

**TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING MINUTES
SITE ALTERATION APPLICATION**

April 9, 2024, 6:30 p.m.

**Township Administration Building
318 Canborough Street, Smithville, Ontario**

Council: Councillor William Reilly (Chair)
Mayor Cheryl Ganann
Councillor Shelley Bradaric
Councillor Joann Chechalk
Councillor Jason Trombetta

Absent: Councillor Terry Bell (Notification provided with regrets)
Councillor Mike Rehner (Notification provided with regrets)

Staff: Donna DeFilippis, Interim Chief Administrative Officer and Treasurer
Gerrit Boerema, Manager of Planning
John Bartol, Chief Building Official
Justin Paylove, Deputy Clerk
Kevin Geoghegan, IT Help Desk Analyst

Attendees: Sikender (Sonny) Gulacha
Jeremy Nicholls
Gurcharan (Bobby) Singh

3118 Grassie Road (Sonny Gulacha) - Site Alteration Application

1. Application for Site Alteration

The Chair advised that this public meeting was being held to consider a Site Alteration application.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

An application for site alteration has been made by Sonny Gulacha to import an amount of total fill not greater than 4,617m³ (roughly 462 truckloads) to the property legally described as CON GORE A PT LOT 16 PT LOT;17 RD ALLOW at 3118 Grassie Road, former Township of South Grimsby, now in the Township

of West Lincoln. This lot is the site of a new residential build owned by Sonny Gulacha. The applicant has expressed that the fill will be imported for the grading of the site around the new residence properly and gradually with the surrounding land, as well as to ensure proper site drainage for future farm use.

2. Purpose of the Public Meeting

The Chair stated that the Site Alteration By-law 2016-41 (as amended by By-law 2017-81, 2018-80, 2019-68, 2020-80, & 2021-92) requires that before approving a Site Alteration Application, Council and/or Committee must hold at least one Public Meeting at an accessible facility for the purpose of informing the public in respect to the application.

The Chair further stated that the purpose of this public meeting is to receive comments and answer questions from the public regarding the Site Alteration application.

The Chair further stated that no decision has been made on the proposed amendment and any comments received will be taken into account by Council in their consideration.

3. Public Meeting

The Chair inquired to the Deputy Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Deputy Clerk, Justin Paylove, explained that proper notice was given by way of email circulation to agencies and mail circulation to all residents within 120 metres of the subject property on March 8, 2024.

The Chair inquired to the Chief Building Official, John Bartol, to explain the purpose and reason for the Site Alteration application.

In response to the inquiry from the Chair, Chief Building Official, John Bartol, explained the purpose and reason for the Site Alteration application.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Gurcharan (Bobby) Singh

Bobby Singh, the authorized agent of Sonny Gulacha, explained that an additional reason for this Site Alteration application is to ensure proper site drainage for future farm use.

The Chair asked if there were any oral or written submissions from any members of the public present in person or as part of the Zoom meeting that wished to provide comments at this time with respect to the Site Alteration application. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any members of the public has any comments they should state them now.

Jeremy Nicholls

Mr. Nicholls asked about the nature of this site alteration application and whether or not it applied to the farmland included on the lot as well.

In response to Mr. Nicholls' inquiry, Chief Building Official, John Bartol, explained that this application only applies to the area immediately surrounding the residential unit on the property, not the farm land, and that this is permissible under Township by-law and is in accordance with provincial regulation as well.

The Chair asked if any Members of the Committee had any oral or written submissions on the Site Alteration application. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee has any comments they should state them now.

The Chair stated that a Technical Report was being considered by Council later as part of this evening's Committee meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the 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 Deputy Clerk, Justin Paylove, at jpaylove@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 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's website after 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.

4. Adjournment

The Chair declared the meeting adjourned at the hour of 6:46 p.m.

JUSTIN PAYLOVE, DEPUTY
CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR