

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Susan Smyth; Gerrit Boerema
Subject: FW: 3118 grassie road

More comments, I will be printing them for Council

Our working hours may be different. Please do not feel obligated to reply outside of your working hours. Let's work together to help foster healthy work-life boundaries.



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From: Chris Negus [REDACTED]
Sent: March 2, 2025 3:07 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 grassie road

Enough is enough the truck traffic the mess on the road and there is no good reason the land needs to be raised even more than it is. We have had to endure thousands of trucks for years you need to put a stop to this

Sent from my Bell Samsung device over Canada's largest network.

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: 3118 Grassie Rd Proposed Site Alteration

Comments

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From: Dave Grant [REDACTED]
Sent: March 2, 2025 4:12 PM
To: Justin Paylove <jpaylove@westlincoln.ca>; Jason Trombetta <jtrombetta@westlincoln.ca>
Cc: Lynn Grant <[REDACTED]>
Subject: 3118 Grassie Rd Proposed Site Alteration

Good Morning

My name is Dave Grant. My wife Lynn Grant and I are both lifelong residents of West Lincoln and are currently the owners of 8095 Young St in Grassie. 8095 Young St is directly across Grassie Road from 3118 Grassie Rd.

I am concerned and opposed to the new site alteration plan proposed for 3118 Grassie Rd. Originally, the owner had requested a site alteration to bring in 460 loads of material. We were not opposed to this, they were following the correct process, seeking permission and approvals before moving forward. From what we could interpret it would not have an impact on our property and everything would be done by the book.

Last summer, into the fall watching dump truck after dump truck roll into the property I began to question in my head how much dirt was going in, but I did not keep track and assumed it was still by the book. Now after

learning that there were 731 loads brought in and they want to bring another 1252 loads, now we are concerned.

We are concerned that the run off waters will exceed the capacity of the current drainage (ditches) in my area. If this were to happen, would the water reach my property?

I am concerned that the surrounding neighbours that are in close proximity to the property and do not have barriers like me (Grassie Rd) will see excessive water entering their properties and not easily able to run off those properties without change to the properties. Who will pay for this?

I am concerned that this could create areas of ponding that will create new and better environments for bugs like mosquitos (West Nile) etc.. Will this affect my family?

After reading that the owner did not have any regard for the agreed provision granted to him, It led me to believe that they will disregard any new provisions if they so wish to do so. Then I thought about the material coming in, where is it coming from and is it clean? The "where is it coming from" part is irrelevant to us if it is clean, but we have now learned that rules do not apply to them, so, it leads me back to, is it clean? Maybe the material came from the former site of D&D Group (If you are unaware of D&D find a Smithville Lifer and ask) on the corner of Spring Creek and Thompson. I know this is not true, material is not leaving that site, but there are other similar sites around the province. Is anyone checking paperwork to ensure that the material is coming from legit places and is actually clean?

We have neighbours using wells, will the wells become contaminated?

In closing, I believe that the amount of material brought and coming is excessive, unnecessary and will have a negative impact on my property and my neighbour's properties. We do not feel that the provisions, if granted, will be adhered too if it is deemed by the owner that more is required and I am very concerned that the material may not be all clean fill.

For these reasons, my wife and I are opposed to this site alteration plan.

Dave and Lynn Grant
8095 Young St Grassie

[REDACTED]

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:40 AM
To: Susan Smyth
Cc: Gerrit Boerema; Ben Agro
Subject: RE: 3118 Grassie Rd. File #3000-005-24

I have printed them and put them on the Councillor desks, I just sent them because I always do. I should have included Ben my mistake.

Justin

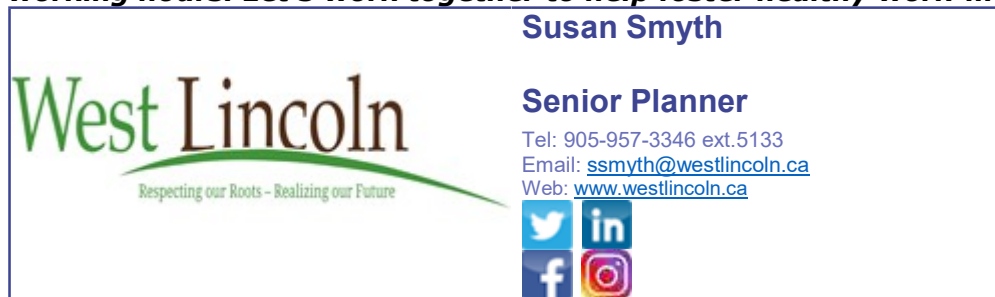
From: Susan Smyth <ssmyth@westlincoln.ca>
Sent: March 3, 2025 9:35 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Gerrit Boerema <gboerema@westlincoln.ca>; Ben Agro <bagro@westlincoln.ca>
Subject: RE: 3118 Grassie Rd. File #3000-005-24

Hi Justin,

I think this is for Justin and Ben to address.

Thanks,
Susan

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From: Justin Paylove <jpaylove@westlincoln.ca>
Sent: March 3, 2025 9:03 AM
To: Susan Smyth <ssmyth@westlincoln.ca>; Gerrit Boerema <gboerema@westlincoln.ca>
Subject: FW: 3118 Grassie Rd. File #3000-005-24

Hello,

I have received numerous comments like this one over the weekend. Would you prefer I just forward them to you to consider for the public meeting tonight, or would you prefer I print them to give to you and Council.

Justin

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From: Marcel Begin [REDACTED]
Sent: March 1, 2025 1:38 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 Grassie Rd. File #3000-005-24

As neighbors we have seen truck after truck after truck bringing in these "500" loads of fill. The property as shown in attached photos is already above the road and surrounding properties. Any more fill seems to be totally unnecessary and would constitute a berm. We have seen many examples of these berms in recent years and these unsightly piles of dirt obstruct the watershed of surrounding properties. The totally blocked off entrance culvert is another example of disregard for proper water management

Are there any guarantees the "1200" loads would not be exceeded?

Joan and Marcel Begin
3096 south grimsby rd 15

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: File No. 3000-005-24 3118 Grassie Road

[More Comments](#)

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From: Jodi Millen [REDACTED]
Sent: March 2, 2025 7:20 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File No. 3000-005-24 3118 Grassie Road

Hello,

I am writing to ask some questions and to express concern regarding the site alteration at 3118 Grassie Road.

Regarding the material that is being brought in:

- Where is it coming from?
- Has it been tested for contaminants, pollutants, heavy metals and microplastics? By whom was it tested?
- Is someone being paid to accept the material?
- Last summer, the owner of the excavating company said that the owners of the house planned to plant an orchard. Considering that the material is comprised of rubble and granular, that seems to be a strange choice for an orchard over the natural preexisting earth that was removed. Why would they remove the original earth?

Regarding the land alteration and biodiversity of the natural soil:

- Has any consideration been given to potential problems with ground stability, water pooling, and drainage considering the material's composition and the significant amount of soil removal and replacement?

Regarding permits:

- Was the municipality aware that the owners planned to bring in 76% more material than what they were originally approved for?
- Will there be penalties to the owner for exceeding the original permit by 2,693 cubic metres? They have already exceeded the original permit of 4,617 cubic metres by almost 60%.
- Does the municipality plan to retroactively approve the exceeded amount as well as an additional amount of 3,000 cubic metres?

Concerns:

- If the municipality were to approve the exceeded amount of 2,693 cm, it could set a dangerous precedent for all residents; a precedent that allows for permits and approvals to be optional rather than mandatory. It will also be sending a message which communicates that it is better to ask for forgiveness rather than permission.

I hope we can rely on the municipality to neither approve the additional 2,693 cm nor the additional 3,000 cm and demand that the unapproved amount be removed.

Sincerely,
Jodi Millen
8300 Young Street, Grassie, Ontario

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 10:50 AM
To: Gerrit Boerema; Ben Agro
Subject: FW: Site alteration 3118 Grassie

Justin Paylove
Acting Director, Legal and Legislative Services
Tel: 905-957-3346 ext.5129
Email: <mailto:jpaylove@westlincoln.ca>

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-----Original Message-----

From: Kim Hepburn [REDACTED]
Sent: March 3, 2025 10:47 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: Site alteration 3118 Grassie

As a resident in area I too am opposed to site alteration at this location.

Sent from my iPhone

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 3:14 PM
To: Gerrit Boerema; Ben Agro
Subject: FW: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

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From: Laurie Young [REDACTED]
Sent: March 3, 2025 3:00 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Jason Trombetta <jtrombetta@westlincoln.ca>
Subject: Fw: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

From: Laurie Young [REDACTED]
Sent: March 2, 2025 7:42 PM
To: jpaylove@westlincoln.ca <jpaylove@westlincoln.ca>
Subject: Fw: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

From: Laurie Young [REDACTED]
Sent: March 2, 2025 12:27 PM
To: jpaylove@westlincoln.ca <jpaylove@westlincoln.ca>
Subject: re; Site alteration at 3118 Grassie Rd, File #3000-005-24

To Justin Paylove

We live west of this property on Young St in Grassie.

We disapprove of the proposed site alteration at 3118 Grassie Rd. and are very concerned about the unauthorized and exceeded fill already brought into the property at this address. We are opposed to the owner's plans and do not support the motion to move forward with their proposal for more material to be brought in.

Our concerns are as follows:

1. There is constant traffic resulting in mud, stones and dust on Young St. and Grassie Rd. caused by the many dump trucks entering and exiting the property. This poses a hazard for the many pedestrians in our neighbourhood walking their dogs and with their children.
2. It is difficult and dangerous when driving to navigate the intersection at Young St and Grassie Rd. when there is a large volume of trucks blocking the visibility when entering and exiting the property.
3. Soil Contamination: Has anyone up to now taken soil samples from the previous loads of material dumped at this address to verify that there isn't any contamination that will seep into our groundwater. Any samples taken from this material should be tested by an independent company not affiliated with the owners of this property. We should have verification that this testing will be done and that the test results will be available to us and all those concerned in this neighbourhood. If the results of the testing reveal that there is contamination, all material should immediately be removed from this property by the owner at their expense. We have a drilled well which is used for drinking water.

In conclusion, the owner of this property exceeded the original site alteration by adding approximately 300 truck loads of material. Is this property owner to be trusted. The Township of West Lincoln is responsible for making decisions in the best interest of its residents and without damaging or impacting the environment. This application for a further site alteration does not benefit the residents of this community nor does it benefit the environment. For these and many concerns we feel that this site alteration application should be declined.

Thank you for your support and concern in this matter. Please submit this email at the meeting on Monday March 3, 630pm at the Town Hall.

Brian and Laurie Young

Gerrit Boerema

To: Susan Smyth; Ben Agro
Subject: RE: 3118 Grassie Rd file#: 3000-005-24

-----Original Message-----

From: Liz Lamb [REDACTED]
Sent: February 25, 2025 9:53 AM
To: Jason Trombetta <jtrombetta@westlincoln.ca>
Cc: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 Grassie Rd file#: 3000-005-24

Jason,

I wish to express my concern regarding the site alteration application as it relates to the above address. I wish this to be considered as a written submission for the meeting on March 3rd, 2025

Firstly it is identified that the original site alteration application was exceeded by approximately 300 truck loads and now the owner is requesting a permit for an additional 952 loads.

My concerns are as follows:

1. Clearly this individual does not follow the rules. How do we know he won't add another additional 300 truck loads??
2. As a resident of Young st, west of this property, I spent all last year driving through mud on the Young st plus had to navigate around large trucks waiting to unload. I did complain to the town at one point about large stones on the road.
3. Young st (from Grassie Rd to #15) is a common walk for many residents of this area. So the truck issue is especially acute for pedestrians
4. I thought West Lincoln was not allowing site alteration any longer? What about the environmental impact? Run off is an issue all around me and even if this property does not have a perceived waterway, water runoff will be effected by this degree of site alteration. Plus this is an environmental issue in many other ways: aesthetics, wildlife habitat, impact on natural tree regeneration.

I'm conclusion, what benefits does this request offer to the residents of West Lincoln: none. And what risks: significant.

Thank you for your concern and representation.

Liz Lamb
[REDACTED]

Sent from my iPhone

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24
Attachments: signatures.pdf

[More Comments](#)

From: Pete V [REDACTED]
Sent: March 2, 2025 9:10 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED]; Pete VandenArend <[REDACTED]>
Subject: Re: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good evening Justin Paylove,

Please accept the attached PDF of 38 neighborhood signatures in disapproval of the proposed site alteration at [3118 Grassie Rd, Grassie](#). File number 3000-005-24.
If these could be shared with council that would be appreciated. Have a great evening

Pete V

On Fri, Feb 28, 2025 at 3:49 PM Justin Paylove <jpaylove@westlincoln.ca> wrote:

Hello,

The agenda (with the report) will be published by 4:30 Pm today, which can be access through the link below. Just select the meeting occurring on March 3, 2025.

<https://events.westlincoln.ca/meetings>

The location of the meeting is Town hall, which is 318 Canborough Street Smithville, Ontario. The meeting is scheduled to begin at 6:30 Pm with the Public Meetings being held at the beginning of the night.

Justin

From: Pete V <[REDACTED]>
Sent: February 28, 2025 3:35 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED] Pete VandenArend [REDACTED]
Subject: Re: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good afternoon Justin,

Could you send us a copy of the staff report please, or a link to where it can be accessed.

Has the room number been confirmed for the Monday meeting? Please advise.

Have a great weekend

Pete v

On Thu, Feb 27, 2025, 9:01 a.m. Justin Paylove <jpaylove@westlincoln.ca> wrote:

Received, thank you I will ensure these get to the Growth and Sustainability department!

Justin

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	<p>Justin Paylove</p> <p>Acting Director, Legal and Legislative Services</p> <p>Tel: 905-957-3346 ext.5129 Email: jpaylove@westlincoln.ca Web: www.westlincoln.ca</p> <p> </p>
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From: Pete V [REDACTED]
Sent: February 26, 2025 11:01 PM
To: Justin Paylove <jpayscale@westlincoln.ca>
Cc: Marlen Vandenarend [REDACTED] [REDACTED] Pete VandenArend <[REDACTED]>
Subject: March 3rd Council Meeting Re site alteration at 3118 Grassie Rd file no. 3000-005-24

Good evening Justin Paylove,

Please accept the attached submittal regarding upcoming Council meeting scheduled for March 3rd regarding the proposed site alteration at [3118 Grassie Rd, Grassie](#). File number 3000-005-24.

Please confirm receipt of this email to all CC'd. If you could ensure the attached aerial photos & site plan are distributed and circulated to all council members in attendance. We have two individuals that would like to speak together at the same time and plan to attend in person. We will be referencing these photos and site plan during our discussion.

If for some reason you are unable to print these sheets please advise so that we can facilitate copies. If you could advise the room number for Council Chambers, thank you

Regards

Pete VandenArend

Gerrit Boerema

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Cc: Marlen Vandenarend <[REDACTED]>; Pete VandenArend [REDACTED] >
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Regards

Pete VandenArend

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:26 AM
To: Susan Smyth; Gerrit Boerema
Subject: FW: 3118 grassie road

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Sent: March 2, 2025 3:07 PM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: 3118 grassie road

Enough is enough the truck traffic the mess on the road and there is no good reason the land needs to be raised even more than it is. We have had to endure thousands of trucks for years you need to put a stop to this

Sent from my Bell Samsung device over Canada's largest network.

Gerrit Boerema

From: Justin Paylove
Sent: March 5, 2025 12:44 PM
To: Gerrit Boerema; Ben Agro
Subject: FW: File no. 3000-005-24
Attachments: 20250305_084312.jpg; 20250305_084333.jpg

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From: Marlen VandenArend [REDACTED] >
Sent: March 5, 2025 11:41 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File no. 3000-005-24

The 4 pictures I'm sending you today is about:
Already overflowing on Young Street from property 3118 Grassie rd.
We think that the owner should remove loads instead of violating MORE loads.
Justin can you confirm that you received these 4 pictures + email.
Thanks, Tony

Gerrit Boerema

From: Justin Paylove
Sent: March 3, 2025 9:28 AM
To: Gerrit Boerema; Susan Smyth
Subject: FW: File No. 3000-005-24 - Site Alteration at 3118 Grassie Rd, Grassie

Comments

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From: Tom Poustie [REDACTED] >
Sent: March 3, 2025 9:07 AM
To: Justin Paylove <jpaylove@westlincoln.ca>
Subject: File No. 3000-005-24 - Site Alteration at 3118 Grassie Rd, Grassie

I object to the proposed site alteration at 3118 Grassie Rd. of dumping additional fill as this site.

Sincerely,
Tom Poustie, 8550 Young St., West Lincoln

Memo

To: Gerrit Boerema, Director, Growth and Sustainability
From: Jennifer Bernard, Manager, Civil Land Development
Date: February 25, 2025
Re: Site Alteration File No. 3000-005-24 – 3118 Grassie Road

A review has been completed of this site alteration application to import fill to 3118 Grassie Rd where a new dwelling is being constructed.

The Grading Plan, dated December 23, 2024 proposes a new entrance onto Young St. The proponent applied for an Entrance Permit for this new entrance in April 2024 and it is in place, a final inspection is still required. The existing entrance onto Grassie Rd appears to have been altered/widened. The proponent did not apply for an Entrance Permit for that entrance and is required to submit an application so an inspection can be completed, the application is available on the Township website.

A proposed truck route through the Township to the site was submitted for review which indicates RR20 will be the main haul route to Grassie Rd with Mud St being the alternative. This proposal is acceptable as it avoids surface treated roads. A road damage deposit will be collected.

The Township's Consolidated Traffic and Parking By-law 89-2000 has established reduced load restrictions on Township roads from March 1st to April 30th, Grassie Road is under this restriction.

A mud mat should be installed on site and roads are to be kept clean and clear of debris, the proponent is to bring in a street sweeper as required.

The silt fence is to be installed as per the final approved Grading Plan and is to be monitored and maintained.

The Township is to be notified when the trucking operation will begin.

Letter of Intent
In disapproval of the proposed site alteration
at 3118 Grassie rd, Grassie File no. 3000-005-24

To Whom it may concern,

The following individuals have signed this letter to show our disapproval of the proposed request for additional site alteration, in addition to the unauthorized & exceeded fill already on site at the above noted address.

We have seen the proposal and drawings for the site alteration. We have objections to our neighbors plans and do not support the motion to move forward with their proposal.

Address	Name print	Signature
8226 Young St	Chris Negus	Negus
8300 Young St.	Jodi Millen	J. Millen
8300 Young St.	Patrick Williams	P. Williams
8456 Young St	Brianthaeir Young	Brianthaeir Young
8501 Young St.	William Gumbert	William Gumbert
8501 Young St.	Carol Gumbert	Carol Gumbert
310756 Rd #15	Dennis Vwoudlo	Dennis Vwoudlo
3016 S G Road #15	Marcelle Jean Begin	Marcelle Jean Begin
5550 Young St	Thomas Poustos	Thomas Poustos

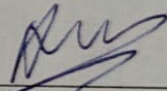
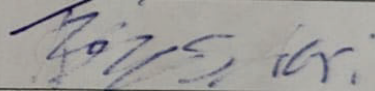
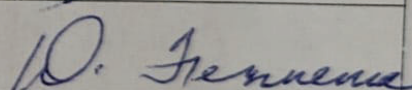
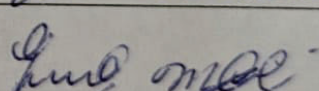
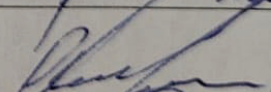
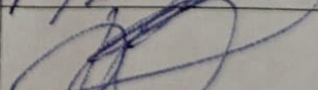
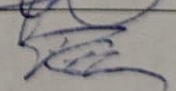
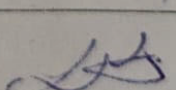
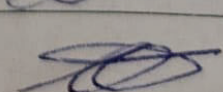
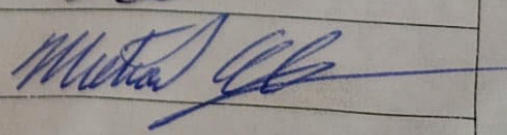
Wink

Letter of Intent
In disapproval of the proposed site alteration
at 3118 Grassie rd, Grassie File no. 3000-005-24

To Whom it may concern,

The following individuals have signed this letter to show our disapproval of the proposed request for additional site alteration, in addition to the unauthorized & exceeded fill already on site at the above noted address.

We have seen the proposal and drawings for the site alteration. We have objections to our neighbors plans and do not support the motion to move forward with their proposal.

Address	Name print	Signature
3092 Grassie Rd.	T VANDENAREND.	
8293 Young St	Abigail Solari	
3076 Grassie Rd.	Dianne Fenneum	
3066 GRASSIE R.D	GINO Mucci	
3031 Grassie RD	Peter Ravensbergen	
8095 Young St	Dave Grant	
8095 Young St	Travis Grant	
8095 young St	Lynn Grant	
8095 young St	Tyler Grant	
3207 Grassie Rd	Michael Hogeterp	

Letter of Intent

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Address	Name print	Signature
3198 GRASSIE RD	LESTER LIPIET	Lester Lipiet
3198 GRASSIE RD	DENISE LIPIET	Denise Lipiet
8199 Young St	Tim Amos	Tim Amos
8199 Young St	Brittany Garrad Amos	B. Garrad Amos
8271 Young St.	Yolanda Baldasaro	Y. Baldasaro
8271 Young St.	Mark Baldasaro	Mark Baldasaro
8538 Young St	Kim Hepburn	Kim Hepburn
8538 Young St	Kim Hepburn	C. Hepburn
8416 Young St.	Cathy Muzyka	Catherine Muzyka
8416 Young St	Brad Muzyka	Brad Muzyka

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Address	Name print	Signature
3092 Grassie rd	M. VANDENAREND	M. Vd Arend.
2925 GRASSIE RD	R. STANLEY	R. Stanley
3045 GRASSIE RD	LUIGINO POLO	L. Polo
3045 Grassie Rd.	ELVA POLO	E. Polo
3083 Grassie Rd.	Maria Csikesz	M. Csikesz
3083 Grassie Rd.	Joseph Csikesz	J. Csikesz MCo.
3083 Grassie Rd.	Gregory Jones	Gregory Jones
3215 Grassie Rd.	Sandra Johnson	S. Johnson