



**TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING FOR PLANNING MATTERS
SITE ALTERATION APPLICATION**

April 11, 2022, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly (Chair)
Councillor Shelley Bradaric
Mayor Dave Bylsma
Councillor Cheryl Ganann
Councillor Harold Jonker
Councillor Jason Trombetta

Absent: Councillor Mike Rehner

Staff: Bev Hendry, CAO
Brian Treble, Director of Planning and Building
Madyson Etzl, Planner II
Jessica Dyson, Deputy Clerk
Gerrit Boerema, Planner II
Meghan Birbeck, Planner I
Mike DiPaola, Director of Public Works and Recreation*
Kevin Geoghegan, IT Help Desk Analyst

Other Members:	Tom Richardson, Township Solicitor*	Peter Budd*
	Neil Carter*	Jared Marcus*
	Sidney Thompson*	Jill Anthony*
	Lianne Timbers-Sharp*	Kenneth Kranendonk*
	Jesse Auspitz*	Matt Wichmann*
	Shawn Ryan*	Andrea Wichmann*
	WeeStream*	

***IN ATTENDANCE PART-TIME**

Site Alteration Application - P. Budd Developments Inc. (File No. 3000-002-22)

1. PUBLIC MEETING

The Chair stated that the purpose of this meeting is to give an opportunity for the public and Members of Council to provide comments and/or ask questions regarding the importing of fill on lands owned by P. Budd Developments on the property legally described as Plan M94 Lot 1 Plan 30M300; PT Lots 12 and 13 and RP; 30R15516 Parts 1 and 2 (off of South Grimsby 5 Road) in Smithville, north of the CP Rail Line.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

Site Alteration application has been submitted by Rankin Construction Inc. (Contractor) on behalf of P. Budd Developments Inc. (Owner) to import 35,000m³ (roughly 3500 truckloads) of fill to the property legally described as Plan M94 Lot 1 Plan 30M300; PT Lots 12 and 13 and RP; 30R15516 Parts 1 and 2 (off of South Grimsby 5 Road) in Smithville, north of the CP Rail Line. This is currently a vacant lot owned by P. Budd Developments Inc. The applicant has expressed that an estimated 35,000m³ (roughly 3500 truckloads) of fill will be imported to the site to grade the land to the proposed pre-grading plan in preparation for a future subdivision plan (currently draft plan approved).

2. Purpose of the Meeting

The Chair stated that the purpose of this meeting is to give an opportunity for the public and Members of Council to provide comments and/or ask questions regarding the importing of fill on lands owned by P. Budd Developments on the property legally described as Plan M94 Lot 1 Plan 30M300; PT Lots 12 and 13 and RP; 30R15516 Parts 1 and 2 (off of South Grimsby 5 Road) in Smithville, north of the CP Rail Line.

The Chair advised that public notice was circulated to applicable agencies and neighbouring properties within a 120-metre radius of the proposed project site on March 22nd, 2022.

The Chair asked the Director of Planning and Building, Mr. Brian Treble, to explain the issues relating to the proposed application. The Director of Planning & Building provided an overview of Technical Report PD-47-2022.

The Chair asked if there was anyone from the public that would like to ask questions and/or provide oral and/or written comments with respect to this application. The Chair advised that this may be the only public meeting being held with respect to this issue; therefore, noted that if any members of the public had any comments they should state them now.

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1. Amy Smith
Las Road, Smithville

Amy Smith stated that their property butts up against the subject property and commented on the need for advance notice and a timeline for when contractors will be entering the property as there has been a temporary fence erected on their property. The Director of Planning & Building stated that the Township is not involved in any access to private properties, nor is this something that the Township would authorize. Mr. Budd stated that the company has a contractual obligation with the property in question and has come to an agreement with 4 property owners stating that P Budd Developments Inc. will take down the sound fence that is on top of the existing berm to regrade and complete additional work, which will be one of the first steps completed when pouring the fill. Mr. Budd stated that once the fill is brought in, the replacement of the fence can occur which, weather permitted, should be completed in 2-4 weeks' time.

The Chair asked if any Members of Committee had any oral or written submissions regarding the application. The Chair advised that this may be the only public meeting being held with respect to this issue; therefore, noted that if any Members of the Council had any comments they should state them now.

In response to Mayor Bylsma's question regarding the reuse of the existing top soil on the property, the Director of Planning & Building stated that the developer is working on installing siltation fencing. The first step following siltation fencing, will be to relocate the top soil and use that top soil on top of the fill to complete the project.

In response to Councillor Ganann's question regarding when the project will begin noting the concerns from residents with respect to the dirt and dust during the course of the summer months, the developer, Peter Budd, stated that the siltation fencing has started for the stripping of the top soil adding that the top soil will be stockpiled on the phase 2 lands and stored there until the land is graded and then the top soil can be placed back down. Mr. Budd stated that weather permitting, they are hoping to be in a position to start trucking the new fill in phase 1 within 2-3 weeks with the total amount of time to place all of the fill being a 6-8-week process.

The Chair stated that a Technical Report was being considered by Committee later as part of this evening's Committee meeting, and that a recommendation report would be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council have made a decision with respect to the proposed site alteration application and if approved by Council, a

notice of its passing will be circulated with an appeal period. The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Township Clerk, Joanne Scime at jscime@westlincoln.ca.

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus miss the opportunity to attend applicable meetings and suggested that the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township Website at 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view. The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

3. Adjournment

The Chair advised that this public meeting with respect to the proposed Site Alteration Application is concluded at the hour of 7:47 p.m.

JESSICA DYSON, DEPUTY
CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR