

DATE: April 14, 2025

REPORT NO: BLDG-05-2025

SUBJECT: **Information Report**
Site Alteration Permit 1664 Abingdon Road
File No.3000-002-25

CONTACT: Ben Agro, Chief Building Official

OVERVIEW:

- An application for a site alteration permit has been submitted by David Castellan property owner of 1664 Abingdon Road.
- The owner of 1664 Abingdon Road is in the process of constructing a new dwelling on the property and are requesting a site alteration permit to import additional fill to the property.
- The estimated volume of fill to be imported is 2,200 cubic meters (220) loads of top soil to grade the property to the approved grading plan and to cover the single family building structure as per the approved plans.
- Under the Township's site alteration bylaw, site alteration in excess of 1,000 cubic meters, requires a public meeting and Council approval.
- A previous site alteration was approved by the Director in 2023 for less than 1,000 cubic meters, however that was not sufficient to grade the property.
- Submitted with this application is a grading plan, truck haul route, \$5,000.00 security deposit and soil report.

RECOMMENDATION:

1. That Information Report BLDG-05-2025 titled Site Alteration Permit 1664 Abingdon Road", dated April 14th, 2025 be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **Champion strategic and responsible growth**

BACKGROUND:

An application for site alteration has been submitted by David Castellan, the property owner of 1664 Abingdon Road. The subject property is located at 1664 Abingdon Road

and is 4.2 acres in size. A building permit (BP#220207) for a new dwelling and septic system was issued May 11th, 2023, which is currently under construction.

A previous permit was approved by the Director in 2023 for less than 1,000 cubic meters, however that was not enough to complete the grading.

CURRENT SITUATION:

The application includes an existing approved grading plan highlighting the extent of the proposed top soil fill area, a truck haul route and additional information regarding the building design with earth material coverage to be brought to the property. These can be found as schedules to this report.

The Township's Site Alteration Bylaw 2016-41, as amended, requires a public meeting and requires Council approval for site alteration over 1,000 cubic metres of material.

Notices were circulated to neighbouring property owners on March 13th, 2025

FINANCIAL IMPLICATIONS:

The applicant, in addition to the site alteration permit fee of \$1,137.00, provided the Township a \$5,000.00 road security deposit.

INTER-DEPARTMENTAL & AGENCY COMMENTS:

West Lincoln Building & Septic

The Township Building Inspector and CBO have met with the owner on site to confirm the proposed top soil material is required to complete the proposed approved grading plan and approved house plan with earth coverage. It appears that additional soil material is required to complete the project.

West Lincoln Engineering

A review has been completed of this site alteration permit application to import 2,200 cubic meters of fill to 1664 Abingdon Rd for placement over and around a new dwelling. The proposed haul route submitted with this application indicates that RR65 will be used through the Township to access Abingdon Road. This proposal is acceptable and a \$5,000 road security deposit has been received for any damage caused to Abingdon Road.

As per By-law 89-2000 there are reduced load restrictions in effect on Abingdon Road between March 1st and April 30th of every year. During this period, the weight limit is reduced to 5 tonnes per axle. An inspection of Abingdon Road will be completed prior to the hauling operation commencing, the Operations Department must be notified at

minimum 48 hours in advance to complete this inspection otherwise the release of the road security deposit could be impacted.

A mud mat should be in place at the entrance to mitigate mud tracking onto Abingdon Road, as per By-law 2016-41 the applicant is responsible to keep the road clean of tracked mud.

Niagara Peninsula Conservation Authority (NPCA)

The NPCA has reviewed the proposal for site alteration and has no objections as the location is outside of the NPCA Regulated area.

Region of Niagara

The Region has not provided comments with respect to this application.

PUBLIC COMMENTS

There have been no public comments received at the time of writing this report.

CONCLUSION:

An application for site alteration has been submitted to permit top soil fill of 2,200 cubic meters (220 loads) to complete the approved site plan and approved house design with earth coverage.

A recommendation report will be presented at a future Growth and Sustainability Committee meeting.

ATTACHMENTS:

- A. Site Grading Plan
- B. Application and Additional Information
- C. Proposed Truck Haul Route

Prepared & Submitted by:

Ben Agro
Chief Building Official

Gerrit Boerema
Director of Growth and Sustainability

Approved by:

Truper McBride
CAO