeley: Does that help?

Mike McColl: Yes.

Kathy White: Thank you. Kathy White, 3540 Wellington Rd 35. The fill that was coming in during Covid in 2020/21, there doesn't appear to have been permission to do that. I first noticed it because of the number of dump trucks in front of my house just constant.

Mayor James Seeley: So, we'll address that and it's in the report. That fill was brought in previously, and that's been for lack of a better term dealt with. So that's been through the process with the Township and it's been dealt with. Yes you are right it was brought in.

Kathy White: Well, I'm concerned about the haul route as well. So there have been two haul route conversations here. One is the haul route as proposed, and then, if additional fill is coming from different areas, then there was a suggestion here that the haul route could be modified, and I'd like to know what enforcement and consequences there would be for not following the haul route, because, as a resident of Puslinch, we spend way too much time policing the gravel pits, and this is just an extension of a gravel pit into the future.

Jeremy Nicholls: I can comment on what we do. We sign our trucks right out. If they come the wrong route, we have somebody watching the roads following, driving up and down the roads. We sign that company out whether it's the truck or the whole company.

Mayor James Seeley: What is sign that company out, fire them?.

Jeremy Nicholls: They can't come back ever. That's it, one and done. We have our own side of things, we are not just leaving it up to the Council and the by-law to do it.

Mayor James Seeley: That's great to hear. Do you want to speak to this? (Reference to Justine Brotherston).

Justine Brotherston, Municipal Clerk: So through you, Mr. Chair, so staff will have the haul route permit, and that haul route permit is through our Road Activity Bylaw. So, we will have enforcement mechanisms through a bylaw. That being said, the applicant has also discussed the complaint protocol, so likely that will be a first step in working through with the applicant. But, we do have those mechanisms.

Mayor James Seeley: Similar to other by-law infractions, we would rely on a reporting, but I feel I'm hearing is that there should be a mechanism that you can utilize through the contractor. Now there's nothing precluding you from skipping, using it. I don't believe, unless



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Staff will say, did you use the conflict resolution mechanism. But if you call in a complaint. We're likely going to follow up with the contractor, and then, you know, those wheels will be in motion. Similar to any other bylaw infraction, and there could be consequences up to and including cancellation of their permit.

Kathy White: Yeah, I think when I read, the contract is more between municipality and the company. So the public, I would think, needs to be reassured that there is some consequence and that seems to be an ongoing problem with the soil movements in the province is, there's very little enforcement oversight, and they're actually looking for case law to limit the amount of infractions that seem to be happening. I've been attending the soil, SSO's conference over 6 or 7 years and so I listened to the QP and how this developed from waste into reuse of excess soil.

The license was surrendered, I think. What? 2010? Something like that. Why, now, why wait all these years if the rehabilitation has been deemed complete but not complete enough? And there is significant dollar value added now to bringing in soil, there wasn't at that time. So that's a concern, too. This is a gift, of a lot of money. So, take the aggregate out, Sign off. It's good to go. And now, when there is this huge sum of money here for taking fill onto your property, that concerns me as well that there's been quite a lag in time.

Mayor James Seeley: So I would. what I'm hearing is, what's the merit of the application? Is it to increase farming productivity? What's the basis for bringing this application forward because I actually have similar concerns in the sense that gravel pits are on our radar, I don't think that's a secret to anyone. And this one is a legacy, exhaustive travel pit that likely had a requirement to be rehabilitated to agriculture land. So this isn't your problem. (inaudible) So if those rehabilitation requirements are so poor that now we have a landowner coming to say, you know, this was approved as a gravel pit, the rehabilitation plan was approved by MNR. It's not worth a hill of beans. We need to bring in all this soil to make the yields better, then part of our conversation should be with the MNR on the rehabilitation going forward. But that's not your problem, but that's the question I'm hearing from Ms. White. If this was rehabilitated back to the standards that were required of it back in whenever they did it. Why are you here? And that's what I think she needs to hear from you.

Kathy White: I also think there was a fill application somewhere in between, because I have some correspondence which I can't find. The Township turned down a proposal. Am I correct?

Mayor James Seeley: Well, let's answer the first part, you know. the merits of the applications, and it's in the application.

Jeremy Nicholls: So, because of all the illegal activity with dumping. It was hard to get good fill that we need it further out. And you guys are further out. People were dumping in Mississauga, all over Caledon. Now, because of all the bylaws that are in place, we can get that fill further out to where it has to go, and if you think it's a financial thing. I can tell you, we're a quarter million dollars in now. So just take that in mind when you think of how much money is going to be made in this project.

Mayor James Seeley: Sorry I'm not understanding your statement that fills further out. So are you saying, because of other municipalities bylaws and enforcement, that you're bringing it out further, because it's easier, or I'm not...

Jeremy Nicholls: It's even just for that money wise. It's not easier, but because there was so many illegal dumps everywhere. They weren't out here. They were in like I said Mississauga, in Caledon, in the closer areas now because of the rules and regulations and the bylaws, they've



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really hammered down on it. So, people like me who work in the farther areas in Hamilton, and that. It's easier for me now to certify fill and bring it to a location that would not have happened. Let's say 5 or 6 years ago, because it was just a free for all. So it has nothing to do with. you know, no other townships flags it. Other townships and all of them actually do.

Mayor James Seeley: I don't think it addresses the merits of the application, is it? You know? Rather than here, is it? I'm not sure.

Brian Enter: Yea, So I'm not an agrologist or an official on that, but my understanding is that the yield is poor, the existing topsoils is there. So, I think you kind of in a sense, leaned over to us and said, it isn't our place at this point to speak to what happened in the past, and in some ways unfortunately, having to go through this whole process has been necessary to do what should have been done, maybe in the past. But I don't believe that's what the debate of this site alteration permit. Sadly, I think that the fact that we're here is because what didn't get completed in the past to completely rebuild the site didn't happen. So now we are forced to rehabilitate the site under this process.

Mayor James Seeley: Increase the yields of the...

Brian Enter: That's right to increase the yield of the crop cover that's on site. Because right now it's I mean, if you look at again, I'm not official enough. You look at Google Maps, etc. You can see the various vintages of the crop, and it's all very poor. coloration, essentially. All you see is yellow poor cover on there compared to the rest of the healthy, where the topsoil hasn't been stripped on the other sites.

Mayor James Seeley: Sorry, Kathy, that's the second part of your question

Kathy White: The point I'm trying to make here, I guess, is that that site sat in that condition, when you had to purchase soil. Now that soil is, and income we see in this application come. Does that make sense?

Mayor James Seeley: It does.

Kathy White: It's sat for many years like that

Mayor James Seeley: We don't. We're not privy to the landowners situation.

Kathy White: No, but I'd like to raise that point that it's going to be a cost to Puslinch for the roads, for the heartache that it causes us to, you know, just going out on your road for a walk, with trucks running up and down was horrific. Hearing I didn't know what was going on, and then I followed your truck and realized what was happening.

Mayor James Seeley: Yeah, no, I recognize that I appreciate your comments on that. I mean, I don't know if the applicant has to divulge their personal information as to why they decide to do it now. Yes, the environment has changed, and there's it's different. But at this stage of the game we're just dealing with what we have.

Kathy White: And like aggregates, there was a commitment to return the gravel pit to agriculture but the same thing here, there's no firm commitment or nothing in writing to say that will be a farm. It could be an estate lot with a big house and a barn we don't know, so basing it on the crop, and all those other things to me is immaterial, because it may never be that, it was supposed to be agricultural. In initially, with the permission for the gravel pit, came the rehabilitation.



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I said, notice something that the consultant said, for the most part suitably set back from the GRCA regulated limits. The GRCA wetlands in that area, part of the cranberry boil well bog and the whole middle tract complex. And that was the big concern during the original pit application. I believe there may have been monitoring laws on that property. There was a concern about the flow of water from the property, that the wetlands would be sufficient or not too much so there was some care taken. One of the comments that I read from a consultant was that the base of the pit, like that sort of teacup thing? I'm saying that would help to collect water. And I wonder if there's been any investigation. First of all, I didn't see really know of any studies that were done with those provincially significant wetlands, or there, and the hydrogeology of the site. There's also a note made by the Township that there some part of the site there was an area that appeared to be closer than 1.5 meters from the groundwater, because there were cattails, and it was wet most of the time. I think the fact that it is so close to that complex. and that was something that was taken to into consideration during the pit license. It's something that the Township really needs to investigate or consultants at this time.

Mayor James Seeley: Do you have any comments on GRCA?

Justine Brotherston, Interim Municipal Clerk: Through you Mr. Chair, the application was stipulated to the GRCA. So the GRCA. To read it and provide comments that the development activity was outside of the GRCA's regulated areas, and therefore the GRCA. So the GRCA. Provide a comment that the proposed development activity is located outside of the GRCA's regulated area, and therefore the GRCA had no objection to the proposed site alteration permit application.

Mayor James Seeley: Was there not also correspondence from the GRCA in there that due to the change in their scope from the provincial government to not even circulate them anymore. So that's what I remember reading.

Kathy White: I've been going back and looking.

Mayor James Seeley: But they don't have the jurisdiction any longer, GRCA.

Kathy White: No, that's the township.

Mayor James Seeley: So I don't know who on your side would, I recognize you were stating there were setbacks from. You know property boundaries and things of that nature. I would assume that you know the proximity to any of these, natural sensitive areas. Can you speak to them?

Brian Enter: Yeah, I mean, I'm not. I think they do still have jurisdiction as far as their regulated boundaries or the regulation limits. So, we are outside of that, and we've actually added distance from that. I'm not sure there's a few comments through you. That were made, that I'm actually quite confused about with regards to groundwater comments, things like that. There's a number of comments that were made that I'm completely unfamiliar with that. Have any application to this this application. But we are outside of that, their entire regulation limit, and they already provide their clearance.

Mayor James Seeley: Staff have any insight onto the cattail area that could be within a certain prescribed distance to the water table. Or do you know where you're referencing that from, Kathy?



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Mayor James Seeley: How about move on while you dig that up? Is that fine?

Kathy White: Is it a recharge area, and has that been mapped. What's going in here? Is it going into a major recharge area? I know the groundwater's blowing southwest. There's also a tributary of the Irish Creek on the property.

Mayor James Seeley: So these are hydrogeological questions.

Brian Enter: That's not required.

Mayor James Seeley: It wasn't required?

Kathy White: No?

Mayor James Seeley: Well, that wasn't required. So that wasn't studied.

Kathy White: I think the fact that it was a pit. There was a lot of, there was a significant file for the original application that took into consideration where that pit was located.

Mayor James Seeley: Sure. But that's all come to fruition. License has been surrendered. And here we are today. Right? So I'm not sure how

Kathy White: Helpful, I think, in looking at the soil, coming in. Going back to see the conditions the site was supposed to be left in, and also the concerns with the slopes and hit elevations. That's a very, there's a lot of description about that property. So just coming in and filling it to grade. I'm not sure if they've considered the runoff to the wetlands or the effect on the wetlands.

Mayor James Seeley: I believe, it was stated earlier that the runoff has to mirror what's currently on the site. So, I don't know for soil promise like that, you know. The impact, the water getting from the top and going down through the you know table 2 2.1 soils. Has that all been reviewed or?

Thomas Kolodziej: No, It's not been reviewed because the way it worked is the Ministry has done all the work upfront. Right? Ministry went through the process like a risk based process when they, 2 different settings. You know, for example, depth to the groundwater, whether the groundwater is potable or not. And run the studies to see how much of various parameters, metals, petroleum, white hydrocarbons, if the water runs through the soil, rain, snow melt, surface water, how much of those chemicals, those parameters, can affect the groundwater. So they back calculate, there's no sort of absolutes. There's no clean. So, Ministry takes a risk, it is one to a million. and if the risk of below one to a million, they say the chance of this water being impacted by that soil, to be about that risk threshold, you cannot have more than so much of specific chemical in the soil, and that's how they put those tables together. So that's why the closer you get to the surface body of water, the more stringent. The closer you to groundwater, the more stringent. So when it comes to dealing with excess soil, any other remedial project, whatnot you have to know your site conditions. You know your depth of groundwater. Is it going to be residential, commercial, agricultural. And then you see what's the maximum oil concentration or chemicals in your soil that you can put on that problem. And you don't have to go through every single time through no hydrogeological assessment. That's been done. Now, if you think that the ministry's numbers are too stringent because they are stringent, and then your site can be fall under less general requirements. Then it's up to you, using ministry protocols and methods and basically prove to the ministry or to the municipality that you should be allowed to bring soil, not as clean, as the table, 2.1, You got to redo all the



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risk-based studies the Ministry had done to come up with those generic numbers that they put into those tables. So if you meet the table great, you don't have. If you don't, you can try to come up with your own study, following this whole laid out process to prove that for whatever reason your site should be allowed to take less stringent material. So that's all written up in the regulations and the protocols.

Kathy White: Are you allowed to take less than (inaudible)

Mayor James Seeley: So I'll close notes version that.

Kathy White: (Inaudible)

Mayor James Seeley: So the Ministry set the standards, and then the site is gauged against the standards for whatever water impact it will have, and if they know the water table level, then they can bring in 2.1 level soils, because they already understand how much infiltration will be and the risk associated with certain percentage of contamination table 2.1. If they were wanting to import less clean soil, then they would have to go through all those extra studies to prove that it's not going to impact the water. So, where we're at here is what I'm hearing is that they've taken their property, their box. They know the level of the water table and that they're going. That's why we have a monitoring in place and the tracking, because they're going to bring in only this table of soil which then is acceptable from the provincial standards to be placed. Recognizing that there would be some infiltration. So that's where we're at.

Kathy White: That's about soil quality? Soil quality?

Mayor James Seeley: Yeah.

Kathy White: Talking about the wetlands.

Mayor James Seeley: Well, you're talking about the water going through this new soil to the wetland, right?

Kathy White: Running off from the top too much, not enough. It's because I looked at the application for the gravel pit license and saw the concerns at that time about the wetland which is adjacent. And that's my concern right now, if they bring in contaminated soil. I'm not testing it, but I am concerned about the little tract complex wetlands that are there in Puslinch, and they're not far from the site. And there was a concern with the gravel pet license that the flow to the wetlands was maintained hopefully, not too much, not too little.

Mayor James Seeley: So before you move on. Can you speak to the runoff from the site where it's going, how it's getting there. And then. oh, God. I stayed up all night reading this. My understanding is that these table 2.1 soils with some different characteristics can be built up to a certain level. Then after that it gets cleaner. Which and I'm making an assumption, and that way any water is less likely to make it to the less desirable characteristic as well. Can you speak to that a little bit? Because I think that's the.

Brian Enter: I think the challenge here is that we're conflating a number of issues at the same time. So, the comments that are being made are blending issues together. And that makes it difficult. So, I can speak to a couple of things. I'm not a geoscientist or Geotechnical engineer. So, I'm not going to tread into that area too far with the tables and qualities, etc. However, so the application got screened by outside consultants first of all who reviewed what would be required for a complete application. So that was done by other consultants, and they deemed what was required to look at this site with regards to what studies need to be done. So, we



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were given that list, and we followed that list. So there, can be speculation on all kinds of other things that people might want to be done. But there was a list that was given to us, and we followed that, and it was a significant list, and we did that carefully and properly. And it's been reviewed. And at this point, we've addressed all the concerns, so a significant amount of work was done to follow what professionals who reviewed the file required of the application. I think that's important to note. Secondly, then, getting into some of the concerns about wetlands. So, I'm speculating now. I've not reviewed the previous application or previous permit for the gravel pit. That's been years in the past. Generally speaking, my surmising would be that if there were concerns for the wetland, so I have been involved in many other projects, and generally the target for that is, send as much water to the wetlands you can, don't dry it up. Wetlands like water. They want water, they can handle surges. They want the consistent. So a gravel pit, what would typically happen is they would eliminate the runoff because you opened up, you allow infiltration to the gravel, etc. You maybe go lower. And now the water doesn't go to the wetland anymore. So, if there were concerns for the wetland my guess would be is that they were concerned that the water was disappearing. So, at this point we're proposing to have a gradual regrading. It's going to meet the existing conditions along that boundary edge, even set back further from the regulation limits, the same amount of water. Potentially, there may be a slight increase, because you're going from gravel, open gravel to topsoil surface, but they're extremely low slopes. So, we did a brief analysis on the stormwater management, and that it's nominal difference from the barns and the whatever. So essentially, it's irrelevant. And if anything, there's a benefit to the wetlands because it will potentially take a little bit more of the surface. But there should be, in a sense there's no change. So again, I still go back to the fact that this was screened by professionals. We were given a list, and we've addressed the requirements that were put before us.

Mayor James Seeley: Okay.

Thomas Kolodziej: I mean that the whole process is very regulated, like the ministry consulted with the industry, consulted with MNRs, and others, and biologists, and the process is stringent enough. The idea is that if you meet the minimum requirements in the regulation, that will be safe. Now, obviously, we're assuming that people follow the rules that's beside the point. We talk about soil quality, there are specific requirements once you're getting close to groundwater, you have to be, or the soil has to be cleaner. Let's put it this way. If you're getting within 30 meters of wetlands and bodies of water, the soil has to be cleaner. So, there are specific requirements. Where are you putting the soil onsite? And it's all regulated. So yes, there's specific requirements. If they want to go closer than 3 meters, and they'll have to be a specific requirement like a meter requirement. This soil will have to be cleaner than the soil placed 50 meters away from them. So that's how this works. And again, it's the process laid out, and it's really, pretty robust. Now it all comes down to the so in on the implementing, following it and making sure that people follow this place.

Laura Murr: Hi my name is Laura Murr, I live at 123 Downey Road. I was a member of the Mill Creek sub watershed study, so I'm quite familiar with the whole area around where they want to put the soil. And I think I would like to correct the consultant with regards to the depth of water table in the wetland. Wetlands survive on a very narrow regime of water too much, and the trees, whatever wetland trees die, and too little of the wetland starts to dry up. So, there is actually a regime. I can't remember how many feet it is, but it's not that much. And the other thing is, you know, I don't think anybody can tell you if any. I took the environmental site engineers course or engineered assessment for contaminated sites, and I don't know how anybody can say that unless you test every truckload that comes in there that you are not going to be bringing in contaminated soil because it only takes one liter of dean apples to contaminate groundwater, and so I'm wondering if you're going to be paying the proponents, going to be paying for testing all of these people's wells over the long term, because sometimes



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it takes years to reach the level where they're going to be taking it up in their wells. So that's one thing I have a concern about, because I know what happened when I took the environmental site assessment course, what happens when they go in and take up all the soil. They don't check the whole site to look for how contaminated the soil is. They're not going to be checking every truckload that comes into that site. Somebody's already made money off this site. They took all the gravel out, and they made money on this site, and now they want to make more money by bringing in fill that may impact everybody around them. Their quality of life, the well water, even the regional aquifer could be here because they've taken all the gravel off the site. So, it's already how do I say, it's already susceptible to contamination because you stripped off that layer and they brought in soil. Now they can't grow anything like well, why can't they plant trees? Why can't they put in, grow hay. There's other crops that you could plant in there that would benefit the environment around it without bringing in soil.

Thomas Kolodziej: You're right. I mean, if you collect a soil sample, teaspoon of sample and you split it 5 ways, there will be 5 different results. And then when you resample those 5 results. You're going to get 5 new results. That's true. That's chemistry. That's how it works. It's all based on a reasonable approach like ministry requires minimum one sample for 200 cubic meters of soil brought to the site. That's the minimum requirement.

Jeremy Nicholls: And that's the 40 trucks?

Thomas Kolodziej: Let's say, 25-20, based on the size of the trailer and that's deemed to be safe if you have even more soil at certain point the number decreases. So, for up to 600 cubic meters. 60 trucks let's say you have 3 samples minimum required. That's all you need to bring. After that you do one for every 200. Once you go over. Don't quote me on it. 10,000, I think it goes up to one every 500 or 300. I forget the number. It's the frequency goes down. Well, It's not an honour system. I mean, it comes down to when ministry runs, the comes up with the numbers they run, those statistical analysis and modeling and what not. And it basically they come up with what's reasonable, what's practical? And how can we protect the human health environment? That's the ministry mandate is to protect human health and environment. If you were saying, you have to sample every, you come up with a number, everything would just come to halt, and nobody going to be any better. So, there is build risk. There's always, I'm telling you. There's no absolute, clean, absolute theory. Ministry took approach. One a million acceptable risk, and they use those numbers to come up through their studies. And it's been like. And it's not just Ontario ministry, environment. And it's all based on the science around the world, United States, Europe, everywhere. It's the same approach.

Laura Murr: But other areas have refused to accept the risk. They're not allowing filling to go on that comes from outside their area, Woolwich Township is a good example. I believe they already have a fill Bylaw. And so, I think that you know, saying that this is an acceptable risk. I find that unacceptable because I worked on groundwater pollution issues. And I know what happens. And I've seen I know there's been illegal filling in Guelph, where they've had contamination just from whatever they brought in. So, I think that we should all be aware that this does put people's the groundwater at risk, it puts may even put the regional aquifer at risk. We don't really know. We don't know enough, because a few years ago how much fill was being brought in, you know, 10 years ago there wasn't a lot of fill coming, and now we're getting fill from all over the place all the contaminated sites in Toronto. You know, and other areas. So I think you should reject this proposal. There's other things that can be done to the land without bringing in a bunch of fill.

Mayor James Seeley: So I want to ask Staff. It may be in the report may not be. But have we mapped the closest proximity to wells? That's not the right way to put it, but the neighboring wells location, and the second part of that is. Have we built into the complaint mechanism a



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well testing or even well testing protocol if there's complaint about people from drinking waterbus.

Thomas Kolodziej: I'm not aware of anything proposed like that. However, the regulations is clearly specified, though how close the imported fill can be brought close to the potable wells, 100 meters within the potable well. If there is no well on site yet, there's a proposed well they have to stay also within 100 meters, that the soil standard change within 100 meters of the proposed well. If there is no idea when the well is going to be built at this point it has to be within 100 meters of the center of the site. Very simple.

Mayor James Seeley: I'm more concerned with the neighbors. So, when we get this back, staff, if we can at least try to figure out, I would like to see if we have that data where the neighbor's wells are, and consideration for inclusion in the complaint protocol, well interference. Does that make sense kind sort of? And I'm not suggesting that Staff will adopt that.

Valerie Gagne: I'm Valerie Gagne. I live at 6745 Forestell Road. Our property is adjacent to sideroad 10, and our backyard backs onto the site. I have a lot of concerns about this project going forward. As the last time the fill came through. My children and I and our dogs use that side road we bike, we walk. One of my kids was almost run off the road by one of the past dump trucks. There was an excessive amount of dirt and muff. They were doing a good job most days cleaning it up, but it wasn't perfect. Our yard was consistently bombarded with dirt, dust, and soil to the point that if we used our pool. Before we had people over we had to vacuum. Empty our filter, clean out our filters because of the amount of dirt that was coming through our property. It was even something you could feel in your hair. We couldn't sit outside. We couldn't use our backyard. We've barely used it in the last couple of years. For this reason, so I am concerned about that. I also work from home. My office is adjacent to sideroad 10. There's constant vibration. Trucks moving noise. You're trying to conduct phone calls, do other things, and it's very disruptive. So, I have concerns over that as well. So, the other question is, was there anything about dust to control dust, anything put into place for that sort of purpose? Because sideroad 10 was a terrible mess, and our yard was a mess, and I wouldn't want to see that going on for 3 more years.

Mayor James Seeley: So, first on the trucking, I remember when that was transpiring. I do believe that a couple of things with the haul route in place and penalty mechanisms that will that could be utilized by the Township that I'm pretty confident that if approved that the haul route will be adhered to along with the fact that Concession 4 is now closed at the Hanlon, it was likely more convenient to turn on Concession 4 and come down and come past your home. Behavior will likely, along with the contract of being very stringent on the haul route will ensure that they adhere to the way they're supposed to go. I would also commit to you that, if I hear, continued infractions on the haul route, I would vote in favour of removing this permit. I am not tolerant of noncompliance of site alt so that part I feel will be adhered to, so is the trucking and dust. I did read in the report. There is a robust responsibility for street sweeping and things of that nature. But then there's also dust on the site. Now, gravel pits. They're allowed to add water. I don't know making the site where they're going to be hauling this type of fill. But just make it worse. I don't know. So how is there a component of dust control for the on-site dust creation.

Jeremy Nicholls: We have a water truck that we use on our sites that we run around with it. It's got a little sprayer, and that's what we use. We even use to wash the roads fall afterwards during the seasons that allows us to. So it's hard on the equipment as well dust, you know, and we know it's hard on neighbors. So, we tried to. We bought one years ago, and so they've been a big help for us.



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Mayor James Seeley: So I'm sorry. Is there anything on that, or just around the dust component?

Justine Brotherston, Interim Municipal Clerk: Through you Mr. Chair, So if Council were to approve the application, there will be a requirement for the applicant to enter into an agreement with the Township and through that agreement we're able to add conditions. And so with the complaint protocol with dust controls. Those are all items that we can add in as conditions to the agreement, so that it's clear what is required by the applicant through the duration of the permit.

Mayor James Seeley: So was the trucking and dust. Was there something else anything else I'm missing?

Valerie Gagne: It was the noise and the vibrations of the constant trucks. And it wasn't just that it, was the bulldozers like that. They're waking you up at 7 in the morning on a Saturday, you know, sometimes we work late, we have different shifts. We might be working till two or three on a project, and you can't even, you know, like it's so loud because our back bedroom is right adjacent to the property. So, it was waking, my daughter up too, like everybody, was hearing it in the house.

Mayor James Seeley: And we heard from another local around concerns around the hours of use. I'm sure there'll be a conversation with Council around the permitted hours going forward. Not likely to happen tonight, but. We will have those discussions. Okay, go ahead sir.

Mike McColl: Mike McColl, I got concerns about the haul route coming up from Laird Rd to Forestell Road. That road is already starting to break up. So this run, all these trucks over that road. Who's going to repave? Are we going to repave it as a township? Or who's going to manage the road?

Courtenay Hoytfox, Interim CAO: Through you Mr. Chair, There are securities that are required to be collected, and those have been collected when that permit was approved. And those can be drawn upon for road maintenance. Repair that sort of thing. It's all stipulated within that document.

Mike McColl: Okay, well, it's already starting to break up. So, it's really like, I walk up and down that road every day. So

Mayor James Seeley: Do we do an initial assessment of the road?

Courtenay Hoytfox, Interim CAO: So yes, Mr. Chair, those are done. Yeah.

Mike McColl: It was just a dirt road that they paved over right? So, it seems to be getting heaped and all kinds of spots you drive down it. It's rough, it's crazy. So, once they start running those dump trucks down there it's going to just demolish that road.

Mayor James Seeley: So, we should have a conversation around the road

Mike McColl: Go down and take a look at the road. It's got some big wows in the road. Maybe after you drive around, or you know it buckles your teeth.

Mayor James Seeley: John, go ahead. Sorry you say your name.

John McNie: John McNie, 6927 Concession 2, speaking on behalf of our Mill Creek stewards, and we are concerned because of the number of pits around the Mill Creek, which we consider our concern, and the likelihood that this infill of excess soil will



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spread to many other pits in Puslinch. I guess our greatest concern is you as Council are the final protector of our Puslinch community. I hear you referring to provincial standards and stringent regulations. As a community, as a council. We know how effectively that is applied to the aggregate industry. Puslinch has faced all kinds of problems because the enforcement has not taken place. Standards have not been met; regulations have not been followed. We're opening a door here to a whole new aggregate industry type form of situations that could go on just as long as the last 40 years have applied to Puslinch with respect to aggregate and be far more damaging because we're not just taking something out of Puslinch. We're bringing an unknown into Puslinch, and something that could have ramifications for decades, if not a century. Even this situation, 145,000 cubic meters of soil coming in. It's not been defined as storage, and they've defined certain amounts, but they've said the rest will be defined later, and yes, it will meet these provincial regulations, and etc. We know how well that works This is an opportunity for Puslinch Council at the beginning, when it hasn't already spread, as it has with aggregate to say no to something that's going to be a problem in the future for Puslinch. So it's very broad, our opponent. It's not specific to this pit, but it's very, very appropriate to the future. You folks are going to make a decision that's going to have serious effects down the road, if not immediately on some of these residents who are close by. But we're talking about all the other pits in Puslinch, literally billions of dollars of profit to the industry. So it's going to happen if the door is open. So we just wanted to let you know.

Mayor James Seeley: Question, and I believe I know the answer. But Puslinch cannot refuse excess soils. I shouldn't say Puslinch, Municipalities can not refuse excess soils my understanding, when they did the excess soil rights, Province put in place that we have to proceed it.

Courtenay Hoytfox, Interim CAO: So to Mr. Chair, perhaps I'll start more. I'll start, and then, if Thomas wants to chime in. But the Township for a long time did have a prohibition on excess soil. It was in a bylaw that was less than effective, prohibiting something that's occurring and not having a path forward to permit something is not an effective control mechanism. What you end up seeing is the importation occurring, and it's just occurring illegally without any checks and balances. So that was in Puslinch for over 10 years. And it was problematic. It didn't work. It was not an effective system. So what the Township and this Council did, realizing that that does not work is put in a bylaw that allows for applicants to bring in soil in a way that aligns with the provincial excess soil regime, for better or for worse. That is what it is, and it has gone through as Thomas has outlined. It's a stringent document, and we have dovetailed our bylaw to align with that. The alternative is by not allowing these this type of use or this type of activity in the Township is, it will still occur, and the Township will have no regulation, no control over what's coming in. and we'll end up in a very litigious situation over and over and over with these uses. And so what we're seeing is a bylaw that provides path forward, in a way that aligns with what the ministry has deemed to be in the best interest of human health and the environment.

Thomas Kolodziej: Yeah, like, I believe that the Township also got legal advice too, when, during the preparation of the new bylaw and it's a legal question whether the Township can prohibit and the acceptable imported fill or not access. So I don't know for sure. But I believe that you could say no excess fill, and there'll be your bylaw, and then there'll be trucks at night running around dumping all over. That's that happens other places and ministry and the industry recognize that it happens it's illegal. There's no control over it. It's actually the organized crime was involved in doing this. It was very profitable. So the choice was made to look at the excess soil, not as a waste, but also as a resource. And regulate it, and put in place all those checks and measures and



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to minimize the potential for people breaking the law, but the same time providing avenue for those who want to follow the rules to do it legally, cleanly. And it's a documented process that can be checked. And so I think that's the answer.

Mayor James Seeley: Thank you for that.

John McNie: I understand what you said, I think what it comes down to is how effective are those provincial regulations. And so when we say we shouldn't stop excess soil from being dumped because of the potential for illegal dumping to take place. I think that's a very bad road to take, because that illegal dumping, at least, is relatively limited. We have the capacity, litigious though it may be, to attack those particular situations and deal with. But the door we're opening now. It is a door, not for a couple of 100 truckloads coming into Puslinch illegally each year, but for literally thousands of truckloads. We're talking about literally hundreds of thousands of cubic yards of soil, and, as the gentleman's mentioned, the chance of that being contaminated, even one in a million raises the high specter, with millions of yards of soil coming in almost guarantees contamination. and with our pits below water level guarantees that contamination of getting into the aquifer at some point in the system. So the question of whether we ban excess soil to me seems a no brainer. It really is the only way to go at this point and challenge other municipalities to do the same, and, yes, deal with the litigious situations when they come up, because they are not that common, and at least it deals with the mass of soil coming in.

Courtenay Hoytfox, Interim CAO: Mr. Chair, Just on that last comment, I think it's important to note that the township responds with bylaws the establishment of regulatory bylaws, either because it's a legislative requirement, or because there is a problem in the municipality that they're trying to deal with. So in this case, this bylaw was brought forward because there was a significant problem with illegal fill in the township. So I can say it is the number one complaint in our bylaw department is a legal fill. It is a common, very common occurrence in Puslinch, like I said. When you look at our stats, it's the number one reason why we dispatch our bylaw officer to sites. It would be well beyond our limited resources here to litigate every single application.

Mayor James Seeley: It's almost beyond our resources to litigate one.

Courtenay Hoytfox, Interim CAO: Correct. So we have files where there was a legal fill that was imported. That are spanning 2 and 3 years in terms of our time spent at provincial offenses Court. We hire specialists, we hire lawyers. This is in hundreds of thousands of dollars to the taxpayer to litigate these files. We also have our bylaw officer that can't keep up with these. It is a significant issue in Puslinch. It is not realistic that we are able to prohibit something that is this prominent in our municipality. It is just not realistic and also, I think there has to be what we've heard is that what the court systems want to see, especially when these things kind of come to that point where we're having a decision made, is there needs to be a path forward. It cannot be. This is a prohibited use, and it's not allowed.

The courts are not accepting that. They want to see. There is provincial legislation in place. That says this is can be done safely. Municipalities. You need to provide a path forward in order for this to be a permitted use in your municipality. So what we're doing is through this bylaw. And again, this is a new bylaw. It's been in place for about a year. This is our very 1st major application that we're processing, and we're working through the process to see where it could be improved and that sort of thing, but prohibiting fill in our municipality is not going to be a realistic option for the township.



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Mayor James Seeley: I also feel that if we build a bylaw and I'm not saying we're going to approve this or decline it. But if we just give the guys that there's a path and say, No, no, no, that won't help the municipality from court. I'm very much a supporter of managing this as best we can. Especially, if it's under the, you know, premise that is to improve farming farmland, and I've seen reports. We're losing farmland at a high rate. So if we can, you know, return some lands to better farming. That's a win. As long as that's the true intention. So it is a balance. It's a long way around. we still have people raise hands. Go ahead, Sir.

George Anastasakos: I am George, at 4658 Sideroad 10 N, right beside the property. We've gone through this a few years ago. with all the trucks on the same property. and that created a major mayhem for us, living right beside. And that created a major mayhem for us, living right beside. First of all waking up in the morning by the truck boxes. The tailgates bang! Bang! Bang! Constantly all day long. Then we have the dust. Then we have that disruption of wildlife. I have not seen any deer into my back property ever since the 1st episode with a trucking firm on the property before, so we're not only disrupting our way of life. we are also disrupting our wildlife. So I'm not sure which way we're gonna go about it. But what we need to think is the future of Puslinch. I left Guelph just to have some peace and quietness. And I'm not. I don't think I'm gonna be very happy listening to the trucks and bulldozers for the next 3 years, or whatever it is. Every day, In the wintertime we're cooped up inside the house. In the summertime. We like to be outside on the deck. Call some friends have a barbecue. We cannot do that with all the dust lying around. Who's gonna be cleaning our cars, our motorcycles, our windows. I mean, it's a never ending job. We've gone through that the 1st time, and it is a major disruption, especially living right beside the property. And why wasn't it thought the 1st time around to bring the proper soil?

Mayor James Seeley: I spoke to that around the rehabilitation,

George Anastasakos: You know, with contaminated. I've been involved with contaminated soil. It did not go to Hamilton. It went to Stratford at another farm. To me as an owner. I didn't care. I paid to get rid of it wherever it went. wasn't my concern, but I did know it didn't go to Hamilton. It went to Stratford. So I just leave that up to you people to make the decisions.

Mayor James Seeley: Before you sit down. I have a question for you, because this has been on my mind. What would be if this application is approved? What's more tolerable? A longer application period? Because then they have less frequency of trucks or a shorter application period but more trunks.

George Anastasakos: I really don't know. Oh, the lady over there said, No, I'm sorry, the lady behind. The property already been made money. It's made money several times. Now, I like to know what's the motive behind it.

Mayor James Seeley: I have problems with our decision, based on the benefit to the Resident.

George Anastasakos: You know, living over there I see families walking up and down, people taking their doggies out, bicyclists constantly. You know what I mean. There's no, the road is not wide enough to have bicycle lanes or anything. The people just. It's a quiet neighborhood that's gonna be all disrupted. You live beside where I am, sir, and you see, how would you like to wake up every morning? 6:30, 7 o'clock! Bang! Bang! Bang! Bang! Bang! Every day all day long. You know that's a major



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disruption, as far as I'm concerned, towards my lifestyle, and that's why I moved over there.

Mayor James Seeley: So I was trying to get a feel if there's an application that's approved. There's 2 components, you know, a longer period with less bang, bang! Bang! Per day, per week, or if this is to improve farmland, and you need better crops. Is it more palatable to the folks that live there?

George Anastasakos: It should have been found out before Sir.

Mayor James Seeley: But I guess you don't want to answer the question, which is fine, but I would appreciate feedback from the residents on that component, because that's a part of my decision on this is. Should this be condensed? Should it be? You know, the 3, the 4 year to spread out the impact? These are because these are real. If it's approved.

George Anastasakos: If it's gonna be okay. You know, I'd live with it. But they have to sign a 99 year lease, that's not gonna be happening. Change the farmland. How would you like to go that because there's a motive behind all this, sir?

Mayor James Seeley: I agree. The impacts of having a gravel pit and then having essentially the same impacts again, is problematic.

George Anastasakos: Exactly. This is what I'm saying, it's already been done once it got refilled wrong soil. That's not my concern, that should have been thought of before. What is the property going to be used for?

Mayor James Seeley: Yeah, and the financial component has come up a couple of times, and the analogy I would use is if somebody has a severance off their property. And they apply for another severance. Should we? Should we not permit their severance because they made money off the 1st severance? I don't think that's good decision. But I'm just saying it's just not. We're looking at the value of the application as presented, and I recognize there's a monetary gain for the President. But it likely shouldn't be the foundation of the decision. It should be on our groundwater, the impacts to our community, the merits of the application, those types of discussions. So I would.

Unidentified Individual: What about zoning if you're saying it's agricultural and you're turning it into a commercial fill operation. How does that fit into the zoning for this area? Because these are all residential homes, who pay a lot of money in taxes for a nice, quiet neighborhood, who pick their retirement space for serenity and calm. That's not what's happening there.

Mayor James Seeley: But there's also a mono mill, small house with far better farm practice decisions. Mono, farmer. I believe it was an orchard farmer. There was a importation prohibition, the farmer wanted to bring in fill to improve the land. Municipality said no. They went to the normal farm practice and lost because there was a prohibition. You have to provide a path forward for farmers. That's where we're stuck on. I agree with you on the concerns around commercial fill operation, especially in exhausted ground.

Unidentified Individual: Would you agree that the amount of fill being proposed for that? What is it? 33 acres is a lot.



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Mayor James Seeley: I would agree. It's a lot of fill. Yeah, I would agree to that. But as we get further in the process. You know, I already asked the question of the applicant about the merits of the of the application. We are gonna switch online for a bit. Has anybody not had a chance to ask a question here. Excuse me, sir, just gotta keep the quorum for a bit. There's people waiting patiently online. So I want to give them an opportunity to ask their questions.

Courtenay Hoytfox, Interim CAO: Her name is Jackie Curry.

Mayor James Seeley: Alright, Jackie, I apologize for the delay, but we're gonna move you over so that you can ask your questions, you are required to state your name and your address, please. And I'm being asked to ask you to turn your video on, please, Jackie Curry.

Jackie: I'm trying.

Mayor James Seeley: Oop! Hi, Jackie! We heard you.

Jackie: Can you hear me?

Mayor James Seeley: We can. Now, is there any way you can turn your video on.

Jackie: I'm trying to. But I'm not. Technically. I am very technically challenged. I am. I apologize.

Mayor James Seeley: That's fine. It's fine. I don't think we need our video, do we?

Jackie: Okay. Okay.

Mayor James Seeley: Just hang on, Jackie. Just make sure you clearly state your name and address. Please.

Jackie: My name is Jackie Fallsbury. At 4729 Sideroad 10 N. Okay, thank you. All I have to say is, there are other ways of going about planting, and farming. Okay, that there are ways of farming that the existing farmer has not done, not farmer, but Owner of the land has not done. So, planting corn in clay which he has planted, and the land. The soil that he's brought in has been all soil from Brampton, which is clay, and is not acceptable for planting corn. There are other acceptable crops that can be planted in corn or sorry planted in clay. Which has not been done, and can help break up the soil which has been put in. And if you could do that for the next couple of years that could help break up the soil which is here, etc. Is anybody hearing me.

Mayor James Seeley: Yeah, we can hear you. We're just we're just being polite and letting you finish your opinions.

Jackie: Okay. Sorry. Just wanna let you know I want... sorry. I have a very big. I have a heart condition. Sorry I'm sorry. So I just want to understand or not understand. But I want you guys to understand. I live here. Okay? And when these trucks first start going down this road, we got a puppy, and we could hardly walk down the road because of the trucks going back and forth. Okay. And I am a horticulturalist of over 20 years. And I can't right now. I'm going through cardiac rehabilitation, and I cannot walk down this road if these trucks are going up and down like they were. I'm not joking.

Mayor James Seeley: Okay, no, we understand.



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Jackie: The only way this can happen is if proper. Sorry. My brain is not functioning properly. If there's proper...

Mayor James Seeley: Control over the trucking?

Jackie: I really, I'm really really sorry.

Mayor James Seeley: That's fine. I think we understand the basis of your concerns. That you you're trying to suggest that the property owner should investigate. You know different crops to improve the soil.

Jackie: Yes, exactly. There should be legumes. There should be wheat oats but also a proper irrigation, like a proper sorry. My brain is really, really not.

Mayor James Seeley: But we get the basis of your concerns, and then the truck traffic. Now there will be a prescribed haul route. Would that give you an opportunity to walk on roads that won't be occupied by these trucks? I think that would be the scenario, and as I indicated earlier that my position is to be very little tolerance of you know not adherence to the haul route now. Thus providing you an opportunity to walk somewhere in the community. recognizing that not every truck driving down the road is going to the site. It could be problematic. But is the nature.

Jackie: I agree with that. But I also, who is am concerned with my community because I do understand that. Others in my community have been affected by the traffic of the dump trucks over the years. and the fact that no, just a second the fact that the community has been addressed. And then it's been affected towards us. So that we have been affected. And the to the fact that my children have not been even able to walk her dogs down the road because the traffic has been horrendous to and for an entire 8 hour day. Yeah. No, they have been.

Mayor James Seeley: Staff are noting your concerns.

Jackie: Yeah, I'm listening to you.

Mayor James Seeley: Oh, I was just letting you know that Staff are documenting, taking notes on your concerns. So if you don't have any new points, I'd like to. Just. There's another member in the gallery that I'd like to ask if they have some questions.

Jackie: Okay.

Mayor James Seeley: Alright. Thank you, Jackie.

Jackie: Yep, thank you for listening to me. I appreciate it.

Mayor James Seeley: Very welcome. Who do we have? Leanne Stackos? I think I'm pronouncing it right. So next up is Leanne. If you're able to turn your video on that would be appreciated, and just state your name and your address, please.

Lee-Ann Anastasakos: My video on.

Mayor James Seeley: Heard something.

Lee-Ann Anastasakos: Hi there! Can you hear me?



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Mayor James Seeley: Yes, a little quiet, but we can hear you.

Lee-Ann Anastasakos: Okay, hang on a second. I just gotta figure out how to change my video. Okay, awesome. And video. Can you see me now?

Mayor James Seeley: Nope.

Lee-Ann Anastasakos: Oh, shit. Alright, hang on a sec. You might not get me. Okay. Hang on a sec here, integrated main there.

Mayor James Seeley: It's fine. Yeah, I think we'll just put you in. So name and address.

Lee-Ann Anastasakos: Yeah. So Lee-Ann Anastasakos, I'm at 4658 Sideroad 10 N. I am two adjacent to the applicant's location, where they want to complete this work. I just want to change direction a little bit here, because we're talking a lot about the soil. And we're talking a lot about different things. We're talking about the trucks, we're talking about mud. We're dirt. What not? My question is, I did hear throughout the presentation that we talked a little bit about a proposal that a house is to be built. Is this something that's already been submitted for? Is this something that is proposal, as in they want to segregate more land, to build other houses on top of this? Are we talking about multiple because the applicant has already built exactly on our property line, which is extremely frustrating, because we built our property in the country so that we could have peace and quiet. We don't have that. The house is terribly messy. There's junk all over the place. It is now a rental in both of the units that are there. So I guess my biggest concern is, if there's a proposal for houses to be built and then severing to be required after the fact is this going to become a rental property per say. So my is my house. Now, going to be backing onto a townhouse complex full of rentals, basically, is what I'm asking. There's an ulterior motive here, and I'm not sure if everybody's getting that I don't want to be ignorant, but you know, and I see you nodding, and I appreciate that. But as the community, we're here to protect each other, and what we stand for, you did make a comment, Mayor in regards to the fact that. Do you want to have this happen now with the with the soil coming in? Or if you want to happen in the future? So are you referring to the fact that this is never going to not go away? Or are you referring to the fact that at some point. This is going to be approved. It may not be by you, but it may be by somebody else. That's what I heard. I don't know if you want to comment on that and kind of reiterate what your thought process was. I know that one of the other members did allude to the fact that they were not going to take no for an answer, as far as it's not acceptable to not do anything on this property, and I understand that. And I'm all for people making money and rental properties, and investments. I'm all for that, if it's done in a proper manner, and if it's not affecting the people around you. We live in the country. And this is really unfortunate that I have somebody that's right on my property line, and I'm pissed, like I can't sit outside without looking at my neighbor. I want to put a fence up now because I don't have a choice. I'm looking at them, and I also thought that the intent of that person building the applicant building that property was that they were to live in it. So they did live in it for one year. Then they vacated, and now we're renting the upper part of the shop as well as the house that's there. So a little frustrated, to say the least. So if this is the intent going forward, and I'm just assuming, because that's what we're seeing right now. If this is the intent. Then I would strongly suggest that the Council make an executive decision that is appropriate to what the community is looking for. I don't want to live in another community. That's why I moved out here. If I have to sell my house because somebody's putting in rental properties throughout. I'm not going to



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be very happy, and neither is the rest of your community. So, as you, as the Council. Make your decisions, I think that you really need to strongly take that into consideration.

Mayor James Seeley: All right, Lee-Ann, I'll try to unpack this. Firstly, I don't believe I've heard any other Council member make a comment about this application other than myself. I take those liberties. When I was speaking about you know the term of the permit. I wasn't speaking in the sense of a non-decision now. And proverbial punting this to you know, another iteration of council. What I was trying to get feedback on is there's going to be impacts on the community because it's going to be truck. Is it, If approved? Is it more desirable to the residents affected to have the impact in the short window or a longer window, because it's so. For example, say, it's 147, 44,000 cubic meters. There's a math equation, you can figure out I'm not saying you. A just dump truck, carries X. That's how many thousands of those do you want it in 2 years, or do you want it in 5, or do you want it in 10? That's the kind of pulse on the community I would like some feedback on, because. Recognizing. There's impacts I'm more built of. Give it to me all. Get it done! Be gone!

Lee-Ann Anastasakos: And I Agree with that. So that's. For your, looking for an opinion from us. I do agree with that if this is approved, but if this is approved. And there's an ulterior motive here which I strongly, and not only me, but others in this room as well as in the community, believe there is, then I think that, as the Council, you need to protect your township from these.

Mayor James Seeley: I still want to unpack the remainder of your comments. And I have very much so been a champion, as well as from in this support from this Council for residential growth in the Township, and that includes severances. I have put a lot, and it doesn't matter. It's my job. I have put a tremendous amount of effort into getting more severances within the township. I do not differentiate between owners and renters. They are.

Lee-Ann Anastasakos: And that's unfortunate.

Mayor James Seeley: Well. I am gonna choose my words here.

Lee-Ann Anastasakos: Yes, you might.

Mayor James Seeley: Yes. there's a lot of need for different styles of housing within even this community. For example, I was told recently, a lot sold for \$900,000 for the dirt you still need to put a house on that is not affordable for young families, new married couples to come to this community. And that is a detriment, too, because of our minor ball or soccer. I'm getting on a tangent. But yeah. So to me whether it's a rental or not, as long as it's permissive in the zoning. That's a non issue. Now, you did mention concerns around the tidiness of the property. We do have a property standards bylaw. We this council supported hiring multiple iterations of bylaw officers. We now have a full time excellent bylaw officer. I believe we're bringing on a second one in September. There are things in available to you that you can utilize if you have concerns with the proper standards, and those could be addressed. that you can utilize if you have concerns with the proper standards, and those could be addressed. I'll talk to the townhouses, generally speaking, in the rural zoning rules, townhouse complexes. Can't be supported on private service as well as on septs. So the likelihood of that happening is next to 0. We do have access or use additional residential units (ARU). So if a lot were created, you can build a house. You can build a smaller house near it, or vice versa. You could build doesn't matter. Chicken or the egg comes first but one is



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only as has a prescribed the size compared to the original home. You could have 2 units. Those could be rentals. These are all permissive uses within the Puslinch zoning bylaws. So for me. Whether the applicant is going to apply for a severance. After all this work is done, doesn't affect my decision because I've been a champion for more severances because of many reasons. And again, whether or not it's going to be a full rental house, or have an ARU as long as it's complying to the zoning. Then I'm comfortable, but so I hope that helps answer your some of your questions on the rental and on the entire property standards.

Lee-Ann Anastasakos: Yeah, it does. It's unfortunate on, you know. I thought moving to Puslinch was going to be better, and I'm not hearing that. And that's really unfortunate. You referenced a \$900,000 lot being sold, which is fantastic, which is, I'm sure you know. An inheritance that was given to the applicant is, you know, building on, and it doesn't matter about personal information and costs. But the rental units that are there are great, for now until, they become run down, and then they're not, you know, bringing in the value. So now we, as well as Valerie and Trevor, who are in the audience, have to look at these houses that are going to be built. I know it is. It's just, you know a matter of time. It's not been approved, I'm sure, but I know that's the goal here. It's just unfortunate. And I didn't mean townhouses in reference to actually physical townhouses. I meant a number of these small dwellings that could then be rented out. And you know like I said, I'm all for making money, but don't infringe on my property, with you know.

Mayor James Seeley: I have a question for you.

Lee-Ann Anastasakos: Yeah.

Mayor James Seeley: What size of property do you live on? How big is your property?

Lee-Ann Anastasakos: Well, I don't know. It's quite large. It's an acre.

Mayor James Seeley: No, no, okay. So your property where you live was severed so that you could come to this community, right?

Lee-Ann Anastasakos: Nope. This house we bought the property as is. Nothing was severed. We bought the property.

Mayor James Seeley: Oh, but it was severed at some point, that's how we came to this community. So I just struggle with that, you know. Trying to bring that into the conversation, the approval, because most of us myself live on a severed lot.

Lee-Ann Anastasakos: So you tell me, you come to my house. I'm happy to have you here, so you can see what I'm talking about. You come to my house. You build this big, beautiful house. We absolutely love it. We think it's our future, you know. Retirement home. We have our in-laws here which have been supportive of you know the Township has been supportive of that as well. It's fantastic. It's a win win for us. It's a win win for the aging community. But you get this Yahoo next door apologies to the applicant if you're in the audience but that's how I feel. That builds right on my property line and doesn't just build, builds this tiny little dinky house that does not reflect the neighborhood. Like come on like at least have something that's comparable to look at, because now you're looking at my house, and you look at this guy's next door, and you're like what the hell. It's an eyesore. And I know you have no control over that. But you need to hear our frustrations as well as the community. Right?



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Mayor James Seeley: So. Standards are problematic. I highly suggest, there's an online complaint form.

Lee-Ann Anastasakos: We've done it already, and nothing's been done.

Mayor James Seeley: Yeah, I'm not privy to by law enforcement. I know that Jacob does an excellent job, and if there is any infractions they will be dealt with. So I'm not going to ask Staff if there's an active investigation. You could follow up with Staff on that that gets problematic, too. They can't tell you the details. But if there was an enforcement and it's been resolved, there's nothing prohibiting you from seeing new developments and bringing those concerns, because we do want a nice township to live in. So, back to, is there any other components of the application around? You know the details of the application that you have concerns with that don't involve, you know, the severances or the type of growth that may come to a future lot.

Lee-Ann Anastasakos: Nope, I'm good.

Mayor James Seeley: Okay, well, thank you for participating tonight. I appreciate it. Great. Okay, he's not given council opportunity. Before I go to council. Kathy, we're not going to revisit everything that we spoke to before. Right? Perfect. I just want to give Council a chance.

Kathy White: Let's try to get it all out.

Mayor James Seeley: it's all good.

Kathy White: And there was some

Mayor James Seeley: I might get you stand up because it is easier to hear you.

Kathy White: What's different about this, is that it's not under an ARA license.

Mayor James Seeley: You want them importation under the ARA license?

Kathy White: No, this has been my wish that the municipality has the same, and the big difference between this and the ARA license being filled with the gravel pits being filled while they're still licensed is that, the municipality has an opportunity to look at the sighting of this terms of. So under the license, the pits there, it's going to be filled because they applied for a Site Plan amendment in accounts to that hole there. No one has. You have an opportunity now to say, is this an appropriate site for the importation of fill not a pit. Nothing to do with pit anymore. As you're saying. However, if it hadn't been a pit wouldn't be in the mess that it's in right now, and there was an obligation to return it to agricultural use. Whether it actually gets there ever or not, I don't know, but this is your chance to decide whether this is an appropriate site. Considering the neighbors, the neighborhood, the traffic to the to through the township, and, like, I was trying to say before, the natural heritage features around this site, the hydrogeology of the site. It's on a groundwater divide part goes up to the Speed river, part goes to the Irish Creek. It's a sensitive area. It's mapped as a sensitive area. It's a groundwater recharge area. Is this an appropriate place for a filled up? Okay, that's this is my wish that you get. You have a chance to say no, and I'm so disappointed. And I understand that you know you can't fight every fight, but it's unfortunate when my council has to say that it will just cost too much money to fight everything. And so the other side, then, can just run all over here knowing that we're not going to fight them because it costs too much, and that is a very sad situation in the province. Eventually, if you're



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robbing that jewelry store or dumping illegally, which has apparently happened at this site. So there's a history here as well. And I suffered through that myself, even though I'm not a neighbor. I'm still a resident that put up all that truck traffic. So, one thing that I wanted to bring up as well is the air quality, and the residents here are talking about the dust. So we have more information now than we've ever had on the effects of small airborne particles on the health and the ongoing. It's cardiovascular health even of the residents who live near constant sources of dust for Pm. 2.5 pm. 10, they will be grieving. This sounds like constantly the way this has been going. Dumping, or the dust suppressant on that site as well. It was suggested previously to say, water. The only thing because a commercial dust suppressant that could contaminate the groundwater shouldn't flow to the wetlands, and So I have to agree with John Mcnee. I live, Puslinch. I've had my ground hip fight. There are a lot of holes in Puslinch to fill. and this is just one of them. There are holes that are licensed, and there's abandoned holes, and there's holes that the license. Are we looking at, filling the University of Guelph Kit at some point, because you can dump below the water table. You can. We have quarry applications. I look at the ERO every weekend, every Saturday. We have applications for millions of tons of quarries in Niagara. There's 1 right now going through in Caledon, where the property has actually been sold, so these properties will be bought up by people who want to fill that hole. This is just the beginning. and I suggest that you look very, very carefully at the sighting of this, and maybe find some way to say no, and that's why I brought up all of those environmental concerns, the hydrogeology, the wetlands stream, the groundwater divide, and the proximity to the residents and the health of the residents and the safety of the residents. I have had someone go through that stop sign on. It's a dangerous intersection to begin with. But that those that's what I have to say. I think I wanted to just sum it up. It's up to you this time it's not up to the M and R.

Mayor James Seeley: I agree with that. So thank you.

Laura Murr: I just have one comment sort of follows through on what Kathy, saying that you know this property. It's my understanding. It's only agricultural. Now it's in. It's old agricultural now. Well, then, filling it for 3 years is actually an industrial. Is that not an industrial use as opposed to just filling? They're not going to plant anything for 3 years, are they? So? Is it really going to be an agricultural site anymore? Or should you be putting an interim industrial zoning on? And if you decide to pass it so we should get more tax dollars compensate for the damage to the roads to damage for the residents.

Mayor James Seeley: Well, the township either will be, or has received a security for any road impacts from the hauling with the intent of drawing on that to repair them. I believe the applicant was speaking to I should let you raise her, because it's not my application. You spoke about. Having some crops planted on portions of the property as you build it out, so speak to that for because what I'm hearing from the applicant is that this is for better farming. Right? Not an industrial. So, if that's the case, you can speak to how this site's going to progress through the filling of it.

Brian Enter: Yeah, I think. I can't speak to zoning issues and things like that. I I've experience in the development world to speak to that. I think you can't put a, you're not gonna zone it back. So you'd be you just would have made a massive step backwards. If you did that. But anyways, So the idea would be that the work zone would be zoned to the area that they're working in, not to for a number of reasons, right for erosion, protection for dust, minimization. And obviously, the you know the use of the site is desired as an income source. So is it proactive to for them to do it. So basically, the plan is to do it in a zoned manner, and not to strip the entire site in one shot.



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Mayor James Seeley: So if it's not clear, it's zoned where they'll be continued to farming at each section, so go ahead.

Laura Murr: But as a follow up, if you're going to return it back to agriculture, how are you going to return it back to agriculture, depending on what type of field to bring in.

Mayor James Seeley: Well, it's going to be topsoil.

Laura Murr: They've already said there's not enough topsoil to fill the site. Where are you going to get that much topsoil from the top? But just to say, one thing is, whatever is underneath the topsoil is also important for growing things. It's not just up so many meters of topsoil. If you don't have infiltration or you have too much, you can't grow anything, or you'll still have poor crops growing on so is there any way that you could? If this, if you do intend to pass this you could like. You have the different strands of the type of soils that could be brought in, correct. Can you limit the types of soils that can be brought into the site?

Thomas Kolodziej: Yeah, as far as the geotechnical like, you know, gray size, analysis, and it's a sand gravel mixture of clay, silt, whatnot. Yet you have a choice typically not really. You want to have stratified layer. You don't want to have layers that really you do. It's not very conducive for the ground infiltration. You want to have a good mixture of fines and coarse material. And this is why the ministry, you know, impose this one and a half meter minimum for topsoil or table one soil. So it doesn't have to be topsoil. It has to be table one because that's the root zone for most of the plants. and that's sufficient to sustain the growth. It's sufficient, for if you have, let's say clay, something subsoil the one and a half meter would be plenty or enough for infiltration to dissipate. So you don't create a swamp. The one will be sitting in the bathtub kind of situation and proponent, though based on application, it will be grading them for the round of. So it's not to create a big wall when the water is going to accumulate, the water is going to run off, there'll be some infiltration. Again. There's little science behind it. It's not that this proponent all the other proponents come up with some plans that they just figure something out. It's going to work for them. They got to follow a book. There is a rule book. It's called actually Soil Rules book. And it's all spelled out how it has to be done. And these are the minimum requirements. There is always potential to go, you know. do better, job. But the bare minimum is good enough to the government, to the province for the development of the properties that receive excess soil.

Mayor James Seeley: Okay. So I don't believe we have any great... go ahead.

Unidentified Individual: About the illegal dumping. If we turn this down, will there be illegal dumping on the site? Is that we're afraid of with the illegal dumping or illegal dumping and other pits. Is that we're worried about?

Courtenay Hoytfox, Interim CAO: So, through you Mr. Chair. The Council is tasked with making a decision based on the merits of this application. That's what they'll be making a decision on and so that should answer the question. It's not based on any sort of presumption around what an applicant will or will not do based on that decision.

Unidentified Individual: All right. I want to go on the record that I'm totally against it.

Bianca Gagne: We're feeling so these are my parents here. I just wanted to give my opinion on it, too.



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Mayor James Seeley: Can I just pause you real quick? I'm making an assumption that you're an adult, and I may need your name and your address just for the record, because, like, if you were under 18, I'll take your statement. But as if you're 18 and over, then you're participating in this meeting, we need to document it that way of and whatever process later, you're officially on the record.

Bianca Gagne: I'm under 18.

Mayor James Seeley: So okay, then, I think that's we can just take. Should we take her name, and it's not an option.

Courtenay Hoytfox, Interim CAO: Yeah, just permissions from the legal guardian to state her name and address. Yep.

Bianca Gagne: So I live at 6745 Forestell Road and my name is Bianca Gagne. I'm a little nervous.

Mayor James Seeley: It's fine. I'm nervous almost every meeting.

Bianca Gagne: I'm in civics and careers class right now. So I'm learning about this stuff, and I kind of just wanted to give my opinion, too. But I would like to bring it back to the dust, and I understand that they'll do their best to minimize it. But, my concern is that on hot summer nights the water will evaporate, and if it's windy, whatsoever the dust will blow straight into our backyard, and when it's hot, sometimes I like to open my window because I live upstairs and heat rises, it gets really hot up there. So when there was construction before, all the dust would blow into my room. And it was just a pain. So my concern is that it'll be really dusty. And I'm gonna have to clean a lot more. And also, I would say, like, I'm currently 16. I plan to go to university in like 2 years. I only have, like 2 years left at our house because I'm probably gonna go into residence somewhere. I don't want those 2 years to be full of like trucks in the summer and stuff, and I'd hope to have like a nice summer where there's no noise waking me up, and I also wanted to say that I'm working, and I'm doing summer school, so I think sleep is very important, for also a developing mind. And it's not just me. It's also the neighbor's children, too. So, I think that would also be a big factor that would affect other kids. And yeah, that's basically all I need to say.

Mayor James Seeley: Great job. It takes a lot of courage stand up in front of, especially strangers, and speak to you know your concerns. So continue on with that. And how do we control dust on site? Is it, as you know, simple, just a water truck, or, you know, as individuals mentioning soil dries out like, How is there? Do you top dress it? What do you do?

Jeremy Nicholls: We use the water truck during the operating hours that we're there to keep the ground wet. It's no different than a farm field that's just been tilled right like they can't control it. We can't control it after the hours. Nobody's there.

Mayor James Seeley: What's the site condition right now? Spring planting is, I guess I had a crop on it last fall. So you said it's going to be staged just the whole site in the strip. But then rebuilt in. There's good. Even the stripping is going to be.

Brian Enter: Yeah, yeah, that's what I'm saying. You do it in a manner only on the zone that you're going to be able to work on the next day or 2. And so it's you're doing.



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Mayor James Seeley: So, I don't know if you have an answer to this, you know, would it stripping 5 acres of open? This zone would be dependent on the source site and how much material you're getting.

Jeremy Nicholls: Yeah, like, I think the farmer has half of it planted now. I believe. There, we gave him an area where we're going to work, so we'll do it. The back section and work away forwards. Don't know so it wouldn't all be stripped. It'll be stripped enough for the trucks I have to get on right.

Mayor James Seeley: So, if it gives you some comfort, if this project were to go forward, you're not going to see a full exposure of that your neighbor's property is dirt. It sounds as though they're going to stage this progress it through. And then we heard earlier where once they're completed on those other stages well, depending on time of year. But crop would be planted, you know, so hopefully. That would also help mitigate some of the concerns, but it's noted, and I'll discuss it at Council at a later date. Okay

Kathy White: One thing that we haven't addressed is invasive species, plants and animals. So, we have some very serious invasive worms, hammerhead worms. I actually read about it in cottage Life magazine. I had heard of them. These are being transported around the province in soil and mulch, and they showed up at Port Sandfield in very, you know, high end area of Muskoka in gardens. So, any of these times that we may even so from one place for another. We have phragmites which is now in the little trash, and this whole hammerhead worm thing is, and jumping worms. Apparently, we have those in Puslinch. So, these are all things that are showing up. And so, I'm wondering with the hammer boards because they're so toxic. If you know, even robins eating them will die because we can't touch them. We have to wash our hands. They're extremely toxic to animals. So, dogs and any other animals touch we see, and I think it's worth looking at. I'm not trying to be, you know, out there. I just happened to pick up this article in cottage life, and I thought, well, they're already up in Port Sandfield in gardens, and they're saying it's importing topsoil and mulch. So, it's something to always keep in mind. It's not just chemicals that are moving around. It's invasive and dangerous and seeds.

Mayor James Seeley: Okay, smaller hands up on the day you leave, alright. So, we'll move to Council Councillor Hurst. Any items?

Councillor Russel Hurst: Yeah, thanks. yeah. I got lots of notes. So, to the residents. Thank you for coming out tonight, folks. These aren't always easy conversations, but they impact your livelihood. So, I appreciate you. Take my time. Take a look tonight. I live in concession, for right on the corner Side Road 12. So not that far away from where you guys, I walk my dog down that road all the time, so absolutely I get it. I don't live there per se. But I think I get it. yeah, just some comments, you know. I think I quite struggle with this being a commercial fill operation, cloaked as agriculture. And this is on either of you. You're trying to move forward with this. And I and I get that. But just based on prior history, I think there's a sense of unease with the circumstance as it presents itself. So again, not either of you. Very good job of answering a lot of questions. But I think from a community standpoint. That's a huge hurdle to have to get over. Maybe 2 comments briefly. In the briefing notes. I didn't see anything in regards to commentary from source water protection. That'll be one. And I'll leave that with Staff just to contemplate. We're hard to environmental hydro but either folks and I suspect that wasn't a requirement. But I think just the fact that in this community water everybody's on wells. Thats to me is concerning. Road management, I'm just envisioning through the proposed haul route. I envision a major issue at the corner of Forest Old and Side Road. 10 cars whip down Forestal, and you're trying to



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get a dump truck or one with pump at the back across there. I just envision like a really bad accident here. So that's maybe just a takeaway is and again, I don't want to get into road management that's beyond the scope here. But maybe before we stop there temporarily. Just, not advocating for that. I'm just saying something needs to be considered. Mr. Nichols, just my quick math, and I don't want to put you on the spot here, but 145,000 cubic meters like, we're probably talking 10 to 12,000 trucks. So I just kind of work backwards, say, and if this happened over 2 years, it's 5,000 trucks, ish, say, 200 working days, like 25 to 30 trucks given, and that's not taking into consideration, as you noted rain days, holidays, winter weather issues and that type of stuff. So that's a lot of trucks that come through that small window. I probably do have concerns with the operating hours. I think I would very much support the township's recommendation of Monday to Friday. And I think maybe I'm encouraged that you give some context in terms of how you choose to operate your business, which is encouraging. But I think from my perspective, and I want to see that in writing type of thing talked a lot about sound and dust management, you know, I think in other construction sites we've seen tarping put up around the perimeters to keep the dust down. And again, that's probably more in the Site plan control, but I'd say came quite evident to me the concerns of the adjacent neighbors. I think water's great, but I'd probably look for water, and something, of course, time just to help mitigate that. I'll stop there. Thank you for pulling through. I think you answered a lot of the somewhat difficult questions. So, I appreciate that.

Mayor James Seeley: Okay, let's go ahead.

Councillor Jessica Goyda: Yeah. I'd like to reiterate what Councillor Hurst said, thank you very much to the residents and to the people online who have about tonight and made some very thoughtful and very well researched comments. It's helpful. I can speak for myself. It's very helpful for me as we move forward. Councillor Hurst made a lot of really great comments. I won't reiterate those. I do. Just have a couple clarification questions. The very beginning. You mentioned that this would go on for 2 to 3 construction seasons. And I'm just. I'm not familiar with what? What is a construction season like? Does it go from May to October? What would a typical construction season entail?

Jeremy Nicholls: I'm not sure what your tonnage road or the half load season on those roads are there, I think 10 South of Laird is a tonnage road, so it would shut down for 2 months of the year, no matter what, for trucking as well. It depends how much rain we got. We usually will take another couple weeks off, you know. this season. We started lead again. So you can get and you got holidays and everything like you're talking 9 months. Between everything now.

Councillor Jessica Goyda: I'm just wondering you talked about the sorts. zoning or staging, or I'm not sure what the correct terminology is. But if this were to approve, be approved, is there a way that those zoning or staging of the work could be done in such a way to minimize the dust of the adjacent. Specifically, those that back on to the property that would get either the work, a lot of the work done near them, either at the very beginning or the very end, so that they can still at least enjoy this. Oh, I'm sorry. I'm sorry my question was about was about that's sort of the order of staging the work or zoning your work so that the residents, you residents that back onto the property can have the majority of the work done closest to them, either at the beginning of the construction season or the end of the construction season, so that during the prime summer months you're less impacted by dust during that time.



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Jeremy Nicholls: I mean can absolutely do it that way, and even in the wintertime you'll have less dust as well because the moist and everything. But that makes a good point. We can work at different sections, you know. Yeah, that's absolutely a possibility.

Councillor Jessica Goyda: I don't have any other questions at this point, but thank you very much. Great information, and I'll be answering questions.

Councillor John Sepulis: But 1st of all, I'd like to reiterate to the Councillors, sir, thank you for coming out to the public and online. So, a very contentious issue. And we're trying to get something that works for everybody, we may not succeed. But our attempt is to make something that works for all of us. So, with respect to the final use of this being an agricultural property. What sort of crops were you planning to plant on this site?

Brian Enter: I cannot speak to that. All until is it's for agricultural use, and I'm doing the engineering.

Unidentified Individual: So, I can speak to that not specifically in the profession, but I know Mike Weber is the farmer that's been planting crops since 2021, and he's been alternating corn and soy, I believe, and I think it was only the 2. And there is a crop in there right now in a section. I would describe it as two thirds (2/3) of the property. I don't believe it's corn, but it has sprouted, and that's what I mean. I can't speak to it professionally, but yeah, there is crops. There's been crops every year since 2021, and the yield has not been good. We're working to improve that.

Councillor John Sepulis: Our Consultant Thomas Kolodziej and has raised the point that if you want proper growth, you should comply with the Soils Rule Book. In other words, you could have a type of soil with different types of soil. Different depths. To allow for drainage is that sort of analysis been done to determine what type of soils you want at each level?

Jeremy Nicholls: Because, as you said, the 1.5 meters of topsoil is the depth of the root for most agriculture use. So, anything below that grade there the water is going to hit and then run off. So, there's no point of putting anything softer. That far up it gets, you know, absorbs too much water.

Councillor John Sepulis: Would it just get evaporated at that point, you're saying you want 1.5 meter for proper drainage.

Thomas Kolodziej: Well, there are no requirements or gradation for the soil. So, there is no this prescription that the soil has to have specific fraction of sealed clay. The fine particles versus the coarse particles. That's not part of the soil rules. It's the quality of the soil, so that tables 1 through 9 really just speak to chemical content of soil. It is better if the sole is a mixture, it's a poorly sorted, well graded. So, meaning it's basically a mixture of all the sizes from a groundwater flow or drainage standpoint proponent could use depending on the source. The so like. Right now,, I understand from application that the source sites have not been found yet that this is still either being determined or not. So, all depends on what type of soil have access to.

Councillor John Sepulis: People that's back to you, are you trying to use topsoil?

Brian Enter: Oh, sorry. I'm sorry. No, you're right. I mean, So yeah, the plan uses for ultra.



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Councillor John Sepulis: So the application sites 3 properties that you're considering to import fill from one is 20,000 cubic meters, another is just under 2,000. Now there's 200. It seems like you're not going to a big site to try to get as much possible as done in this early times of awesome. You're sort of shopping around is that will that improve later on? Or you're just strictly.

Jeremy Nicholls: We have a lot of reports, but because of the process that Vera township goes through with all this reporting and stuff in the timeline. I can give you reports today, but we don't start in 6 months. They're gone. So, I don't want to waste your council time, my money that has to be invested into them, going through the reports and then changing the bylaw or changing the permit every time I hand a report in, I have to pay and change the permit. So, when the site gets. That's when we'll search. So we don't. You guys want reports to show you we showed you that we had them, you know, provided them to you, but I can't guarantee and say that site's gonna hold on to 20,000 or 200,000 cubes. Just not the way it works, and when we're ready to go. I can find those sites, bigger sites and volume it that way. But again, it's about like. do we want it super busy and run 500 trucks a day. No, not really. That's a nightmare. It's a lot. Most of my sites now, even with 12-15,000 loads we run a hundred 25 loads a day. That's like, you know, it's not crazy. I know it sounds like a lot of trucks, but if you see what goes now before it's more manageable.

Councillor John Sepulis: That about how much per hour?

Jeremy Nicholls: About 20 trucks an hour Yeah, they usually come in rounds right? So they could come from 3h away. So,, they do 3 rounds a day. So you see them all, and you won't see them for 3 hours.

Councillor John Sepulis: Noise levels. Residents are concerned about the noise levels. Is there anything you can do on site to mitigate the noise from the backup operations, or

Jeremy Nicholls: We try now to our guys slamming the tailgates. We don't. We were pretty much on. We're in 2 smaller areas now. We let them slam at once, and everyone gets warned like, I don't want driving down the site, banging the tailgates away. My guys are pretty hard on that as well. Guys get so many warnings, and then we mark it down in our books, and then just sign the truck out.

Councillor John Sepulis: In terms of dust control. Hear what you're saying. And I heard Council versus said, I think we should have better control of dust to consider the impact on residents.

Brian Enter: So, I think, the challenge with dust. And so we actually, ironically, within most municipalities. Now, where there is land development, construction within sites or sorry within residential areas, they have to do dust management plan. So that the municipalities have ruled some of those measures out with basically the tarps and the things like that. it's my understanding. This is anecdotal is that some municipalities are basically moving away from that because it's not effective. A site that's this large. You think of a construction activity operating a hundred meters away. You put up even a 5 meter fence. It doesn't really do anything. It's way too far away, right? And what has ended happening is that ends up becoming more of a nuisance. So there's been concerns about in this case, the wildlife things like that. So I think, in my opinion, it would be an expense that would actually have negative impacts. It's not actually visually attractive. And I think it would have actually almost, no measurable impact. The bigger thing is going to be because daily construction activities of water, of minimizing



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the construction zone, minimizing the disturbance zone and maximizing the reinstatement zone. And I think it is worth noting again. It is an agricultural use, so much of the time in the spring and the fall, and even during when there's crop cover there is still dust that can come from it is open soil still right there. It's not like a lawn where it's fully vegetated. So I think there's some reasonableness and some reality of what the effectiveness of it would actually be.

Councillor John Sepulis: There's a home on the property, correct right now.

Brian Enter: I'm not 100% about that.

Jeremy Nicholls: There's dwelling on that property, and then there's an adjacent one.

Councillor John Sepulis: So are people. Will they be living in there, while the constructions going on?

Jeremy Nicholls: I haven't asked that question. Sorry.

Brian Enter: Yeah. Yes.

Councillor John Sepulis: Okay, that's all I have. This report comes to council. Be a lot of recommendations coming over from us with respect to what sort of additional same approach we want.

Mayor James Seeley: I'm gonna bounce around a little bit. But it gives me a little more comfort, knowing that those source sites that you provided were just examples, because you know, you had. Those are 3 that were at either or were available. But I have concerns. When I read the report testing and mix up the address Topsoil, I believe in Waterdown. and they had the contractor show up, dig a hole, and to say, 3 meters test it, you know. 1st I heard of you can take samples to get different results, but then in the report states, they go back and they check 2 meters around that site. And then they conclude that it was a localized contamination. Well, to me, why wouldn't you replicate the same testing methodology. Why didn't they bring the excavator back? Dig 3 feet down someone, like dig 3 feet down? We're in a report that you mimicked exactly what we did the 1st time, and then we got a clean result. Because when I read something like that, I'm like, that's not the same process. This looks like they were just walked around the outside and grab some stuff, and now we got a clean fill. But if you dig down 3 meters it's dirty. So I had major concerns with the 3 submissions that you provided. Because I thought this the more the process, because if I can see variances, then it brings doubt, then it brings. Do we want this fill in our community? Right? So that would be my suggestion to you. Then, if you're going to bring source sites, and there's going to be a reportable testing, and they go back to test it. You mimic the same methodology unless there's some great explanation. Why not? Because I didn't think it was clear and I could be wrong. I'm no expert. The other one was it was the parking lot expansion, was it Grimsby area down there somewhere? It was industrial area, and they dug 11 inches down of the shell. And to me, I'm thinking, this is a massive industrial area that was site prepped and the 11 inches that they tested was that the topsoil they put on? And are we only? Are you only looking to bring 11 inches of soil for that project to this community because it's just a scrape and pave. Or are they going to dig down 3 feet. They're going to test the top 11 inches.

Jeremy Nicholls: So usually there's multiple tests in that if they're trying to get rid of the topsoil and they're splitting it off. They're not going to sample all the way down because they don't need it. They're going to sample the top, whatever it is. They're



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going to dig down until they hit the top soil bed. They're testing that only because they're going to get rid of that. And then there's more testing. It's going to come back and test the rest of the subsoils and everything beneath it. So that's how they're doing it. Their test and same in the stockpile. That's why they're gonna test it on the ground. But once it's moved, they're going to test it again in a stockpile, and it has to be shown as that, and you'll see the boreholes and the number of them. Usually there won't be one. There'll be 10 or 20 or 30

Mayor James Seeley: From the guy that's sitting here that is not living in your world, and I'm responsible for making decisions or partially responsible 1 5th responsible for making this decision. If I don't have confidence in the reports that I'm reading. I'm gonna bring a ton of scrutiny to you.

Jeremy Nicholls: I understand. That's why this guy's here.

Mayor James Seeley: So, I'm just that's that was my take on these 3 source sites. But it also, as I mentioned earlier, brings me some comfort, knowing that those aren't necessarily the sites. It's just that you had to provide something for us to at least consider as part of the process. I also am wanting to know what would be better for the community if this is approved. And I've already said a couple of times whether we want, you know, high impact. Get it done getting crops on it or extend that. So for me, there's gonna be some thoughts on that decision making. I didn't buy into your the trucks gonna go come empty go to a site, because to me the gravel company has contracted these trucks, and then how are they gonna agree to let that truck go somewhere else. So, I don't know if that's gonna so, let me finish that, because to the way he described it, I thought that would be like, Hey man, I'm going to Puslinch. I got this stuff that's got to go with you. Okay, but the whole, if we adhere to what's prescribed in the application, the testing, the logging that should be taught.

Jeremy Nicholls: So, let's say, Conrain is doing a strip job. Okay, they got to put roads in while they're doing. They got multiple crews go. Their sites are looking for. If they're coming to me, they're looking your cores out here are cheaper than Lafarge and Highway 5 a lot cheaper. The further north they go, the cheaper they are, too, and they know this. They own Strata, so they bring loads to us, but then they'll backhaul. Sometimes 30% of those loads will be backhaul gravel because they got to bring it back to the site, anyways. So, it's cheaper for them to do that term. That's what it's how it is.

Mayor James Seeley: I just had concerns around the ad hoc. Oh, we got an empty truck that's rip over here

Brian Enter: That was not my attention.

Mayor James Seeley: I know. But The hours working. This is a double edged sword I don't support at this time, you know. Saturday work. However, a mechanism for the onsite machinery prepping, I would. You know. Look at that, as you know, a farmer's tractor can be in the field. So, if the dozer are known, do they have backup beepers, are worst. Right?

Jeremy Nicholls: Well, ours are. It's muffled.

Mayor James Seeley: Okay? But so, I'd be more tolerable to some prep. Work to, you know, if it shortened the scope of the duration of the project. But the trucking 6 days a week.



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Jeremy Nicholls: We don't run on Saturday. Yeah, we never have.

Brian Enter: There's actually 2 separate times, there's a hall route time, and there's a site work time. So, the permit relates to the site work, and the hall route has already been approved with the regular hours.

Mayor James Seeley: Okay, so I missed that. But it's been a bit of a conversation, so I'm almost done. I apologize, this is important. I'm looking at page 23 of our agenda package. There's a did you say you prepared the Site Plan elevations?

Brian Enter: Yes.

Mayor James Seeley: So, we have this graph, and it's got all the angle colors on it. And I'm seeing the you know existing and the proposed elevations. So, is this the proposed elevation will then receive a meter and a half of topsoil. So, this is inclusive?

Brian Enter: Final grade.

Mayor James Seeley: Okay. So my question to you, then, would it be a safe assumption that anything on this plan. Under a meter and a half is going to be table. One soils brought in because all of these proposed grade increases. Oh, the ones I'm talking about are a majority of them are under the meter and a half. Looks like there's a giant hole I know hole in the middle, so

Brian Enter: That'd be correct.

Mayor James Seeley: That'd be correct? So if somebody were good at math, you could likely figure out how much is going to be table 2 versus. So, now. If you're at, say, looks like the West Side, you're at 2.86 I guess this question you're gonna do a meter and a half across the whole site. It's like, I mean, I'm not going to get out there with a freaking laser level and see if you're 1.4-1 point. But I mean, let's just say a meter and a half across the whole site. So any elevation change that is more than the meter and a half. That balance will be the 2, the table 2 point, whatever. Good. Yeah. I agree. I prefer I don't. You know. I don't like the 200 loads from here, 200 loads from there, 10 loads or 5 loads from here. I would prefer that this thing is going to go get it done because it's for agricultural purposes. It's not a soil commercial operation. Get it done. That's where I'm leaning. But I need to hear from the public if that's even palpable. So and it's gonna be a tough decision for anybody, so I have a few more notes. I'm horrible for the sakes, but I do this full staff all the time. Refine the notes. Oh, I think Staff have answered this, but in several parts of the report, it makes this disclaimer that if the applicant were to go over 144,000 cubic meters. Whatever the measurement is. Now, we'll just post it on the Arrow. There's controls in place. But that can't happen. This is the power, right? Already talked about the 12 inches, I had contaminated soil, so I didn't like the testing. I thought there was contaminated soil as well. It's going to be a log of the trucks coming in. I would like Staff to take some consideration on the reporting of those logs if it's not already in there.

Justine Brotherston, Interim Municipal Clerk: Mr. Chair, It's in there. It's something Staff will consider as a commissioner.

Mayor James Seeley: So I don't know if quarterly is too frequent. But for me it's a measure of keeping you honest. right. You're gonna have that log of trucks on. If some you know member of the community says they brought in way more, and I could sit down one night and add her up in plain terms. Right? So I think that reporting is



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important. And where's every 6 months, whatever you guys can, everybody can hash that out. That's on manually. Oh, It's gonna I had a note of like a truck camera to track trucks in and out, too, but I don't know if that would be probably like a trail camera, you know. Similar idea, somehow to again another watch that. Well, but so that's important. I those are. Those are my points. I can leave that in that one. Appreciate your time. I'm pragmatic at time. I'm you know what I'm thinking. I'm a pretty straight shooter, so I apologize if I you know, seem to brass. But I just want to get to the point and talk a little bit. I like having the difficult discussions. It's important. Community gets to hear it, and work through these things. So I did hear from Staff and others that this was a very well done application. It was eye burning to read through it. Especially not being an expert at any of these things. But it was very well done, and so thank you for that. You know I'm going through that process. and then I guess that'll be it. And I got a little blurb. But I had a repeat, Council after my long ladder there, as I need to know. Okay. I declare this public meeting closed council will take no action on the proposal tonight. Staff will be reporting at a later date, with a recommendation for Council's consideration. You wish to receive further notification of this proposal, please email or call building at Puslinch.ca or by phone at (519) 763-1226, extension, one, or contact township staff during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal, and it is brought before Council. In the future. You must register as delegation with the municipal clerk prior to the meeting. Thank you for everyone's patience and indulgence and have a great rest of your evening.