



Subject: Site Alteration Permit – 2093 & 2161 Canboro Road (Hwy 20)
Report to: Thorold City Council

Recommendations

1. That the Site Alteration Permit for 2093 & 2161 Canboro Road (Hwy 20) **BE APPROVED.**

Key Facts

- City Staff received a completed site alteration permit application from TSL-THOROLD INC. on November 11th, 2022.
- Part 9 – Consideration by Council over 1000 cubic metres in By-law No.17-2021 Site Alteration, requires a report be submitted for council's approval.

Budgetary Status

N/A

Analysis

In November of 2022, City Staff were approached by the owner of 2093 and 2161 Canboro Road to obtain a Site Alteration Permit. The proposal consisted of hauling clean fill from 122 Cushman Road, St Catharines to the subject lands to create a temporary berm. City Staff reviewed the completed application along with the required soil testing reports, haul routes, drainage plan, siltation mitigation measures, and collected the necessary Site Alteration Permit fees.

Part 9 Consideration by Council Over 1000 Cubic Metres in By-Law 17-2021 Site Alteration states; *"Where the Site Alteration involves the removal or Dumping of Fill out of or onto a Site that exceeds one thousand (1000) cubic metres within any twelve (12) month period, the Permit for such Site Alteration may only be issued when approved by Council, which shall have the same powers as the Director pursuant to this By-law".* As

set out under Part 9 of said by law, A Public Information Center is to be conducted and a report be submitted to council for approval.

A PIC was held on February 1st, 2023 for the Site Alteration permit of 2093 & 2161 Canboro Road (Hwy 20). A representative of Upper Canada Consultants acting on behalf of the property owner, attended the meeting to provide attending residents with information and drawing details (Appendix 1). Residents had until Friday, February 17th, 2023 to forward all additional comments or opinions to staff.

Seven (7) people attended the meeting. One resident provided comment(s) via email. City Staff addressed these comments via email (Appendix 2). No further comments were received by the February 17th deadline. City Staff recommend the approval of the site alteration permit.

Alternatives Reviewed

N/A

Relationship to Strategic Plan

N/A

Other Pertinent Reports

N/A

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Approved and Submitted by:

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This report was prepared in consultation with and reviewed by Sean Dunsmore, Manager of Engineering.

Appendices

Appendix 1 Site Alteration Grading Plan

Appendix 2 Resident Comments