

## TOWNSHIP OF WEST LINCOLN PLANNING/BUILDING/ENVIRONMENTAL COMMITTEE MINUTES

### MEETING NO. SIX

September 9, 2024, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Councillor William Reilly, Chair  
Mayor Cheryl Ganann  
Councillor Shelley Bradaric  
Councillor Joann Chechalk  
Councillor Mike Rehner  
Councillor Jason Trombetta

Staff: Truper McBride, Chief Administrative Officer  
Brian Treble, Director of Planning and Building  
Gerrit Boerema, Manager of Planning  
Justin Paylove, Acting Director of Legislative Services and Clerk  
Kevin Geoghegan, IT Help Desk Analyst

Attendees: Regional Councillor Albert Witteveen  
John Ganann

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### 1. CHAIR - Councillor William Reilly

Prior to commencing with the Planning/Building/Environmental Committee meeting agenda, the Chair provided the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca) before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.

3. This meeting will be livestreamed as well as recorded and available on the Township's website.

## **2. LAND ACKNOWLEDGEMENT STATEMENT**

The Chair read the following Land Acknowledgement Statement:

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

## **3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

There were no pecuniary interests and/or conflicts of interest that were disclosed.

## **4. CONFIDENTIAL MATTERS**

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Joann Chechalk

4.1 Director of Planning and Building (Brian Treble), Tom Hanrahan (Sullivan Mahoney LLP),

Re: A plan or instruction to be applied to negotiations - Final Minutes of Settlement Update

### **VERBAL UPDATE**

#### **Applicable closed session exemption(s):**

A plan or instruction to be applied to negotiations; and

- Advice that is subject to Solicitor-Client Privilege, including communications necessary for that purpose.

4.2 Director of Planning and Building (Brian Treble)

Re: Litigation or Potential Litigation - Two Further Modifications to Official Plan Amendment No. 63 for Recommendation to the Ontario Land Tribunal, Case No. OLT-23-000470

### **REPORT PROVIDED UNDER SEPARATE COVER**

**Applicable closed session exemption(s):**

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and

- Advice that is subject to Solicitor-Client Privilege, including communications necessary for that purpose.

**4.1 Director of Planning and Building (Brian Treble), Tom Hanrahan (Sullivan Mahoney LLP),**

Re: A plan or instruction to be applied to negotiations - Final Minutes of Settlement Update

**VERBAL UPDATE**

**4.2 Director of Planning and Building (Brian Treble)**

Re: Litigation or potential litigation - Two Further Modifications to Official Plan Amendment No. 63 for Recommendation to the Ontario Land Tribunal, Case No. OLT-23-000470

**5. Confidential Resolution Disclosure**

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Mike Rehner

That staff proceed as directed in closed session, in regards to Confidential Item 4.2.

**Carried**

**6. PUBLIC MEETING(S)**

There were no public meetings.

**7. CHANGE IN ORDER OF ITEMS ON AGENDA**

There were no changes in the order of items on the agenda.

**8. APPOINTMENTS**

There were no appointments.

**9. REQUEST TO ADDRESS ITEMS ON THE AGENDA**

**NOTE: Section 10.13 (5) & (6) – General Rules**

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter

may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

The Chair inquired if there are any members of the public present who wish to address any items on the Planning/Building/Environmental Committee agenda.

There were no members of the public present who wished to address any items on the Planning/Building/Environmental Committee agenda.

**10. CONSENT AGENDA ITEMS**

**10.1 ITEM P33-24**

CONSENT AGENDA ITEMS

There were no consent agenda items.

**11. COMMUNICATIONS**

There were no communications.

**12. STAFF REPORTS**

**12.1 ITEM P34-24**

Director of Planning and Building (Brian Treble) and Director of Legislative Services/Clerk (Justin Paylove)

Re: Recommendation Report PD-37-2024 - Permanently Close, Convey and Sell a Portion of Unopened Road Allowance adjacent to Lots 1 and 2, Concession 1, South Boundary (Attercliffe), former Township of Caistor

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Joann Chechalk

1. That, Recommendation Report PD-37-2024, titled "Permanently Close, Convey and Sell a Portion of Unopened Road Allowance adjacent to Lots 1 and 2 Concession 1, Southern Boundary (Attercliffe), former Township of Caistor", dated September 9 2024, be received; and,
2. That, staff be authorized to proceed to stop up, close and convey following the passage of the following by-laws:
  - a. A by-law to declare the land as surplus to the needs of the Township of West Lincoln as found at Schedule 2;
  - b. By-laws to stop up and close the unopened road allowance and that a by-law be passed to convey the following:

- i. Part 1 to Benny and Alice Van Ravenswaay (Roll No. 260201000117300)
  - ii. Part 2 to Mackenzie Krick and Leonard Krick (Roll No. 260201000117200)
  - iii. Part 3 to David Jozsa (Roll No. 260201000117100)
  - iv. Part 4 to remain with the Township until the new property owner can be contacted and determine if there is interest in purchasing this portion of land (Roll No. 260201000117000)
  - v. Part 5 to Chantelle Ettinger (Roll No. 260201000116900)
  - vi. Part 6 to Wayne and Shari Spurgeon (Roll No. 260201000116800)
  - vii. Part 7 to Christopher Collins (Roll No. 260201000116500);  
and
3. That, legal counsel be directed to complete all conveyances to adjacent property owners except one (Part 4).

**Carried**

**12.2 ITEM P35-24**

Manager of Planning (Gerrit Boerema) and Director of Planning and Building (Brian Treble)

Re: Spring Creek Heights Secondary Plan, OPA 57 Approval, File No. 1701-006-19

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Shelley Bradaric

- 1. That, Recommendation Report PD-40-2024, titled “Spring Creek Heights Secondary Plan, OPA 57 Approval, File No. 1701-006-19”, dated September 9, 2024, be received; and,
- 2. That, Official Plan Amendment No. 57 (File No. 1701-006-19) as found in Schedule A, and a corresponding implementation bylaw, as found in Schedule B be approved and passed; and
- 3. That staff be authorized to circulate the Notice of Decision on the approval of Official Plan Amendment No. 57 to the agencies and public to commence the 20-day appeal period as Regional Council approval is not required.

**Carried**

**12.3 ITEM P36-24**

Manager of Planning (Gerrit Boerema)

Re: Technical Report PD-41-2024 - Township-Initiated Zoning By-law Amendment for Urban and Rural Settlement Boundary Expansion

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Joann Chechalk

1. That, Technical Report PD-41-2024, titled “Township-Initiated Zoning Bylaw Amendment for Urban and Rural Boundary Expansions”, dated September 9, 2024, be received; and
2. That, staff be authorized to initiate a zoning by-law amendment to the Township’s Zoning By-law, 2017-70, as amended, including public consultation and a public meeting.

**Carried**

**13. OTHER BUSINESS**

**13.1 ITEM P37-24**

Manager of Planning (Gerrit Boerema)

Re: Recreation and Parks Master Plan

**VERBAL UPDATE**

Manager of Planning, Gerrit Boerema, provided a brief update on the Township of West Lincoln's new Recreation and Parks Master Plan, the process that is being undertaken with the consulting firm that has been procured for the project, and how Council, staff, and residents of the Township of West Lincoln can get involved and have their voice heard in the development of the plan.

**13.2 ITEM P38-24**

Members of Committee

Re: Other Business Matters of an Informative Nature

Mayor Ganann

Re: West Niagara Fair, Silverdale Community Centre Chili, Soup & Corn Roast, Mayor's Youth Advisory Committee Holiday Card Design Contest, and Regional Councillor Witteveen's Appointment to the NPCA

Councillor Joann Chechalk  
Re: West Niagara Fair

**14. NEW BUSINESS**

There were no motions brought forward to introduce any new items of business.

**15. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 7:49 p.m.

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JUSTIN PAYLOVE, CLERK

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COUNCILLOR WILLIAM REILLY,  
CHAIR