



**Subject:** Site Alteration Permit – 13030 Lundy’s Lane  
**Report to:** Thorold City Council

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## Recommendations

1. That the Site Alteration Permit Application for the 13030 Lundy’s Lane development **BE APPROVED**; and
2. That the Mayor and City Clerk **BE AUTHORIZED** to sign any necessary agreements/contracts.

## Key Facts

- On May 24, 2024, Rudanco Hospitality Corporation (RHC) submitted a complete application for a Site Alteration Permit to import 50,000 – 170,000 cubic metres of material to the site.
- A Public Information Centre was held on July 17, 2024, with notification of the meeting to property owners in the area.

## Budgetary Status

There is no budget impact resulting from this recommendation.

## Analysis

On May 24, 2024, Staff were approached by RHC, the owner of 13030 Lundy’s Lane, to obtain a Site Alteration Permit. The proposal indicates hauling 50,000 – 170,000 cubic meters of imported fill and site grading activities to occur on site. City Staff reviewed the completed application (Appendix 1) along with the required haul route, erosion and sediment control plan, grading plan, and soil testing reports, and collected the necessary Site Alteration Permit Fees.

A Public Information Centre (PIC) was held on July 17, 2024, for the Site Alteration permit of 13030 Lundy’s Lane. A representative of MTE Consultants acting on behalf of the property owner attended the meeting to provide attending residents with information and drawing details (Appendix 2). Three (3) of the neighbouring property owners attended the PIC. The attendees had no comments regarding the site alteration permit,

but did express support of the development. No further comments were received by the July 24, deadline. City Staff recommends the approval of the Site Alteration Permit.

### **Impact on the Environment, Climate Change**

A soil testing report was presented to Staff of the proposed fill entering the site (Appendix 3). Any identified risks have been addressed in the conditions of the permit (see Appendix 4).

### **Alternatives Reviewed**

N/A

### **Relationship to Strategic Plan**

- Vibrant and Prosperous Community
  - Economic Prosperity
- Sustainability
  - Sustainable Infrastructure

### **Other Pertinent Reports**

N/A

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**Recommended by:**  
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**Approved and Submitted by:**  
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*This report was prepared in consultation with Sean Dunsmore, Manager, Engineering.*

## **Appendices**

Appendix 1	Site Alteration Application
Appendix 2	Drawing Package
Appendix 3	Soil Testing Report
Appendix 4	Site Alteration Terms and Conditions