

## Appendix 2- Resident Comments

**From:** [\[redacted\]@thorold.ca](#)  
**Sent:** February 4, 2023 12:22 PM  
**To:** Abu Rashed <[Abu.Rashed@thorold.ca](mailto:Abu.Rashed@thorold.ca)>  
**Cc:** Chris Viccica <[Chris.Viccica@thorold.ca](mailto:Chris.Viccica@thorold.ca)>; Sean Dunsmore <[Sean.Dunsmore@thorold.ca](mailto:Sean.Dunsmore@thorold.ca)>  
**Subject:** Comments on Public Open House held February 1, 202 re: 2093 and 2161 Highway 20 Site Alteration Permit

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The following are our comments on the information we received at the above noted Public Information session held last Wednesday. As we understand from By-law No. 17-2021 Part IX, these comments will form part of the technical report to Council and form part of the review by Council.

We are encouraged to see that the municipality has recognized the need to develop a comprehensive by-law related to the removal, placing or dumping of fill in the City of Thorold. As rural residents of the City for the last 40 years, we welcome this oversight.

That said, we are extremely disturbed to have attended the Public Information session on February 1st, 2023 to be told that a permit was issued for up to 16,000 cubic metres to be dumped at the top of our street, 10,000 + of which had already been deposited, without first holding a Public Open House in direct contravention of Part IX of the by-law. We were further disturbed to be told by staff that they had made an error by not holding a Public Open House as the project exceeded 10,000 cubic metres of fill when the by-law clearly states any proposed site alteration over 1000 cubic metres is subject to public input. This does not reflect well on the municipality.

In spite of the fact that the project has already been largely completed, if we had been consulted, these are the concerns we would have expressed:

1. Flooding. Site alterations can cause damage to other properties. Residences along Hansler Road are all downstream from the site, most with drilled wells. In recent years increased flooding has occurred after heavy rains resulting in pooling of water particularly before the old railroad tracks and at the intersection of Hansler and Holland. Staff at the Open House were not aware. How can we be sure this alteration will not adversely affect the landowners downstream?
2. Soil contamination. Although the by-law spells out how soil is to be tested to ensure it is clean fill, will this be monitored by city staff?
3. The by-law states that registered owners of land within 120 metres of the site be notified of proposed site alterations. In rural areas this may not reach all of the potential owners that could be impacted.

We understand that the current permit for the site alteration has now expired. If there is an additional application for more fill that exceeds 1000 cubic metres, we trust that an Open House will be held prior to any approval and request that we be notified directly. We also recommend strongly that landowners on Hansler Road between Highway 20 and Beaverdams Road be notified as well.

Finally we would like to request a copy of the technical report that will be presented to Council and ask that we be notified of the date it will be considered.

Sincerely,

## Appendix 2- Resident Comments Continued



Mon 2023-02-06 1:00 PM

Chris Viccica

RE: Comments on Public Open House held February 1, 202 re: 2093 and 2161 Highway 20 Site Alteration Permit

To 'Abu Rashed

Cc Sean Dunsmore

Good Afternoon !,

Thank you for providing your comments to the City. We will attach your email(s) to the technical report that will be submitted to council.

To answer your questions/concerns accordingly:

1. Flooding. Site alterations can cause damage to other properties. Residences along Hansler Road are all downstream from the site, most with drilled wells. In recent years increased flooding has occurred after heavy rains resulting in pooling of water particularly before the old railroad tracks and at the intersection of Hansler and Holland. Staff at the Open House were not aware. How can we be sure this alteration will not adversely affect the landowners downstream?

- No, this site alteration will not adversely affect landowners downstream. The berm that is the subject to this site alteration permit, is not blocking any drainage pathways. Flooding will not occur directly from this site alteration.

2. Soil contamination. Although the by-law spells out how soil is to be tested to ensure it is clean fill, will this be monitored by city staff?

- Yes, the City of Thorold has been monitoring this soil to ensure it is clean fill. This process is done through the use of a Geotechnical Engineer who submitted the soil testing report to the City.
- The City received a soil testing report conducted by Landtek Limited Consulting Engineers.
- The testing took place at the initial site before it was brought to the subject lands.
  - o A stockpile consisting of mixed fill, silt sands and clay mixed with and other construction debris was excavated.
  - o A Total of 17 testpits up to 3 m deep , samples were collected every metre
  - o The results were compared against the O.Reg 153/04 and O. Reg. 406/19 - "On-Site and Excess Soil Management" ( made under the Environmental Protection Act, R.S.O. 1990, c. E. 19 (EPA) standards):

3. The by-law states that registered owners of land within 120 metres of the site be notified of proposed site alterations. In rural areas this may not reach all of the potential owners that could be impacted.

- The City brought forward this Site Alteration By-Law as other neighbouring municipalities practice the same standards and guidelines
- From our understanding your property at : Hansler Road is located approximately 850 meters from the development site. City Staff can look to amend this by-law to accommodate registered land owners with in an appropriate distance.

## Appendix 2- Resident Comments Continued

We understand that the current permit for the site alteration has now expired. If there is an additional application for more fill that exceeds 1000 cubic metres, we trust that an Open House will be held prior to any approval and request that we be notified directly. We also recommend strongly that landowners on Hansler Road between Highway 20 and Beaverdams Road be notified as well.

- Correct, the current site alteration permit has expired. Any additional fill over 1000 cubic meters will be subject to a Public Information Center (PIC).
- The City of Thorold has been advised that an additional 500 cubic meters of fill will be brought onto site. Therefore a second PIC is not warranted.
  - o Construction will not resume until after the report is submitted to council and their decision to move things forward.
- As you've stated previously, The by-law states that registered owners of land within 120 metres of the site be notified of proposed site alterations. Unfortunately until the by-law is amended residents within 120m of the property subject to site alteration will be notified.

Finally we would like to request a copy of the technical report that will be presented to Council and ask that we be notified of the date it will be considered.

- Yes, you may receive a copy of the technical report prior to the subject Council meeting.
- I will gladly notify you of the date of the Council meeting that this report will be submitted to.
- If you wish to speak at the subject Council meeting, you may do so through coordinating with the Clerks department.

Any questions or concerns please reach out.

Regards,



**Chris Viccica**

Engineering Technician I  
Public Works and Community Services

**City of Thorold**

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