



**TOWNSHIP OF WEST LINCOLN**  
**PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**  
**SITE ALTERATION AND STREET NAMING APPLICATIONS**

**MEETING NO. THREE**

**March 3, 2025, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

Council: Councillor Joann Chechalk, Chair  
Councillor Shelley Bradaric  
Mayor Cheryl Ganann  
Councillor Jason Trombetta  
Councillor Greg Maychak  
Councillor William Reilly

Absent with regrets: Councillor Mike Rehner- Notification Provided

Staff: Justin Paylove, Director of Legal and Legislative Services/Clerk  
Gerrit Boerema, Director of Growth and Sustainability  
Kevin Geoghegan, IT Help Desk Analyst  
Susan Smyth, Senior Planner  
Truper McBride, CAO  
Ben Agro, CBO

Attendees: John Ganann  
Pete Vanden Arend  
Marlen Vanden Arend  
Tony Vanden Arend  
Marcel Begin  
Joan Begin  
Liz Lamb  
Laurie Young  
Lester Lipiec  
Tom Poustie  
Brian Young

Brittany Garrard-Amos  
Timothy Amos  
Dennis V Woudenberg  
Brian Eybec  
Melanie Felvus  
Marianna Felvus  
Chris Negus  
Carol Gumbert  
Mike Felvus  
Jeremy Nicholls  
Mark Baldasaro  
Maria Csikesz  
L. Polo  
Gino Mucci  
Ezra Ravensbergen  
Peter Ravensbergen  
Denise Ravensbergen  
Kaden Ravensbergen  
Chris Tsementzis

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3118 Grassie Road, Concession, Gore A Part Lot 16, Part Lot 17 (Sikender Gulacha, Owner & Meritech Engineering, Agent)

**1. Application for Site Alteration**

The Chair advised that this public meeting was being held in accordance with the Municipal Act S.O. 2001, Chapter 25 and Township Procedural By-Law and the Township of West Lincoln Site Alteration By-Law to consider a request for a site alteration permit.

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:**

In May of 2024 Council approved site alteration application 3000-001-24 to permit 4,617 cubic metres of material to the site to complete grading around the new dwelling. The applicant has exceeded the original permit and has brought approximately 7,310 cubic metres (731 truckloads) of material to the property, including granular, topsoil, rubble, and earth fill material.

The applicant is requesting a site alteration permit for the additional material already brought to the site, as well as an additional 3,000 cubic metres (300 truckloads) to finalize the front site works, and 952 loads of material to raise the elevation of the rear yard.

## **2. Purpose of the Public Meeting**

The Chair 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 application and any comments received will be taken into account by the Growth and Sustainability Committee in their consideration.

## **3. Public Meeting**

The Chair inquired to the Director of Legal and Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to the Director of Growth and Sustainability, Gerrit Boerema, to explain the purpose and reason for the proposed Site Alteration Application.

In response to the inquiry from the Chair, Director of Growth and Sustainability, Gerrit Boerema, explained the purpose and reason for the proposed Site Alteration Application.

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

Jeremy Nicholls (Nicholls Ventures Inc. Construction & Fill Management)

Jeremy Nicholls explained that he is responsible for the management of the importation of backfill, roads and drainage in regards to the property. He explained that they have been working with the Township and By-Law Officer to address complaints and further explained that the homeowners wish to have a levelled back yard for agricultural 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 proposed Site Alteration Application.

The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now.

Tony Vanden Arend

Tony Vanden Arend expressed concern regarding the results of continuing to add excessive amounts of compact fill to the site on the future agricultural use of the property. He also expressed concern for potential water damage and severe runoff.

Peter Vanden Arend

Peter Vanden Arend also expressed concerns regarding the future use of agricultural lands, drainage issues, and the effects of excessive fill on this site.

Brittany Garrard-Amos

Brittany Garrard-Amos expressed concerns regarding the effects of additional fill on their property that is located directly behind the proposed site alteration. Ms. Garrard- Amos sited current drainage issues and concern for their home and quality of life.

Timothy Amos

Timothy Amos also expressed concerns for his property regarding current drainage issues, the potential effects on his property due to excessive fill at the proposed site, grading discrepancies, a lack of additional drainage measures, and the type of fill under the topsoil.

Chris Negus

Chris Negus expressed concerns regarding the significant increase in truck traffic on Young Street, damage to the road, and flooding issues.

Chris Tsementzis

Chris Tsementzis expressed concerns regarding the type of fill being used for the site alteration and the effects of brick and concrete on the fertility of soil.

Marianna Felvus

Marianna Felvus expressed concerns regarding the agricultural roots of Grassie and the dangers of increased truck traffic.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed 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.

Councillor Trombetta

Councillor Trombetta expressed concerns regarding the amount of fill exceeding the original permit in addition to flooding, grating, contamination, truck traffic, and road condition issues.

Councillor Bradaric

Councillor Bradaric expressed concern regarding neighbours' loss in quality of life.

Councillor Maychak

Councillor Maychak expressed gratitude for the members of the public who stepped forward to provide their input on the Site Alteration Application.

Mayor Ganann

Mayor Ganann inquired to the Director of Growth and Sustainability, Gerrit Boerema, whether a deposit was received from the applicant.

In response to Mayor Ganann's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that there is no record of the Township receiving the \$7000.00 road security deposit for the initial permit application.

Mayor Ganann commented on the deteriorating state of the road and further inquired to the Director of Growth and Sustainability, Gerrit Boerema, what recourse is available to secure the deposit to fix the road.

In response to Mayor Ganann's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that the Operations Infrastructure Group is in the process of determining whether or not the road has deteriorated, if the deterioration is caused by trucks, and what the value of the deterioration may be if it has occurred. Director Boerema stated that the applicants have been cooperative.

Councillor Reilly

Councillor Reilly expressed concern that the initial application was permitted to move forward without a deposit and inquired to the Director of Growth and Sustainability, Gerrit Boerema, who the owners are referring to regarding their verbal agreement with the Township.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that the owners initially provided an online application to the Township which limits the amount of information that can be submitted; during a follow up discussion, the owner provided details of a verbal agreement with former staff expanding the area where fill could be placed on the property to

the rear yard, but not a discussion regarding increasing the quantity of fill. Upon receiving the order to stop, the owners have ceased bringing in more fill and continue to work with staff to provide information when requested, citing a misunderstanding with the supposed verbal agreement.

Councillor Reilly further inquired to the Director of Growth and Sustainability, Gerrit Boerema, to explain what can be appealed through the Ontario Land Tribunal process.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that Council is the highest authority under this By-Law and that no further appeal process beyond Council's decision is available to neighbours or to the applicant.

Councillor Reilly further inquired to staff to explain who absorbs liability if an accident occurs in relation to alleged drainage issues.

In response to Councillor Reilly's inquiry, Chief Administrative Officer, Truper McBride, explained that legal advice is best sought within closed session as opposed to providing it publicly.

Councillor Chechalk inquired to the Director of Growth and Sustainability, Gerrit Boerema, whether Grassie Road has historically been used as an access for trucks.

In response to Councillor Chechalk's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that staff would include the historical use of Grassie Road and Young Street in their next report to Council.

Councillor Reilly

Councillor Reilly inquired to the Director of Growth and Sustainability, Gerrit Boerema, if further restrictions or regulations can be put in place by Council to control the type of vehicles and weight capacity on roads to limit damage.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, suggested that current regulations be explored by the Operations Committee to see if there's anything that can be done to further protect property owners in this area.

The Chair stated that an Information 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.

The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Director of Legislative Services/Clerk, Justin Paylove, at [jplove@westlincoln.ca](mailto:jplove@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 potentially 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 7:39 p.m.

Dehaan Homes Inc. Crossings on the Twenty North Condominium Development Lot 20, PT lots 56 &57, Registered Plan M-88

#### **5. Application for Street Naming**

The Chair advised that this public meeting was being held in accordance with the Municipal Act S.O. 2001, Chapter 25 and the Township of West Lincoln's Procedural By-law and Street Naming Policy, being Policy POL-PD-01-11 for the street naming of the Twenty North Condominium Development (Callum Drive).

#### **EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:**

The Applicant has proposed Callum Drive as the street name for the 10 townhouse unit private condominium development off St. Catharines Street known as the Crossings on the Twenty North. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11. There is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium.

#### **6. Purpose of the Public Meeting**

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the proposed street naming.

The Chair further stated that no decision has been made on the proposed street naming and any comments received will be taken into account by the Growth and Sustainability Committee in their consideration.

## **7. Public Meeting**

The Chair inquired to the Director of Legal and Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legal and Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to Senior Planner, Susan Smyth, to explain the reason for the proposed street naming.

In response to the inquiry from the Chair, Senior Planner, Susan Smyth, explained the reason for the proposed street naming.

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

The applicant or their authorized agent were not present to speak to the application.

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 proposed street naming. The Chair stressed that if there were any Members of the Public present that wished to provide comments that they should state them now.

There were no oral or written submissions from any members of the public that wished to provide comments with respect to the street naming.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed street naming.

Mayor Ganann

Mayor Ganann explained that the south-side condominium street name, Carter Drive, was selected by Council as brought before them, and that Callum was the alternate option. Dehaan Homes Inc. selected these names after their grandsons for the private streets.

Councillor Reilly



Councillor Reilly inquired to the Director of Planning, Gerrit Boerema, when a street name was used from the Township's list under the street naming policy.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that Mars Homes and Rosemont Homes selected names from the list, that the department does not process very many new street naming applications, and that there is an outstanding request from Council to review the Street Naming Policy.

Councillor Trombetta

Councillor Trombetta expressed concern regarding the prominent names of West Lincoln on the reserve list being used for private condominium streets, and would prefer that they be utilized in major developments.

Councillor Bradaric

Councillor Bradaric explained that the Heritage Committee is unable to meet at this time due to insufficient members; however, there has been correspondence with staff regarding the street naming policy to be brought to a future meeting. Councillor Bradaric also acknowledged the indigenous connection to our community and the importance of working with the Niagara Native Centre.

Councillor Maychak

Councillor Maychak inquired to the Director of Growth and Sustainability, Gerrit Boerema, how often Council approves street naming after a relative or grandson not found on the approved list.

In response to Councillor Maychak, Director of Growth and Sustainability, Gerrit Boerema, explained that approximately half of the applications submitted that are not from the heritage list have been supported, and that all street names are brought before Council for approval.

Councillor Chechalk inquired to the Senior Planner, Susan Smyth, to clarify that this is a street naming opposed to a street re-naming.

In response to Councillor Chechalk's inquiry, Senior Planner, Susan Smyth, clarified that this is the initial proposed street naming and not a street re-naming.

Councillor Chechalk expressed agreement that a review and updated list broadening options for growth and balance be brought to a future meeting.

The Chair stated that an Information Report is being considered by the Growth and Sustainability Committee this evening and that a recommendation report will be forthcoming to a future Growth and Sustainability Committee and/or Council

Meeting. Everyone is invited to stay in attendance to hear the Committee's comments and/or recommendation with respect to the application, which will take place shortly following the conclusion of this public meeting.

Those who wish to be advised of any subsequent meetings and/or decisions on this matter may email the Township Clerk, Justin Paylove at [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca).

**8. Adjournment**

The Chair declared the meeting adjourned at the hour of 8:02 p.m.

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JUSTIN PAYLOVE, DIRECTOR  
OF LEGAL AND LEGISLATIVE  
SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR