



**TOWNSHIP OF WEST LINCOLN
GROWTH AND SUSTAINABILITY
COMMITTEE MINUTES**

MEETING NO. ONE

February 10, 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: Justin Paylove, Director of Legal and Legislative Services/Clerk
Mike DiPaola, Director of Operations
Gerrit Boerema, Director of Growth and Sustainability
Kevin Geoghegan, IT Help Desk Analyst
Ben Agro, CBO
Susan Smyth, Senior Planner

Attendees: John Ganann
David Harris
Jane Naylor
Patti Kearse
Jesse Auspitz
Max Fedchyshak
Lou DiLeonardo
Enzo Prato
Gilles Arguin
Alex Jovic
Lilian Jovic

1. CHAIR- Councillor Joann Chechalk

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk 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 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 conflict of interest that were disclosed.

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 Concession 9, Part Lot 5 (File No. 1601-003-23 and File No. 2000-92-24 Kainthville Holdings Inc.)

An application for a Zoning By-law Amendment and Draft Plan of Subdivision has been submitted by NPG Planning Solutions Inc. on behalf

of the property owner, Kainthville Holdings Inc., to rezone a 7.68 hectare (19.98 acres) of land in the Township of West Lincoln.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

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

6. APPOINTMENTS

There were no appointments.

7. 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 were any members of the public present who wished to address any items on the Growth and Sustainability Committee agenda, of which there were none.

8. CONSENT AGENDA ITEMS

All items listed below are considered to be routine and non-controversial and can be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.

8.1 ITEM GS01-25

There were no Consent Agenda Items

9. COMMUNICATIONS

There were no Communications.

10. STAFF REPORTS

10.1 ITEM GS02-25

CBO (Ben Agro) & Director of Growth and Sustainability (Gerrit Boerema)
Re: Information Report BLDG-02-2025 - Changes to the Ontario Building Code 2024

Moved By Councillor Shelley Bradaric
Seconded By Mayor Cheryl Ganann

1. That, Information Report BLDG-02-2025, titled “Changes to the Ontario Building Code 2024” dated February 10, 2025 be received for information.

Carried

10.2 ITEM GS03-25

Director of Growth and Sustainability (Gerrit Boerema)
Re: Recommendation Report PD-03-2025 – Application for Temporary Use Extension 9127 Regional Road 20

Moved By Councillor Jason Trombetta
Seconded By Councillor Mike Rehner

1. That, Recommendation Report PD-03-2025, title “Application for Temporary Use, 9127 Regional Road 20” dated February 10, 2025, be received; and,
2. That, application for Temporary Use Extension File No. 1601-10-23, submitted by Mr. Larry Pomerantz for an extension to temporary use Bylaw A(T-15) for three years be denied; and,
3. That, Committee and Council permit an extension of Temporary Use Bylaw A(T-15) for a period of 4 months, expiring on June 10, 2025, as found in the attached bylaw (Schedule D), which prohibits the storage of any additional barrels and to allow for the orderly removal of the barrels and restoration of the property; and,
4. That, the applicant provides a site plan showing the location of the stored barrels and provides adequate fire routes to the satisfaction of the Township Fire Department.

Carried

10.3 ITEM GS04-25

Director of Growth and Sustainability (Gerrit Boerema) & Senior Planner (Madyson Etzl)
Re: Recommendation Report PD-07-2025- Application for Zoning By-law Amendment – 7793 Young Street (File No. 1601-013-24)

Moved By Mayor Cheryl Ganann
Seconded By Councillor Greg Maychak

1. That, Recommendation Report PD-07-2025, titled “Application for Zoning Bylaw Amendment- 7793 Young Street” (File No. 1601-013-24) dated February 10, 2025, be received; and,
2. That, the application for Zoning Bylaw Amendment for 7793 Young Street, be approved in accordance with the attached Zoning By-law Amendment.

Carried

10.4 ITEM GS05-25

Senior Planner (Susan Smyth) & Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-05-2025 - Zoning By-law Amendment Application (File No. 1601-003-23) and Draft Plan of Subdivision Application (File No. 2000-92-24) submitted by Kainthville Holdings Inc.

Moved By Councillor Mike Rehner
Seconded By Councillor Greg Maychak

1. That, Information Report PD-05-2025 titled “Zoning By-law Amendment Application (File No. 1601-003-23) and Draft Plan of Subdivision (File No. 2000-92-24) submitted by Kainthville Holdings Inc.” dated February 10, 2025 be received for information.

Carried

10.5 ITEM GS06-25

Senior Planner (Susan Smyth) & Director of Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-04-2025- Backyard Chickens – Zoning By-law Amendment and Amendments to the Animal Care & Control Bylaw (File No. 1601-002-24)

Moved By Councillor Shelley Bradaric
Seconded By Mayor Cheryl Ganann

1. That, Recommendation Report PD-04-2025, titled “Backyard Chickens – Zoning By-law Amendment and Amendments to the

Animal Care and Control Bylaw (File No. 1601-002-24)” dated February 10, 2025, be received; and,

2. That, Council APPROVE the amending by-law to Zoning By-law 2017-70, as found in Schedule D, that permits backyard chickens within residential zones in Hamlet Settlement areas and in the Agricultural area, subject to the prescribed regulations; and,
3. That, Council APPROVE the amendments to the Animal Care and Control By-law 2023-54, as found in Schedule B; and,
4. That, Council Authorize the CAO to enter into an amending agreement with the Niagara SPCA to additionally cover the enforcement of the amended Animal Care and Control By-law.

Carried

10.6 ITEM GS07-25

Director of Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-06-2025- Interim Control Fulton Rural Employment Land Use Study

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That, Recommendation Report PD-06-2025, titled “Interim Control By-law Fulton Rural Employment Land Use Study” dated February 10, 2025, be received; and,
2. That, Council pass the interim control by-law as attached to this report.

Carried

11. OTHER BUSINESS

11.1 ITEM GS08-25

Members of Committee

Re: Other Business Matters of an Informative Nature

Councillor William Reilly

Re: Canadian made assets, investments and RFTs

Mayor Cheryl Ganann

Re: Mayors’ Cup Tournament

Councillor Greg Maychak
Re: Crossing Guards

Councillor Shelley Bradaric
Re: Public Works staff appreciation

Councillor Joann Chechalk
Re: Smithville United Church concert

12. NEW BUSINESS

NOTE: Only for items that require immediate attention/direction and must first approve a motion to introduce a new item of business (Motion Required).

There were no new items of business.

13. CONFIDENTIAL MATTERS

There were no Confidential Matters.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:33 PM.

JUSTIN PAYLOVE, DIRECTOR
OF LEGAL AND LEGISLATIVE
SERVICES/ CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR