



**TOWNSHIP OF WEST LINCOLN**  
**PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**  
**AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW**

**April 14, 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 Mike Rehner  
                                Councillor William Reilly  
                                Councillor Greg Maychak

Staff:                      Susan Smyth, Senior Planner  
                                Jessica Dyson, Director, Legal and Legislative Services  
                                Gerrit Boerema, Director, Growth and Sustainability  
                                Mike DiPaola, Director, Operations and Infrastructure  
                                Dennis Fisher, Fire Chief  
                                Kevin Geoghegan, IT Help Desk Analyst  
                                Ben Agro, Chief Building Official  
                                Cynthia Summers, Director, Community and Protective Services  
                                Justin Paylove, Manager, Legislative Services/Clerk  
                                Truper McBride, CAO  
                                Tray Benish, Manager, Operations

Attendees:               P. Kearse\*  
                                J. Naylor\*  
                                D. Castellan\*  
                                M. Griffiths\*  
                                M & K Hone\*  
                                V & K Jespersen\*  
                                Frank Ludwig\*  
                                Mark Fralick\*  
                                Fred & Rose Merritt\*  
                                Chas Wetherell\*  
                                Paul and Linda Grant\*

Rob Cosby  
John Ganann\*  
Anna & Dave Vandyk\*  
Linda Sivyer\*  
Henry & Kathy Pupek\*  
Duncan & Celice McDougall\*  
Kathy Whybourne\*  
Jolima Ocampo\*  
Rory Munslow\*  
Rino Mostacci\*  
Jared Marcus\*  
Fred Vandervelde\*  
Kevin Brousseau\*  
Kevin Nunn\*  
Martin Quarcoopome\*  
Zach Twose\*  
William Robertson\*  
Wayne King\*  
Kelly King\*

\*Attended Part-Time

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Block Plan Area 9 (Stage 3A) – Lockbridge Development Inc., (Judy Hendler) and (Tek Corporation), located South of Townline Road, West of Shurie Road

**1. Application for Zoning By-law Amendment**

The Chair advised that this public meeting was being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act and Draft Plan of Subdivision.

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

The intent of the Applications for Block Plan, Zoning By-law Amendment and Draft Plan of Subdivision have been submitted by Arcadis (Consultant-Agent) on behalf of Lockbridge Development Inc.; Judy Hendler ; and TEK Corporation (Owners) for an assembly of multiple parcels of land within the new urban expansion lands of the Municipal Community Plan (MCP) and associated Official Plan Amendment (OPA) 62 and 63. The subject lands are referred as Block Plan Area 9 - Stage 3A consisting of approximately 12.5 hectares of land.

The applications consider a proposal for 154 single detached lots, 12 semi-detached lots, 30 townhouse dwelling units, with blocks dedicated for

stormwater management ponds, new public road network, block dedicated for open space and trail, and block dedicated for the existing Westover Pipeline easement that runs west-east through the subject lands.

The Block Plan application represents the high level conceptual land use plan that details the private and public design elements including residential, employment and commercial areas, neighbourhood parks and open spaces including trails, natural heritage and protection areas, restoration areas, road network, and general locations of the stormwater management and sanitary servicing (e.g., pumping station) infrastructure .

The Zoning By-law Amendment and Draft Plan of Subdivision applications are intended to implement the approved Block Plan and MCP. Through the completion of numerous technical studies, the assessment and justification of the preferred layout of the development is being represented in the applications with the intent of the MCP and policies of OPA 63 including the associated master plans. These applications are being processed simultaneously.

### **PURPOSE OF THE PUBLIC MEETING**

The Chair stated that the Planning Act requires in Section 34(12) that before passing Zoning By-Law Amendments, Council must hold at least one public meeting for the purpose of informing the public in respect of 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 proposed Zoning By-Law Amendments and Block Plan Application.

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

### **3. PUBLIC MEETING**

The Chair stated that the Planning Act requires through Section 34 (2)(b) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal (OLT).

The Chair inquired to the Manager, 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, Manager, Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to Senior Planner, Susan Smyth, to explain the purpose and reason for the proposed zoning by-law amendment.

In response to the inquiry from the Chair, Senior Planner, Susan Smyth, explained the purpose and reason for the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

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

Jared Marcus, Principal Associate, Senior Project Manager for Arcadis, Lockbridge, Judy Hendler Trustee presented an overview of the application submitted, attached as Schedule "A"

The Chair asked if there are any oral or written submissions from anyone present in the meeting (either in-person or Zoom) regarding the Zoning By-law Amendment and Draft Plan of Subdivision. I would like to stress that this may be the only Public Meeting held with respect to this application, therefore if any Members of the Public that are in attendance at this Public Meeting would like to make comments and/or provide written comments, they should do so now. If you are attending virtually and would like to provide comments, you can do so by using one of the two options:

Option 1: Using a computer or smart phone to select the "Raise Your Hand" control that can be found on the Zoom options list displayed on your screen.

Option 2: Using a landline or telephone and dial \*9 (star 9). This will notify staff that you have "Raised Your Hand".

Once you have been acknowledged to speak, please unmute your microphone and once you are finished, please mute your microphone. Prior to speaking, please provide your name and address for the record.

Linda Sivyer

Ms. Sivyer noted she represented the West Lincoln Green Team, in advocating for environmentally sustainable development in West Lincoln. She stated the Green Team was not in favour of this development in regards to their proposal specifically where it varies from the Master Community Plan.

The West Lincoln Green Team is in support of growth, the much needed housing of various types, affordability, business and industry to meet the criteria of the Master Community Plan.

The Green Team are here to enhance community health, by promoting tree canopy, environmentally healthy development and active transportation.

The staff report outlines significant differences between what is being proposed and the Master Community Plan as attached as Schedule “B”.

Kathy Whybourne

Ms. Whybourne expressed concerns regarding the development of Block 9, specifically the density of people where as in this development and according to the Official Plan should be low density. She noted issues with the lots being small, lot frontage and accommodating driveways, and that affordable housing is essential to meet the needs of residents and growth. Her comments are attached as Schedule “C”.

Helena Meinders

Ms. Meinders had concerns regarding issues with flooding once construction starts she stated drainage has been a long standing issue.

Ron Benfield

Mr. Benfield backs onto the new development and had concerns in regards to flooding along the old railway line. In the spring the walking path would be inclusive for walking, questioning if a drain would be implemented.

Jolima Ocampo

Ms. Ocampo, stated her concerns were if public transit would be considered when the new upcoming development happened.

Councillor William Reilly

In response to Ms. Ocampo’s concerns, he noted there is nothing in the near future, but there is a transportation master plan in the works, and in the future there will be improvements in the services.

Mark Fralick

Mr. Fralick, had concerns of the Elm Tree, stated his agreement with more housing, but was concerned with traffic along Townline Road.

The Chair asked if any Members of the Committee had any oral or written submissions on the Zoning By-law Amendment. 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 as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Trombetta commented on rural residents looking to downsize and move into town and doesn't want to see rural residents move away from West Lincoln, he noted that hopefully we can try to keep residents here.

Councillor Trombetta inquired to Jared Marcus on behalf of the development with concerns with infrastructure, if the cost is downloaded to the Region and when the development is proposing to start.

In response to Councillor Trombetta, Jared Marcus explained that for the development of the 1<sup>st</sup> phase, the sewers on Townline can handle the water. He noted work can start immediately if all approvals are set in place.

In further response to Councillor Trombetta, the Engineer Kevin Brousseau, of Stantec Consulting explained developers are ready to go. Improvement for sewers on Townline and the Pumping Station is in the Regions hands.

Councillor Bradaric inquired to Senior Project Manager, Jared Marcus regarding the possible expansion of Townline Road to three lanes.

In response to Councillor Bradaric's inquiry, Director, Infrastructure, Mike DiPaola in the Master Community Plan, the Townline Road upgrade is to occur in the future. A traffic impact study would trigger on this plan.

Councillor Bradaric inquired to the Director, Growth and Sustainability about the Province target for more homes.

The Director, Growth and Sustainability, Gerrit Boerema explained that the Province allocated 1.5 million homes to the Region in which is then downloaded to the Municipalities, which added 400 hectares of growth including this property. The growth will not be all at one time.

Councillor Bradaric inquired to Senior Project Manager, Jared Marcus regarding parking, and how many parking spaces have designated for each home.

In response to Councillor Bradaric's inquired to, Senior Project Gerard Marcus explained that a minimum of two (2) parking spaces, one (1) in the garage and one in the driveway would be implemented.

Councillor Maychak commented that some measures should be taken environmentally, appreciated the Green Team coming and supported preserving the tree canopy. Councillor Maychak also commented on saving the Elm Tree and asked how to preserve it.

Councillor Reilly inquired on the zero affordability comment made by Jared Marcus, and acknowledges the Federal and Provincial pressure. He inquired if plans could be changed to save the Elm Tree.

In response to Councillor Reilly's inquiry, Senior Project Manager, Jared Marcus has not spoken with the ownership about affordability and that the market dictates that. He clarified the reason why the Elm Tree was suggested for removal, but noted they would explore possibilities.

Councillor Reilly commented that the water is a current issue that there is a need to address drainage, and is generally concerned with safety. He has noted we have not seen this much growth lately, but understands the need for housing and people for jobs. The community may support this he noted if everything is planned well.

Mayor Ganann

Mayor Ganann had three (3) comments, one being the re-location of the neighbourhood park, with traffic more intensified on Townline Road which is not safe or children crossing to Rock Street Park. The second comment was about protecting and growing green space. The third comment was in regards to business's growing and creating more jobs, and there is an issue with hiring when we do not have the housing for them to live. She stated the need to match housing growth if we want businesses to grow.

Councillor Rehner

Councillor Rehner commented that we are known as the Hub of Niagara and would like to see that the Township keep the same characteristics, to keep the integrity and history of the Township. He noted he would like to preserve Smithville as a small Town.

Councillor Chechalk

Councillor Chechalk commented that we are the Hub of Niagara, and would like to see Natural Carolinian Trees, not the non-native trees planted. She stated she would like to see developers honour and respect communities. She stated she would like to see the park where it was originally in the plan and would not support the plan if it were removed. She stated the need to invest in new pipes to see if the phases can be completed.

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 Zoning By-law Amendment 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

Manager, Legislative Services/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 8:27 p.m.

Elite Smithville Development Inc. Zoning By-law Amendment and Draft Plan of Subdivision (located North of Eastern Round about)

#### **1. Application for Zoning and By-law Amendment and Draft Plan of Subdivision**

The Chair advised that this Public Meeting was being held to consider an application for a Zoning By-law Amendment and Draft Plan of Subdivision.

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

The intent of the zoning by-law amendment application is to consider a proposal for a total of 217 residential units consisting of 41 townhouse units, and two 6-storey apartment buildings with 176 dwelling units. A new 20 metre local road running east-west is proposed to connect to South Grimsby Road 6 northern extension with the approved residential development to the east (Marz Homes - Thrive Subdivision), as well as blocks dedicated for environmental protection.

The Zoning By-law Amendment seeks to rezone the Agricultural (A) zone and Development (D) zone to site- specific Residential Medium Density (RM3-xx), Open Space (OS), and Environmental Protection (EP).

The Draft Plan of Subdivision application is being processed simultaneously to facilitate the creation of development blocks for the townhouses and apartment buildings, environmental and open spaces, and the new public road. Future applications for Site Plan Approval and Draft Plan of Condominium will be required for the detailed design of the townhouses and apartment blocks.



## **2. PURPOSE OF THE PUBLIC MEETING**

The chair stated that the Planning Act requires in Section 34(12) that before passing a Zoning By-law Amendments. Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the Zoning By-law Amendment and Draft Plan of Subdivision.

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 stated that the Planning Act requires through Section 34 (2)(b) that Council advise the public that if a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of West Lincoln before the by-law is passed, the person or public body is not entitled to appeal the decision of Council for the Township of West Lincoln to the Ontario Land Tribunal (OLT).

The Chair inquired to the Manager of 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, Manager of Legislative Services /Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to Director, Growth and Sustainability Gerrit Boerema, to explain the purpose and reason for the proposed zoning by-law amendment.

In response to the inquiry from the Director, Growth and Sustainability Gerrit Boerema, explained the purpose and reason for the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

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

Kevin Nunn, RPP for Weston Consulting on behalf of Elite Smithville Developments presented an overview of the purpose of the application submitted. Attached as Schedule "A".

The Chair asked if any Members of the Committee had any oral or written submissions on the Zoning By-law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, she noted that if any Members of the Committee has any comments they should

state them now as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Rehner stated parking is an issue and having a reduction in the ratio from 1.75 to 1.42 will not alleviate the situation, and that we need to keep cars from parking on the road.

In response to Councillor Rehner, the Director, Growth and Sustainability stated that it is the apartment buildings that are requesting the reduction, and the one bedroom units may not need the higher ratio of parking.

Mayor Ganann inquired if this subdivision will be connecting with Marz Homes (Thrive Subdivision).

In response to Mayor Ganann concerns, Kevin Nunn explained that there has been conversations with Marz Homes and they have coordinated with their engineers and ours, that an agreement is yet to be established. He stated they have to connect through the water and wastewater which has been included in the functional servicing report that was provided.

Councillor Reilly stated that he didn't understand what the rules are regarding underground parking, and why that wasn't being offered.

In response to Councillor Reilly's concerns Director, Growth and Sustainability, Gerrit Boerema responded that underground parking has no limitations. If the developer wants to pursue that they are permitted to do so. He noted the Zoning By-law allows a height increase if they pursue underground which is not included in the height calculation. The cost of underground parking is more expensive, and developers offer surface parking and opt out of underground parking due to the cost.

Councillor Reilly stated that parking is a huge issue in the Township and insisted if a 1.42 ratio for the 6 storey apartment building allows for visitor parking.

In response to Councillor Reilly's concerns, Kevin Nunn explained that 1.75 ratio for the townhouses which includes 2 parking spaces, one in the garage and 1 in the driveway, has been met. The reduction is more for the six story building and the type of clientele. They do not have a traffic engineer on this proposal it was not a requirement when the plan was submitted. They have implemented a plan that is already designed for these uses, and are still working on civil designs which could change. There are possibilities to increase the ratio, and there is some flexibility there.

Councillor Maychak stated that he had concerns in regards to the proposals and if these units will be purchased or used as rentals, and was concerned of the affordability.

In response to Councillor Maychak, Kevin Nunn, explained that these units will be purchased and not rented. In regards to affordability, he stated he can't really say but the intent is to make them the typical market rate at this time.

Councillor Trombetta stated that he was not a fan of condominiums, especially not for this community but questioned if the infrastructure, especially the sewer capacity would be able to handle this proposal.

In response to Councillor Trombetta, Kevin Nunn explained staff implemented a secondary plan that have controls for a maximum of 6 stories in height, through the secondary plan which was approved by this council by way of a zoning By-law amendment. To request a height increase would need further approval. He stated that they believe the proposal on this site that six stories is appropriate to provide you. The water and wastewater would accommodate this proposal. He noted regards to servicing that they're meeting with staff and the region to work towards a modified proposal, and all these details will be provided in the resubmission.

Councillor Reilly stated that he was concerned that he hadn't heard much conversation in regards to this development and where it is located, and questioned how residents are circulated.

In response to Councillor Reilly, the Clerk Justin Paylove explained that he had not received any comments in regards to this development and expressed that the Director, Growth and Sustainability would be able to elaborate.

In response, the Director, Growth and Sustainability, Gerrit Boerema explained many of the residents would not receive the mailout most of the residents are out of the 120m radius. He noted there was approximately 10 residents that were circulated, but noted that everything is on the website and was made public.

Councillor Chechalk stated she was concerned in regards to the linkage between the 2 apartment buildings, and if there was a connection between the 2 buildings. She noted she was concerned around the parking issues and where the park, and amenities are located.

In response, Kevin Nunn, explained that yes it is possible connection from the street to the development, but it has not been decided if this is open space or strictly for the residents. He noted this could be more in detail when they get to

the planning stage. He stated the karst area is a natural restoration project and preservation, and it is not a park. He noted that Block 6 connecting to the trail would be where the park is intended and will be completed in the first phase.

#### **4. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 9:26 p.m.

Street Naming Station Meadows West Subdivision east of South Grimsby Road 5; north of the CPOK railway and south of Spring Creek Unopened Road Allowance

#### **1. APPLICATION FOR STREET NAMING**

This public meeting is 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 Station Meadows West Subdivision:

#### **2. EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION**

The applicant has proposed Skipton Street, Chester Road, Emma's Place, Mary Street, Elizabeth Street, and Petersfield Drive for the Station Meadows West Subdivision. Subject to the Street Naming Policy POL-PD-01-11, at least 50% of the names must be selected from the Township's approved list of street names. Upon review of the proposed names, Staff has confirmed that there is already a Mary Street and Elizabeth Street in nearby area municipalities in the Region and therefore will need to be replaced with new names for 911 police and emergency compliance.

Staff recommends the following alternative names be considered to adhere to the street naming policy and that 50% of the names are selected from the approved list. Street C - \*\*Evans Street, Street D - \*\*Meredith Street, Street E - \*\*Kennedy Street

#### **3. PURPOSE OF THE PUBLIC MEETING**

The Township of West Lincoln's Procedural By-law states that any matter pertaining to the naming of a highway and/or private road in a plan of subdivision or plan of condominium, for which notice is required to be given, notice shall be published at least once, the date of the publication being at least seven days prior to the Council Meeting indicated in the notice.

#### **4. PUBLIC MEETING**

The Chair inquired to the Manager, 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, Manager, 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 namings.

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.

Councillor Rehner stated that since we have an approved list of road names maybe the developers should get a copy so that we do not need to have a public meeting with Council. He stated that Council should only periodically review the list and add more names if needed.

Councillor Chechalk responded to Councillor Rehner and explained that staff advised and recommended that they would enhance a list of names and bring it back to Council at the end of summer for approval and if approved, there would be no need for Public Meetings for Street Naming.

Councillor Reilly stated that the current policy should be amended, and he would like to prioritize the list more.

Councillor Chechalk responded that with updating the list there is also historical names being embedded including names of veteran's. She noted all of Councils feedback will be considered when enhancing the list.

The Chair stated that an Information Report is being considered by the Planning Committee this evening and that a recommendation report will be forthcoming to a future Planning 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).

## **7. ADJOURNMENT**

The Chair declared that the meeting adjourned at the hour of 9:58 p.m.

Site Alteration 1664 Abingdon Road (File No. 3000-005-24), David Castellan and Megan Griffiths

### **1. Application for Site Alteration**

The Chair advised that this Public Meeting is 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 for 2,200 cubic metres (220 truckloads) of fill to finalize grading around the new dwelling.

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

A site alteration permit has been applied for by the owner of 1664 Abingdon Road to import 2,200 cubic meters (220 truck loads) of material to the subject property for placement over and around the new house that has been recently constructed.

In 2023 a site alteration application was approved by the Director of Planning and Development for less than 1,000 cubic metres of fill also for the construction of the dwelling. This permit has been completed, and the applicant has indicated that additional fill material and top soil is required to complete the grading around the dwelling. The applicant has provided a \$5,000 road security, truck haul route, soils report and grading plan.

### **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 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 Manager 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, Manager of Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to the Chief Building Official, Ben Agro, to explain the purpose and reason for the proposed Site Alteration Application.

In response to the inquiry from the Chair, Chief Building Official, Ben Agro, 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.

David Castellán stated that a couple of years ago he and his partner decided to build their own home, a sustainable-ecological home, and they went through the process and approvals. He noted at that stage they required more soil for grading to complete the building permit.

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.

Zach Twose

Zach Twose stated that his property is adjacent to 1664 Abingdon Road, fronting the road way, and his concern is that reading through the minor variance it states that the by-law has to have a public meeting over a 1000 cubic metres. He noted last year there was probably 800 to 1000 truck loads of fill on the road, caused a lot of congestion and dirt on the road, and this, created damage to the front of my property which has caused a financial burden.

Another concern Mr. Twose noted was in regards to flooding and to ensure that water is taken away from the property. He noted his septic bed is located on the far left corner closest to the adjacent property, and that the septic bed has since been flooding. He stated when the septic bed floods it pushes the gases from the septic system back up and into the house they've had to vacate the house for four five 6 hours at a time during. He further noted the swale has now been filled in which is creating flooding along the fence.

Wayne King

Wayne King stated that the property in question backs onto his backyard, and his concerns are if the truck route can be rerouted, as right now the trucks are coming south on Abingdon instead of north which is causing a lot of congestion and it is a safety concern. He also noted if they knew the truck routes maybe it would alleviate a lot of concerns right now the concern is you can't use your back yard due to the dust.

Gord Robertson

Gord Robertson stated his concerns was the dirt and feels if you allow more truck traffic the corner of Abingdon Road will required to be repaired again.

The Chair asked if any Members of Committee have any oral or written submissions on the proposed Site Alteration Application. The Chair advised that this maybe the only Public Meeting being held with respect to this application; therefore, if any Members of Committee has any comments should state them now.

Councillor Rehner questioned if staff can monitor the amount of truck loads, and if they could alleviate the dust, and the congestion.

Operations/Infrastructure, Mike DiPaola responded that he will look into this with the Chief Building Official to review the policy and what conditions there are to see if something could be added to alleviate the concerns being heard.

Mayor Ganann inquired to the Director, Operations/Infrastructure, Mike DiPaola, if the Township repaired the corner that was referred to and the financial aspect of that prior to the recommendation report.

Director, Operations/Infrastructure, Mike DiPaola responded that he will have to get back to her, at this time he is not aware of the daily operations.

Councillor Reilly inquired to the Director, Growth and Sustainability and stated that he was concerned with how to reroute the trucks and how to police this to make sure this does not become an annual thing, and also how to alleviate the dust.

Director, Growth and Sustainability, Gerrit Boerema responded to Councillor Reilly that through the site alteration by-law the applicants are supposed to update staff with reports and updates. He stated if they're hauling in a certain amount of loads per week, in the past they're actually supposed to report that to staff, but was not sure if that was being done. He noted the last few applications have had issues, and with that discussions with the CBO and with the Director,



Operation/Infrastructure Mike DiPaola to conduct a precondition survey of the roads to see if there is damage after the project. Penalties can be applied if the applicants are not in compliance. Also the grading plan being proposed in front of council this evening matches what it will be on site.

Councillor Trombetta inquired to the Director, Growth and Sustainability, Gerrit Boerema if this property was in compliance during the previous permit.

Director, Growth and Sustainability, Gerrit Boerema responded to Councillor Trombetta that as far as the permit was approved by the former Director, but there's no documentation.

Councillor Trombetta inquired to the applicant David Castellan, if this top soil is to grade the property, or to cover the house structure.

David Castellan responded to Councillor Trombetta that the soil is to cover the structure and to grade the back portion for drainage from the structure.

Councillor Maychack expressed his concerns about the neighbours and wanted a brief explanation of the purpose for an underground house.

David Castellan responded to Councillor Maychak regarding the shape of the house that the house is extremely energy efficient. The way the house is designed with solar with a southern exposure really reduces the amount of energy input to achieve a comfortable living space.

Chair Chechalk had a question for David Castellan, about how many loads of dirt was brought when first applied for, and had a concern that it sounded more than the original 1000 cubic metres.

David Castellan responded that the applicants permit originally was for less than 1,000 cubic metres. He noted it was terrible for growing so it was an opportunity to remove some clay from the property and bring in top soil to have a looser soil. He noted at the time he spoke to John Bartol, the building inspector, and discussed the operation to see if it was allowable with the site alteration permit. He stated he was told that through him as long as he did not exceed the thousand cubic meters of additional soil, he was allowed to bring different soil.

The Chair advised that an Information Report is being considered by the Committee this evening. Please be 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 their passing will be circulated. If you wish to be notified of Council's decision, please ensure that you email the Township Clerk, Justin Paylove at [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca).

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. It is suggested that you watch the Township's website for the posting of agendas to review items that will be discussed at Council and/or Committee meetings. The agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting. Additionally, meeting schedules are also posted on the Township's website for the public to view. If you wish to receive notices by email, it is suggested that you contact the Township Clerk to advise of your request and include your email address along with your mailing address and your phone number.

**6. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 10:34 p.m.

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JUSTIN PAYLOVE, MANAGER,  
LEGISLATIVE SERVICES/CLERK

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COUNCILLOR JOANN CHECHALK,  
CHAIR