

# Township of West Lincoln

Required fields are marked with asterisks (\*)

Site Alteration - Application for more than 500m<sup>3</sup> Per Year of Fill

Please complete all applicable sections of the application form. An incomplete application will not be processed. Please click the submit button when completed or return completed forms to the Director of Planning and Building and/or the Director of Public Works and Engineering.

## **Date**

2024-12-23



## Property Information

### Municipal Address

**Lot Number**

**Plan Number**

**Concession Number**

**Town Lot Number**

3118 Grassie Road, GRASSIE, ONTARIO

## Current Zoning

### Land Owner \*

Person

Company

## Registered Land Owner

### Last Name \*

Gulacha

### First Name \*

Sikandar

### Middle Initial

### Address \*

50 Tuscani Dr Stoney Creek L8E5W4

### Mailing Address (only fill in if different than proposed site alteration address above)

### Telephone (Primary Number) \*

905-961-5304

### Fax

## Consultant Information

### **Company Name**

Meritech Engineering

### **Telephone**

519-623-1140

### **Fax**

519-623-7334

### **E-mail**

briane@meritech.ca

### **Address**

1315 Bishop Street North, Suite 202, Cambridge, ON, N1R 6Z2

### **Legal Name (for use with agreements)**

### **Designate (to which all correspondence will be sent)**

Brian Enter

## Contractor Information

### **Company Name \***

Nicholls Ventures Inc.

### **Telephone \***

(905) 802-1189

**E-mail \***

nventuresinc@gmail.com

**Address \***

119 Book Road West, Ancaster ,ON, L9G 3L1

**Legal Name (for use with agreements) \***

Nicholls Ventures Inc.

**Designate (to which all correspondence will be sent) \***

Jeremy Nicholls

## Type of Work

**Placement of Topsoil \***

- Yes  
 No

**Placement of Fill (per year) \***

- No  
 500m3 to 1000m3 imported fill  
 over 1000m3 imported fill

**Commercial Fill Operation \***

- Yes  
 No

**Proposed Start Date \***

January 6, 2025



**Proposed Completion Date \***

June 30, 2025



Import of fill in year yard to raise the elevations to eliminate impact of seasonal flooding on proposed amenity space and potential planting of fruit tree orchard.

## Sketch or Plan

Browse... See attached with email

Allowed extensions pdf, doc, docx, xls, xlsx, jpg, jpeg, gif, png, tif

## Estimated Volume of Fill to be Imported (including all material for driveway and/or septic construction) \*

10,600m<sup>3</sup> Earth Works

Note: Septic System shown on plan previously approved.

# Financial

## Permit Fees

- Application Fee (500m<sup>3</sup>/year to less than 1000m<sup>3</sup>/year) - \$500.00
- Application Fee (1000m<sup>3</sup>/year or greater) - \$1000.00
- Road Damage Deposit - not to exceed \$5000.00

## Application Fee \*

\$1000

## Municipal Service Fee

## Security Amount

## Agreement Preparation Fee

# Owner Authorization (if an agent is used)

The owner must complete this section. For more than one owner, please fill out an additional separate section for each owner.

I, SIKENDER M. GULACHA

Insert Full Name

being the registered owner of the subject lands, hereby authorize

Insert Agent Name ~~ME~~ MERITECH ENGINEERING

to submit the above application to the Township of West Lincoln for approval thereof.

## Signature



Clear

Date ~~12/23~~ 12/23/2024



Name SIKENDER M. GULACHA

Title OWNER


# PERMISSION TO ENTER

Schedule B - PD-09-2025

The applicant acknowledges that a site walk may be required in order to view the property and its relation to the surrounding lands, and in this regard authorizes members of Council (or a representative thereof), Township staff, Peer Review Consultants retained by the Township, and relevant External Agency Review Staff to enter onto the subject property for the purpose of evaluating the merit of the application, at an arranged time.

Owners(s)/Agent(s) Signature

**Signature \***



Clear

**Date** 12/24/2024



**Name \*** SIKENDER M. GUJACHA

**Title** OWNER

*Note: Original signatures(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officier(s) with authority to bind the corporation.*

# Consent for Release of Information

Schedule B - FD-06-2023

In accordance with the provisions of the *Municipal Act*, as amended, I understand that all information and material that is submitted with any application may be made available to the public, and specifically any application to Council relating to a site alteration in excess of 1000 cubic metres shall become part of the public record.

In submitting this application and any supporting materials or information, I hereby acknowledge the above-noted and provide my consent.

Further, I understand and acknowledge that my application will be shared with the Niagara Peninsula Conservation Authority.

## Signature \*



Clear

**Date \*** 12/23/2024



**Name \*** ALEXANDER M. GUCACHA

**Title** OWNER

*Note: Original signature(s) are required for the record. In the case of a corporation, the signature(s) must be that of an officer(s) with authority to bind the corporation.*





Clear

**Date \***

2024-12-23



**Name \***

Brian Enter

**Title**

Project Engineer

For Office Use Only

Completed Application Recieved:

Application Approved for Receipt:

Approved By:

Site Aleration Permit Issued:

Permit Issued By:

Submit

**Township of West Lincoln**

318 Canborough St.

Box 400

Smithville, ON L0R 2A0

Phone: 905-957-3346 (tel:905-957-3346).

Fax: 905-957-3219

(tel:905-957-0680).

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# Important Information

Schedule B - PD-09-2025

- The security deposit will be refunded to the individual/company who provided initial payment following a final inspection by Township staff. Please note that the deposit will applied to an unpaid taxes and/or water and sewer charges. Any applicable fee, municipal services fee, and agreement preparation fee are non-refundable. The deposit will be refunded upon cancellation of a permit, less the administration fee, provided that no work has been commenced.
- The owner hereby authorizes the Township of West Lincoln to enter onto the subject lands for the purposes of inspection or with labour and equipment to complete or repair any works as deemed necessary by the Township.
- The Township of West Lincoln may engage legal, engineering, hydrology, environmental, arborists, landscape or any other consultant as deemed necessary by the Director of Planning and Building in order to evaluate studies and/or agreements in which case the costs incurred for such evaluations shall be charged back to the applicant.
- Fees shall be adjusted upon completion of work where required to reflect totals based on accurate fill volumes verified by a professional engineer prior to final clearance.
- It is the landowner's responsibility to obtain all necessary approvals from any federal, provincial, regional or municipal agencies, including the conservation authority, prior to providing application for a site alteration permit.

## Applicant Certification

The applicant certifies to have read the Site Alteration By-law and Schedules and agrees to abide by all the conditions therein; and,

The undersigned certifies to the Township that any and all Fill used in completing the Site Alteration contains no contaminants within the meaning of the Environmental Protection Act, R.S.O. 1990, c.E. 19. The undersigned hereby releases and agrees to indemnify and save harmless the Township, its employees, representatives, agents and contractors, from and against all claim, demands, damages, causes of action, costs, expenses and other liabilities of any nature, which may arise in the event that the Fill is determined to contain contaminants.

**I, \***

Brian Enter

hereby make the above application for Site Alteration, declaring that all information contained herein is true and correct, and acknowledge the Township of West Lincoln will process the application based on the information provided.

## Gerrit Boerema

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**From:** Brian Enter <briane@meritech.ca>  
**Sent:** January 31, 2025 2:42 PM  
**To:** Gerrit Boerema  
**Cc:** filing@meritech.ca; Marylou Ford; Tim Carr; Ben Agro; Jerome Nicholls  
**Subject:** RE: 3118 Grassie Road - Site Alteration Permit - JQ5311  
**Attachments:** 5311.Haul Route Permit.dwg.pdf

Hi Gerrit,

Further your email and our phone call, we offer the following additional information:

### Sequence of events

- May 2024 - Initial Site Alt Permit
- Topsoil on the site was stripped and temporary stockpiles in various locations on the site including front and back.
- Oct 2024 - Contractor coordinated with Township staff (Brian Treble and Tim Carr) on behalf of the owner for additional fill to raise the back of the lot out of seasonally wet conditions primarily for future orchard use. The contractor's understanding was that this was being permitted because the Site Alt By-law makes provision for leveling for agricultural use. Contractor was provided verbal consent to continue (he sent a follow up email was to staff member to confirm).
- Site conditions on site were wet making construction difficult. Works at the rear were started with import of "clean rubble" for creation of proposed driveway and access to site given wet conditions.
- Nov 2024 - Town staff indicate site alteration permit required for additional "back" work.

### Volumes

- Original Site Alt Permit - Permitted Import Volume per Site Alteration Permit 01-2024: 4617m<sup>3</sup>/462 loads
- Import activities
  - o Nicholls Ventures diligently tracked and reported 731 loads imported to site. This includes:
    - 50 Loads (estimate of new granular materials for building construction for basement (20 loads), garages (15 loads) , carport (20 loads) which should not have been reported as import related to the site alteration permit.
    - 120 loads of topsoil were imported. 100 of these loads should not count given 100 loads permitted without permit in the by-law.
    - 108 loads (estimated volumes provided to the Township previously in messages from contractor to Township staff) of clean rubble material for the driveway in the "back" and an access area north of the existing metal garage in the NE corner of the site. The contractor had not previously believed this was associated with site alteration permits. His understanding has since been corrected and will be included.
  - o So, total imported to site to date is estimated at 731-50-100 = 581 loads imported to date
- Total "Proposed" Import per ANA and Meritech designs
  - o Original Site Alt ("front") – 462 Loads for house project
  - o New Site Alt ("back") – 1060 loads for raising agricultural lands
  - o Total Loads = 1522 loads
- Required/Outstanding
  - o Front (original Site Alt Permit) : The contractor estimates approximately 300 loads are required to finalize the proposed design/original site alt permit to address front works where site is approx. 0.4m low, and to construct berms
  - o Back (new Site Alt Permit application): 1060 loads – 108 (driveway bases already imported) = 952 loads

Fill Material

- It is confirmed by the contractor that the material is all clean fill. The purpose of the fill material includes: bulk fill to raise the agricultural lands in the "back" and minor fill for front grading, and then topsoil for the finalizing the yard grading and to top the agricultural lands for orchard use.

Haul Route

- Please find attached the proposed and alternate haul route.

Please contact me if you have any questions or need any assistance in preparing your report for Council.

Best regards,  
Brian

**Brian Enter, P.Eng.**  
Senior Engineer



1315 Bishop Street North, Suite 202  
Cambridge ON N1R 6Z2

t 519.623.1140 x273  
c 905.536.7727  
f 519.623.7334

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**From:** Gerrit Boerema <gboerema@westlincoln.ca>  
**Sent:** Friday, January 17, 2025 2:34 PM  
**To:** Brian Enter <briane@meritech.ca>; Jerome Nicholls <nventuresinc@gmail.com>  
**Cc:** filing@meritech.ca; Marylou Ford <marylouf@meritech.ca>; Tim Carr <tcarr@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>  
**Subject:** RE: 3118 Grassie Road - Site Alteration Permit - JQ5311

Hi Brian,

On the grading plan you have Approximate fill volume: 10,600m<sup>3</sup>. Can you clarify if that is the total amount of fill, or is that what is still required as part of this permit.

Please also provide us with the truck route drawing, confirmation that the material is clean fill, purpose of fill material.

Thanks,

Gerrit,