

## THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

### MEETING NO. SIX

Monday, March 24, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

**NOTE TO MEMBERS OF THE PUBLIC:** All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

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Pages

#### 1. **SINGING OF "O CANADA" - SMITHVILLE PUBLIC SCHOOL**

Prior to commencing with the Council meeting, Mayor Ganann will provide the following announcements:

1. The public may submit comments for matters that are on the agenda to [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca) before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.
2. This meeting is being livestreamed as well as recorded and will be available on the Township's website.

#### 2. **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. **OPENING PETITION - Councillor Mike Rehner**

#### 4. **CHANGE IN ORDER OF ITEMS ON AGENDA**

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

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

**NOTE:** Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

**6.7 Public Comment at Council**

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

Chair to inquire if there are any members of the public present who wish to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

**7. APPOINTMENTS/PRESENTATIONS**

There are no appointments.

**8. REGIONAL COUNCILLOR'S REMARKS**

**9. CONFIRMATION OF MINUTES**

- 9.1 Council Minutes 6  
Re: Council Minutes - February 24, 2025

Moved By Councillor Jason Trombetta

- 1. That the minutes relating to the February 24, 2025 Council Meeting, and the recommendations contained therein, be accepted.

- 9.2 Public Meeting under the Planning Act 15  
Re: Public Meeting Minutes - March 3, 2025

Moved By Councillor Joann Chechalk

- 1. That the minutes relating to the March 3, 2025 Public Meeting, and the recommendations contained therein, be accepted.

**10. COMMUNICATIONS**

- 10.1 Mayor Cheryl Ganann 25  
Re: Support of Correspondence received from the Niagara Regional Labour Council in regards to declaring April 28th, 2025 a National Day of Mourning For Workplace death and injury

Moved By Councillor Shelley Bradaric

- 1. That the correspondence received from the Niagara Regional Labour Council, dated March 18, 2025, be received; and
- 2. That the Township recognize the National Day of Mourning on April 28th, 2025 and fly all flags on Township properties at half

mast on April 28th, 2025.

**11. MAYOR'S REMARKS**

**12. REPORT OF COMMITTEE**

- 12.1 Growth and Sustainability Committee 26  
Re: Minutes - March 3, 2025

**CONFIDENTIAL MINUTES UNDER SEPARATE COVER**

Moved By Councillor Joann Chechalk

1. That the minutes relating to the March 3, 2025, Growth and Sustainability Committee meeting, and the recommendations contained therein, be accepted; and,
2. That the confidential minutes relating to the closed session portion of the March 3, 2025 Growth and Sustainability Committee Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

- 12.2 Corporate Services Committee 33  
Re: Minutes - March 17, 2025

Moved By Councillor Shelley Bradaric

1. That the minutes relating to the March 17, 2025, Corporate Services Committee meeting, and the recommendations contained therein, be accepted

**13. STAFF REPORT**

- 13.1 Community and Protective Services 43  
Fire Chief (Dennis Fisher)  
Re: Recommendation Report WLFD-03-2025 - Purchase of the New Pumper Truck

Moved By Councillor Greg Maychak

1. That, Recommendation Report WLFD-03-2025 titled “ the Purchase of the New Pumper Truck” dated March 24, 2025 be accepted, and
2. That, Administration be authorized to Purchase by Negotiation – Section 10.1 (a),(b) of the Tendering & Purchasing Policy POL-T-01-2015, for the purchase of a new 2024Pumper at a cost of \$935,000 plus HST from Fort Garry Fire Trucks, Winnipeg Manitoba.

**14. RECONSIDERATION**

**(“Definition”)** This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council

meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

**15. NOTICE OF MOTION TO RESCIND**

**(“Definition”)** This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

**16. OTHER BUSINESS**

16.1 Members of Council  
Re: Council Remarks

**17. NEW ITEMS OF BUSINESS**

**NOTE:** Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

**18. CONFIDENTIAL MATTERS**

Moved By Councillor Jason Trombetta

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:

18.1 Chief Administrative Officer (Truper McBride)  
Re: Confidential Report - Organizational Resourcing

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

- Personal matters about an identifiable individual, including municipal or local board employees.
- Advice subject to Solicitor-Client privilege

18.1 Chief Administrative Officer (Truper McBride)  
Re: Confidential Report - Organizational Resourcing

**19. DISCLOSURE OF CONFIDENTIAL MATTERS**

**20. BY-LAWS**

Moved By Councillor Greg Maychak

1. That leave be granted to introduce By-Laws 2025-12, 2025-13, and 2025-14 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,
2. That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

- |      |  |    |
|------|--|----|
| 20.1 | BY-LAW 2025-12<br>A By-law to authorize the Mayor and Clerk to sign a Lease Agreement between Ken Brunaccioni (Dog Got It-Hot Dog Cart) and the Corporation of the Township of West Lincoln for a five year term (2025-2029) | 46 |
| 20.2 | BY-LAW 2025-13<br>A By-law to adopt the estimates for the year 2025 and to set the rates of taxation for the year 2025.  | 47 |
| 20.3 | BY-LAW 2025-14<br>A By-law to adopt, confirm and ratify matters dealt with by Council resolution.  | 50 |
21. **ADJOURNMENT**  
The Mayor to declare this meeting adjourned at the hour of \_\_\_\_\_.



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN  
COUNCIL MINUTES

MEETING NO. FIVE

February 24, 2025, 6:30 p.m.

Township Administration Building  
318 Canborough Street, Smithville, Ontario

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

Staff: Justin Paylove, Director of Legal and Legislative Services/Clerk  
Katelyn Repovs, Director of Corporate Services/CFO  
Kevin Geoghegan, IT Help Desk Analyst  
Cynthia Summers, Director of Community and Protective Services  
Truper McBride, CAO  
Cindy Weir, Library CEO

Attendees: H.F. Stoffels  
John Ganann  
Regional Councillor Albert Witeveen

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1. SINGING OF "O CANADA" - GAINSBOROUGH PUBLIC SCHOOL

Prior to commencing with the Council meeting, Mayor Ganann provided the following announcements:

1. The public may submit comments for matters that are on the agenda to [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca) before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record.

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

## **2. LAND ACKNOWLEDGEMENT STATEMENT**

Mayor Ganann 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. OPENING PETITION - Councillor Greg Maychak**

Councillor Maychak read the opening petition.

## **4. CHANGE IN ORDER OF ITEMS ON AGENDA**

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

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

**NOTE:** Items for which conflicts were recently declared at Committee Meeting(s)

There were no pecuniary interest or conflict of interest disclosed.

## **6. REQUEST TO ADDRESS ITEMS ON THE AGENDA**

**NOTE:** Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

### **6.7 Public Comment at Council**

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the "Other Business" or "Communications" or "Appointments" section of the agenda and relates to a matter which would normally be dealt with at Committee.

The Chair inquired if there were any members of the public present who wished to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law, of which there were none.

## **7. APPOINTMENTS/PRESENTATIONS**

There were no appointments or presentations.

**8. REGIONAL COUNCILLOR'S REMARKS**

Regional Councillor Witteveen read from a prepared statement, which is attached to the minutes as Schedule "A".

**9. CONFIRMATION OF MINUTES**

9.1 Council Minutes

Re: Council Minutes - January 27, 2025

**Moved By** Councillor William Reilly

**Seconded By** Councillor Shelley Bradaric

1. That the minutes relating to the January 27, 2025 Council Meeting, and the recommendations contained therein, be accepted.

**Carried**

9.2 Special Council

Re: Special Council - January 28, 2025 and February 10, 2025

**CONFIDENTIAL MINUTES UNDER SEPARATE COVER**

**Moved By** Councillor Shelley Bradaric

**Seconded By** Councillor Joann Chechalk

1. That the minutes relating to January 28, 2025 and February 10, 2025 Special Council Meeting, and the recommendations contained therein, be accepted; and,
2. That the confidential minutes relating to the closed session portion of the January 28, 2025 Special Council Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

**Carried**

**10. COMMUNICATIONS**

There were no communications.

**11. MAYOR'S REMARKS**



The Mayor read from a prepared statement, which is attached to the minutes as Schedule "B".

## 12. REPORT OF COMMITTEE

### 12.1 Growth and Sustainability Committee

Re: Growth and Sustainability Committee - February 10, 2025

**Moved By** Councillor Joann Chechalk

**Seconded By** Councillor Greg Maychak

1. That the minutes relating to the February 10, 2025, Growth and Sustainability Committee meeting, and the recommendations contained therein, be accepted

**Carried**

### 12.2 Operations Committee

Re: Operations Committee - February 10, 2025

**Moved By** Councillor William Reilly

**Seconded By** Councillor Joann Chechalk

1. That the minutes relating to the February 10, 2025 Operations Committee meeting, and the recommendations contained therein, be accepted.

**Carried**

### 12.3 Corporate Services Committee

Re: Corporate Services Committee - February 18, 2025

**CONFIDENTIAL MINUTES UNDER SEPARATE COVER**

**Moved By** Councillor Shelley Bradaric

**Seconded By** Councillor William Reilly

1. That the minutes relating to the February 18, 2025 Corporate Services Committee meeting, and the recommendations contained therein, be accepted; and,
2. That the confidential minutes relating to the closed session portion of the February 18, 2025 Corporate Services Committee Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

**Carried**

### 13. STAFF REPORTS

- 13.1 Director of Corporate Services and Chief Financial Officer (Katelyn Repovs)  
Re: Recommendation Report T-04-2025- 2025 Final Operating and Capital Budget

**Moved By** Councillor William Reilly

**Seconded By** Councillor Shelley Bradaric

1. That, Recommendation Report T-04-2025, titled “2025 Final Operating and Capital Budget”, dated February 24, 2025, be received;
2. That, a 2025 tax levy of \$10,255,120, which represents a 4.62% tax levy increase after factoring in assessment growth, be approved; and,
3. That, the 2025 hospital levy of \$206,900 be approved; and,
4. That, the 2025 Urban Service Area Levy of \$186,320 be approved; and,
5. That, the Detailed 2025 Capital Program, attached as Schedules C and D to this report, totalling \$10,044,650 be approved; and,
6. That, the balance of Capital and Special Projects for the years 2026 to 2034 as outlined on Schedules E and F to this report be approved in principle; and,
7. That, the 2025 water and wastewater utility user fees and charges, as presented in Schedule H, with an effective date of July 1, 2025, be approved;
8. That, a By-law be passed which amends By-law 2024-82, Schedule A, to incorporate the water and wastewater user fees and charges effective July 1, 2025; and,
9. That, tangible capital asset amortization estimated at \$3,730,723 and post-employment expenses estimated at \$22,800 be and are hereby excluded from the 2025 Operating and Capital Budget as permitted through Ontario Regulation 248/09.

	<b>For</b>	<b>Against</b>	<b>Conflict</b>
Councillor Shelley Bradaric	X		
Mayor Cheryl Ganann	X		
Councillor Mike Rehner		X	
Councillor William Reilly	X		
Councillor Jason Trombetta		X	
Councillor Joann Chechalk	X		
Councillor Greg Maychak	X		
<b>Results</b>	<b>5</b>	<b>2</b>	<b>0</b>

**Carried**

**14. RECONSIDERATION**

(“**Definition**”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

There were no motions introduced by any Members of Council to reconsider action taken at this Council meeting or the previous regular Council meeting.

**15. NOTICE OF MOTION TO RESCIND**

**(“Definition”)** This section is for Council Members to serve notice of intent to introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

There were no notices of intent served by any Member of Council to introduce a motion to rescind action taken previously by Council.

**16. OTHER BUSINESS**

16.1 Members of Council  
Re: Council Remarks

Councillor Maychak  
Re: Welcome to the new Director of Community and Protective Services,  
Cynthia Summers

Councillor Bradaric  
Re: Public Works staff appreciation

Councillor Reilly  
Re: February 27 Election and Made in Canada

**17. NEW ITEMS OF BUSINESS**

**NOTE:** Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

**Moved By** Councillor William Reilly  
**Seconded By** Councillor Joann Chechalk

That a new item of business be added to the agenda regarding the “Trees for All” project.

**Carried**

**Moved By** Councillor Joann Chechalk  
**Seconded By** Councillor William Reilly

That Administration be directed to return to the next Corporate Services Meeting with further funding opportunities and information regarding the “Trees for all” project.

**Carried**

**18. CONFIDENTIAL MATTERS**

There were no confidential matters.

**19. BY-LAWS**

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Greg Maychak

1. That leave be granted to introduce By-Laws 2025-07, 2025-08, 2025-09, 2025-10, and 2025-11 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,
2. That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

**Carried**

19.1 BY-LAW 2025-07

A By-law to amend Zoning By-law No. 2017-70, as amended of the Township of West Lincoln.  
Backyard Chickens

19.2 BY-LAW 2025-08

A By-law to amend By-law No. 2023-54, being a By-law to regulate Animal Care and Control within the Township of West Lincoln.

19.3 BY-LAW 2025-09

A By-law to amend Zoning By-law No. 2017-70, as amended of the Township of West Lincoln.  
Agriplastics

19.4 BY-LAW 2025-10

A By-law to appoint a Deputy Treasurer for the Corporation of the Township of West Lincoln.  
Steven Emslie

19.5 BY-LAW 2025-11

A By-law to adopt, confirm and ratify matters dealt with by Council resolution.

**20. ADJOURNMENT**

The Mayor declared the meeting adjourned at the hour of 8:21 p.m.

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JUSTIN PAYLOVE, DIRECTOR  
OF LEGAL AND LEGISLATIVE  
SERVICES/CLERK

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MAYOR CHERYL GANANN

**TOWNSHIP OF WEST LINCOLN  
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES  
SITE ALTERATION AND STREET NAMING APPLICATIONS**

**MEETING NO. THREE**

**March 3, 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 Greg Maychak  
Councillor William Reilly

Absent with regrets: Councillor Mike Rehner- Notification Provided

Staff: Justin Paylove, Director of Legal and Legislative Services/Clerk  
Gerrit Boerema, Director of Growth and Sustainability  
Kevin Geoghegan, IT Help Desk Analyst  
Susan Smyth, Senior Planner  
Truper McBride, CAO  
Ben Agro, CBO

Attendees: John Ganann  
Pete Vanden Arend  
Marlen Vanden Arend  
Tony Vanden Arend  
Marcel Begin  
Joan Begin  
Liz Lamb  
Laurie Young  
Lester Lipiec  
Tom Poustie  
Brian Young

Brittany Garrard-Amos  
Timothy Amos  
Dennis V Woudenberg  
Brian Eybec  
Melanie Felvus  
Marianna Felvus  
Chris Negus  
Carol Gumbert  
Mike Felvus  
Jeremy Nicholls  
Mark Baldasaro  
Maria Csikesz  
L. Polo  
Gino Mucci  
Ezra Ravensbergen  
Peter Ravensbergen  
Denise Ravensbergen  
Kaden Ravensbergen  
Chris Tsementzis

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3118 Grassie Road, Concession, Gore A Part Lot 16, Part Lot 17 (Sikender Gulacha, Owner & Meritech Engineering, Agent)

**1. Application for Site Alteration**

The Chair advised that this public meeting was being held in accordance with the Municipal Act S.O. 2001, Chapter 25 and Township Procedural By-Law and the Township of West Lincoln Site Alteration By-Law to consider a request for a site alteration permit.

**EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:**

In May of 2024 Council approved site alteration application 3000-001-24 to permit 4,617 cubic metres of material to the site to complete grading around the new dwelling. The applicant has exceeded the original permit and has brought approximately 7,310 cubic metres (731 truckloads) of material to the property, including granular, topsoil, rubble, and earth fill material.

The applicant is requesting a site alteration permit for the additional material already brought to the site, as well as an additional 3,000 cubic metres (300 truckloads) to finalize the front site works, and 952 loads of material to raise the elevation of the rear yard.



## **2. Purpose of the Public Meeting**

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the Site Alteration Application.

The Chair further stated that no decision has been made on the proposed application and any comments received will be taken into account by the Growth and Sustainability Committee in their consideration.

## **3. Public Meeting**

The Chair inquired to the Director of Legal and Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to the Director of Growth and Sustainability, Gerrit Boerema, to explain the purpose and reason for the proposed Site Alteration Application.

In response to the inquiry from the Chair, Director of Growth and Sustainability, Gerrit Boerema, explained the purpose and reason for the proposed Site Alteration Application.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Jeremy Nicholls (Nicholls Ventures Inc. Construction & Fill Management)

Jeremy Nicholls explained that he is responsible for the management of the importation of backfill, roads and drainage in regards to the property. He explained that they have been working with the Township and By-Law Officer to address complaints and further explained that the homeowners wish to have a levelled back yard for agricultural use.

The Chair asked if there were any oral or written submissions from any members of the public present in person or as part of the Zoom meeting that wished to provide comments at this time with respect to the proposed Site Alteration Application.

The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now.

Tony Vanden Arend

Tony Vanden Arend expressed concern regarding the results of continuing to add excessive amounts of compact fill to the site on the future agricultural use of the property. He also expressed concern for potential water damage and severe runoff.

Peter Vanden Arend

Peter Vanden Arend also expressed concerns regarding the future use of agricultural lands, drainage issues, and the effects of excessive fill on this site.

Brittany Garrard-Amos

Brittany Garrard-Amos expressed concerns regarding the effects of additional fill on their property that is located directly behind the proposed site alteration. Ms. Garrard- Amos sited current drainage issues and concern for their home and quality of life.

Timothy Amos

Timothy Amos also expressed concerns for his property regarding current drainage issues, the potential effects on his property due to excessive fill at the proposed site, grading discrepancies, a lack of additional drainage measures, and the type of fill under the topsoil.

Chris Negus

Chris Negus expressed concerns regarding the significant increase in truck traffic on Young Street, damage to the road, and flooding issues.

Chris Tsementzis

Chris Tsementzis expressed concerns regarding the type of fill being used for the site alteration and the effects of brick and concrete on the fertility of soil.

Marianna Felvus

Marianna Felvus expressed concerns regarding the agricultural roots of Grassie and the dangers of increased truck traffic.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed Site Alteration Application. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, he noted that if any Members of the Committee has any comments they should state them now.

Councillor Trombetta

Councillor Trombetta expressed concerns regarding the amount of fill exceeding the original permit in addition to flooding, grating, contamination, truck traffic, and road condition issues.

Councillor Bradaric

Councillor Bradaric expressed concern regarding neighbours' loss in quality of life.

Councillor Maychak

Councillor Maychak expressed gratitude for the members of the public who stepped forward to provide their input on the Site Alteration Application.

Mayor Ganann

Mayor Ganann inquired to the Director of Growth and Sustainability, Gerrit Boerema, whether a deposit was received from the applicant.

In response to Mayor Ganann's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that there is no record of the Township receiving the \$7000.00 road security deposit for the initial permit application.

Mayor Ganann commented on the deteriorating state of the road and further inquired to the Director of Growth and Sustainability, Gerrit Boerema, what recourse is available to secure the deposit to fix the road.

In response to Mayor Ganann's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that the Operations Infrastructure Group is in the process of determining whether or not the road has deteriorated, if the deterioration is caused by trucks, and what the value of the deterioration may be if it has occurred. Director Boerema stated that the applicants have been cooperative.

Councillor Reilly

Councillor Reilly expressed concern that the initial application was permitted to move forward without a deposit and inquired to the Director of Growth and Sustainability, Gerrit Boerema, who the owners are referring to regarding their verbal agreement with the Township.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that the owners initially provided an online application to the Township which limits the amount of information that can be submitted; during a follow up discussion, the owner provided details of a verbal agreement with former staff expanding the area where fill could be placed on the property to

the rear yard, but not a discussion regarding increasing the quantity of fill. Upon receiving the order to stop, the owners have ceased bringing in more fill and continue to work with staff to provide information when requested, citing a misunderstanding with the supposed verbal agreement.

Councillor Reilly further inquired to the Director of Growth and Sustainability, Gerrit Boerema, to explain what can be appealed through the Ontario Land Tribunal process.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that Council is the highest authority under this By-Law and that no further appeal process beyond Council's decision is available to neighbours or to the applicant.

Councillor Reilly further inquired to staff to explain who absorbs liability if an accident occurs in relation to alleged drainage issues.

In response to Councillor Reilly's inquiry, Chief Administrative Officer, Truper McBride, explained that legal advice is best sought within closed session as opposed to providing it publicly.

Councillor Chechalk inquired to the Director of Growth and Sustainability, Gerrit Boerema, whether Grassie Road has historically been used as an access for trucks.

In response to Councillor Chechalk's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that staff would include the historical use of Grassie Road and Young Street in their next report to Council.

Councillor Reilly

Councillor Reilly inquired to the Director of Growth and Sustainability, Gerrit Boerema, if further restrictions or regulations can be put in place by Council to control the type of vehicles and weight capacity on roads to limit damage.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, suggested that current regulations be explored by the Operations Committee to see if there's anything that can be done to further protect property owners in this area.

The Chair stated that an Information Report was being considered by Council later, as part of this evening's Committee meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Site Alteration Application and if approved by Council, a notice of its passing will be circulated.

The Chair stated that if there was anyone who wished to be notified of Council's decision, they should email the Director of Legislative Services/Clerk, Justin Paylove, at [jplove@westlincoln.ca](mailto:jplove@westlincoln.ca).

The Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed notices and thus potentially miss the opportunity to attend applicable meetings and suggested the public watch the Township's website for posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting and that meeting schedules are also noted on the Township's website for the public to view.

The Chair stated that anyone wishing to receive notices by email, should contact the Township Clerk to advise of their request and include their email address along with their mailing address and phone number.

#### **4. Adjournment**

The Chair declared the meeting adjourned at the hour of 7:39 p.m.

Dehaan Homes Inc. Crossings on the Twenty North Condominium Development Lot 20, PT lots 56 &57, Registered Plan M-88

#### **5. Application for Street Naming**

The Chair advised that this public meeting was being held in accordance with the Municipal Act S.O. 2001, Chapter 25 and the Township of West Lincoln's Procedural By-law and Street Naming Policy, being Policy POL-PD-01-11 for the street naming of the Twenty North Condominium Development (Callum Drive).

#### **EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:**

The Applicant has proposed Callum Drive as the street name for the 10 townhouse unit private condominium development off St. Catharines Street known as the Crossings on the Twenty North. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11. There is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium.

#### **6. Purpose of the Public Meeting**

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the proposed street naming.

The Chair further stated that no decision has been made on the proposed street naming and any comments received will be taken into account by the Growth and Sustainability Committee in their consideration.

## **7. Public Meeting**

The Chair inquired to the Director of Legal and Legislative Services/Clerk, Justin Paylove, about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, Director of Legal and Legislative Services/Clerk, Justin Paylove, explained that proper notice was given.

The Chair inquired to Senior Planner, Susan Smyth, to explain the reason for the proposed street naming.

In response to the inquiry from the Chair, Senior Planner, Susan Smyth, explained the reason for the proposed street naming.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

The applicant or their authorized agent were not present to speak to the application.

The Chair asked if there were any oral or written submissions from any members of the public present in person or as part of the Zoom meeting that wished to provide comments at this time with respect to the proposed street naming. The Chair stressed that if there were any Members of the Public present that wished to provide comments that they should state them now.

There were no oral or written submissions from any members of the public that wished to provide comments with respect to the street naming.

The Chair asked if any Members of the Committee had any oral or written submissions on the proposed street naming.

Mayor Ganann

Mayor Ganann explained that the south-side condominium street name, Carter Drive, was selected by Council as brought before them, and that Callum was the alternate option. Dehaan Homes Inc. selected these names after their grandsons for the private streets.

Councillor Reilly

Councillor Reilly inquired to the Director of Planning, Gerrit Boerema, when a street name was used from the Township's list under the street naming policy.

In response to Councillor Reilly's inquiry, Director of Growth and Sustainability, Gerrit Boerema, explained that Mars Homes and Rosemont Homes selected names from the list, that the department does not process very many new street naming applications, and that there is an outstanding request from Council to review the Street Naming Policy.

Councillor Trombetta

Councillor Trombetta expressed concern regarding the prominent names of West Lincoln on the reserve list being used for private condominium streets, and would prefer that they be utilized in major developments.

Councillor Bradaric

Councillor Bradaric explained that the Heritage Committee is unable to meet at this time due to insufficient members; however, there has been correspondence with staff regarding the street naming policy to be brought to a future meeting. Councillor Bradaric also acknowledged the indigenous connection to our community and the importance of working with the Niagara Native Centre.

Councillor Maychak

Councillor Maychak inquired to the Director of Growth and Sustainability, Gerrit Boerema, how often Council approves street naming after a relative or grandson not found on the approved list.

In response to Councillor Maychak, Director of Growth and Sustainability, Gerrit Boerema, explained that approximately half of the applications submitted that are not from the heritage list have been supported, and that all street names are brought before Council for approval.

Councillor Chechalk inquired to the Senior Planner, Susan Smyth, to clarify that this is a street naming opposed to a street re-naming.

In response to Councillor Chechalk's inquiry, Senior Planner, Susan Smyth, clarified that this is the initial proposed street naming and not a street re-naming.

Councillor Chechalk expressed agreement that a review and updated list broadening options for growth and balance be brought to a future meeting.

The Chair stated that an Information Report is being considered by the Growth and Sustainability Committee this evening and that a recommendation report will be forthcoming to a future Growth and Sustainability Committee and/or Council

Meeting. Everyone is invited to stay in attendance to hear the Committee's comments and/or recommendation with respect to the application, which will take place shortly following the conclusion of this public meeting.

Those who wish to be advised of any subsequent meetings and/or decisions on this matter may email the Township Clerk, Justin Paylove at [jpaylove@westlincoln.ca](mailto:jpaylove@westlincoln.ca).

**8. Adjournment**

The Chair declared the meeting adjourned at the hour of 8:02 p.m.

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JUSTIN PAYLOVE, DIRECTOR  
OF LEGAL AND LEGISLATIVE  
SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR





# APRIL 28 NATIONAL DAY OF MOURNING



## Niagara Regional Labour Council Events

### **St. Catharines, 7:30 a.m.**

At the monument dedicated to the Fallen Welland Canal Workers, located at Lock 3 on the Welland Canal Parkway – west side of the Canal

### **St. Catharines, 8:00 a.m.**

At the monument dedicated to four fallen workers – under the St. Catharines Skyway. Located on the Welland Canal Parkway – west side of the canal, under the bridge

### **Niagara-on-the-Lake, 9:15 a.m.**

At the monument located at the Centennial Arena at 1557 Four Mile Creek Rd. in Virgil

### **Niagara Falls, 10:30 a.m.**

At the monument located at Niagara Falls City Hall at 4310 Queen St.

### **Fort Erie, 11:45 a.m.**

At the Monument located at Fort Erie City Hall at 1 Municipal Centre Dr., along Highway 3

### **Port Colborne, 1:00 p.m.**

At the Monument located in H.H. Knoll Park on Sugarloaf St., beside the hospital

### **Welland, 2:00 p.m.**

At the Monument located beside the canal in Merritt Park at 151 King St.

### **Port Robinson, 3:00 p.m.**

In memory of Robyn Lafleur, Esquire Canada explosion site (1999) at 125 South St. N.

### **St. Catharines, 4:00 p.m.**

At the Monument located at St. Catharines City Hall at 50 Church St.

### **Niagara Region, 5:15 p.m.**

At the Monument located at the Region of Niagara Headquarters at 1815 Sir Isaac Brock Way

**For more information, contact:**  
[nrlc.clc@gmail.com](mailto:nrlc.clc@gmail.com)

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

**MEETING NO. TWO**

**March 3, 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 William Reilly  
Councillor Greg Maychak

Absent with regrets: Councillor Mike Rehner- Notification Provided

Staff: Justin Paylove, Director of Legal and Legislative Services/Clerk  
Truper McBride, CAO  
Gerrit Boerema, Director of Growth and Sustainability  
Kevin Geoghegan, IT Help Desk Analyst  
Susan Smyth, Senior Planner\*  
Ben Agro, CBO

Attendees: John Ganann  
Pete Vanden Arend\*  
Marlen Vanden Arend\*  
Tony Vanden Arend\*  
Marcel Begin\*  
Joan Begin\*  
Liz Lamb\*  
Laurie Young\*  
Lester Lipiec\*  
Tom Poustie\*  
Brian Young\*  
Brittany Garrard-Amos\*

Timothy Amos\*  
Dennis V Woudenberg\*  
Brian Eybec\*  
Melanie Felvus\*  
Marianna Felvus\*  
Chris Negus\*  
Carol Gumbert\*  
Mike Felvus\*  
Jeremy Nicholls\*  
Mark Baldasaro\*  
Maria Csikesz\*  
L. Polo\*  
Gino Mucci\*  
Ezra Ravensbergen\*  
Peter Ravensbergen\*  
Denise Ravensbergen\*  
Kaden Ravensbergen\*  
Chris Tsementzis\*

Attended Part-time\*

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**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](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 interest and/or conflict of interest disclosed.

Public Meeting(s)

**4. PUBLIC MEETING(S)**

**4.1 3118 Grassie Road, Concession, Gore A Part Lot 16, Part Lot 17 ( 3000-005-24 Sikender Gulacha - Meritech Engineering)**

An application for a Site Plan has been submitted by Meritech Engineering on behalf of the property owner, Sikender Gulacha. The applicant is requesting a site alteration permit for the additional material already brought to the site, as well as an additional 3,000 cubic metres (300 truck loads) to finalize the front site works, and 952 loads of material to raise the elevation of the rear yard in the Township of West Lincoln.

**4.2 Dehaan Homes Inc. Crossings on the Twenty North Condominium Development Lot 20, PT lots 56 & 57, Registered Plan M-88**

An application to consider the street naming for Dehaan Homes Inc. (Applicant/Owner) for Crossings on the Twenty North Draft Plan of Condominium, pursuant to the Township's Rules and Procedures By-law (2003-48), as amended has been submitted to the Township. The Applicant/Owner has proposed Callum Drive as the street name for the 10 townhouse unit private condominium development off St. Catharines Street known as the Crossings on the Twenty North. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11. There is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium.

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

There were no changes in the order of items on 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 GS09-25**

There were no Consent Agenda Items

**9. COMMUNICATIONS**

There were no Communications.

**10. STAFF REPORTS**

**10.1 ITEM GS10-25**

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

Re: Information Report PD-08-2025 – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)

**Moved By** Councillor William Reilly

**Seconded By** Mayor Cheryl Ganann

1. That, Information Report PD-08-2025 titled “Information Report for the proposed street naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)” dated March 3, 2025, be received for Information.

**Carried**

**10.2 ITEM GS11-25**

CBO (Ben Agro) and Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report BLDG-03-2025 - 2023 Building Department Annual Budget Report

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Greg Maychak

1. That, Information Report BLDG-03-2025, titled “2023 Building Department Annual Budget Report”, dated March 3, 2025 be received for information.

**Carried**

**10.3 ITEM GS12-25**

Director of Recommendation Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-10-2025 - Report Energy and Conservation Demand Management Plan 2024-2029

**Moved By** Councillor Shelley Bradaric

**Seconded By** Councillor Jason Trombetta

1. That Recommendation Report PD-10-2025 titled “Recommendation Report, Conservation and Energy Demand Management Plan 2024-2029,” dated March 3<sup>rd</sup>, 2025, be received; and,
2. That Committee and Council adopt the Energy and Conservation Demand Management Plan 2024-2029, as found in Schedule A to this report.

**Carried**

**10.4 GS13-25**

Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-09-2025 - Site Alteration Permit 3118 Grassie Road

**Moved By** Councillor Greg Maychak  
**Seconded By** Mayor Cheryl Ganann

1. That Information Report PD-09-2025 titled “Information Report, Site Alteration Permit 3118 Grassie Road”, dated March 3, 2025 be received for information.

**Carried**

## **11. OTHER BUSINESS**

### **11.1 ITEM GS14-25**

Members of Committee

Re: Other Business Matters of an Informative Nature

Mayor Ganann

Re: King Charles the third Coronation Medal recipients of West Lincoln  
Peggy Cook, Reverend Eleanor Bell, and Cliff Travis

## **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 motions brought forward to introduce any new items of business.

## **13. 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** Councillor William Reilly

**Seconded By** Councillor Jason Trombetta

13.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Appeal 9127 RR 20

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

- Litigation
- Advice subject to Solicitor-Client privilege

**Carried**

### **13.1 Director of Growth and Sustainability (Gerrit Boerema)**

Re: Confidential Report - OLT Appeal 9127 RR 20

**14. DISCLOSURE OF CONFIDENTIAL MATTERS**

1. That, Confidential Report BLDG-04-2025, titled “Confidential Recommendation Report – Ontario Land Tribunal Appeal of Temporary Use Bylaw Extension – 9127 Regional Road 20 DiFlavio Pomerantz File No. 1601-010-23”, dated March 3<sup>rd</sup>, 2025 be received; and,
2. That Administration be directed to vigorously defend Council’s decision at the Ontario Land Tribunal regarding the denial of the temporary use extension of 9127 Regional Road 20, and report back at a later date.

**15. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 8:57 p.m.

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JUSTIN PAYLOVE, DIRECTOR  
OF LEGAL AND LEGISLATIVE  
SERVICES/CLERK

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COUNCILLOR JOANN CHECHALK,  
CHAIR



**TOWNSHIP OF WEST LINCOLN  
CORPORATE SERVICES COMMITTEE  
MINUTES**

**MEETING NO. TWO**

**March 17, 2025, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

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

Staff: Mike DiPaola, Director, Infrastructure  
Katelyn Repovs, Director, Corporate Services/CFO  
Jessica Dyson, Director, of Legal and Legislative Services  
Kevin Geoghegan, IT Help Desk Analyst  
Justin Paylove, Manager, of Legislative Services/Clerk  
Truper McBride, CAO  
Cynthia Summers, Director, Community and Protective Services  
Cindy Weir, CEO, West Lincoln Library  
John Ganann  
Rob Cosby\*  
Geoffrey Verkade, NPCA\*  
Chris Freure, Ontario Plowmen's Association  
Renate McGillivray, Ontario Plowmen's Association

\*Attended Part-Time

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**1. CHAIR - Councillor Shelley Bradaric**

Prior to commencing with the Corporate Services Committee meeting agenda, Chair Bradaric will note the following:

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 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.

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

There were no changes of items on the agenda.

**4. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

**5. APPOINTMENTS**

5.1 ITEM CS09-25

Geoffrey Verkade, NPCA  
 Re: Trees for All 2025 Program Update  
**POWERPOINT PRESENTATION**

**Moved By** Mayor Cheryl Ganann  
**Seconded By** Councillor William Reilly

That administration be directed to conduct a Pilot Project in regards to the Trees for all program, funding up to \$10,000, transferred from the Wind Turbine Community Fund.

Carried

5.2 ITEM CS10-25

Chris Freure, Ontario Plowmen's Association

Re: IPM 2025 - Information and Request for Corporate Partnership

**POWERPOINT PRESENTATION UNDER SEPARATE COVER**

**Moved By** Councillor Joann Chechalk

**Seconded By** Mayor Cheryl Ganann

That, Administration be directed to prepare a report for the next Growth & Sustainability Committee Meeting, in regards to the scope of the Municipal financial support for the International Plowing Match; and,

That, administration explore potential economic benefits, as well as partnerships with local organizations to encourage attendees to support local businesses.

Carried

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

**NOTE: Procedural By-law Section 10.13(5) – 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.

Chair to inquire if there are any members of the public present who wish to address any items on the Corporate Services Committee agenda.

**7. CONSENT AGENDA ITEMS**

7.1 ITEM CS11-25

There were no Consent Agenda Items

**8. COMMUNICATIONS**

8.1 ITEM CS12-25

Mayor Cheryl Ganann

Re: Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

**Moved By** Mayor Cheryl Ganann  
**Seconded By** Councillor William Reilly

**Whereas** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

**Whereas** the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

**Whereas** the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

**Whereas** the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

**Whereas** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

**Whereas** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That the Township of West Lincoln Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That the Township of West Lincoln Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local

communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Mark Carney, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**Carried**

## **9. STAFF REPORTS**

### **9.1 ITEM CS13-25**

Director of Corporate Services/CFO (Katelyn Repovs)

Re: Information Report T-05-2025 - 2024 Statement of Remuneration and Expenses for Members of Council and Persons Serving on Any Bodies

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Jason Trombetta

1. That, Information Report T-05-2025, titled the “2024 Statement of Remuneration and Expenses for Members of Council and Persons Serving on Any Bodies”, dated March 17, 2025, be received for information.

**Carried**

### **9.2 ITEM CS14-25**

Director of Legislative Services/Clerk (Justin Paylove)

Re: Recommendation Report LLS-01-2025 - Lease Agreement for a portion of the Smithville Parkette/CIBC Parking Lot - Ken Brunaccioni (Dog Got It - Hot Dog Cart)

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor Joann Chechalk

1. That, Recommendation Report LLS-01-2025, titled “Lease Agreement for a portion of the Smithville Parkette/CIBC Parking Lot – Ken Brunaccioni (Dog Got It – Hot Dog Cart)”, dated March 17, 2025, be received; and,
2. That, the request to enter into a 5 (5) year lease agreement with Ken Brunaccioni for a portion of lands in the Smithville Parkette/CIBC Parking Lot, be approved; and,
3. That, a By-law be presented at a future Council Meeting to authorize a 5 (5) year lease Agreement with Ken Brunaccioni for use of a portion of the land in the Smithville Parkette/CIBC Parking lot for his barbeque/refreshment cart.

**Carried**

9.3 ITEM CS15-25

Director of Corporate Services/CFO (Katelyn Repovs)

Re: Recommendation Report T-06-2025 - Tendering and Purchasing Policy and Purchasing Card Policy Updates

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor William Reilly

1. That, Recommendation Report T-06-2025, titled “Tendering and Purchasing Policy and Purchasing Card Policy Updates”, dated March 17, 2025 be received; and,
2. That, the updates to the Township’s Tendering and Purchasing Policy (POL-T-01-2015) and its Schedules A and B, as outlined, be approved; and,
3. That, the updates to the Township’s Purchasing Card Policy (POL-T-02-18) and its Schedule A, as outlined, be approved.

**Carried**

9.4 ITEM CS16-25

Property Tax and Payroll Coordinator (Lisa Kasko Young) and Director of Corporate Services/CFO (Katelyn Repovs)

Re: Recommendation Report T-07-2025 Tax Rate By-law

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Joann Chechalk

1. That, Recommendation Report T-07-2025, titled “2025 Tax Rate By-Law”, dated March 17, 2025, be received; and,
2. That, the 2025 tax rates, attached as Schedule A to this report, be approved; and,
3. That, By-Law 2025-13, to set the rates of taxation for the year 2025, be approved.

**Carried**

9.5 ITEM CS17-25

Director of Operations (Mike DiPaola)

Re: Recommendation Report O-05-2025 - Water and Wastewater Rate Study and Financial Plan Request For Proposal (RFP) Award

**Moved By** Councillor Greg Maychak

**Seconded By** Councillor Joann Chechalk

1. That Recommendation Report O-05-2025 titled “Water and Wastewater Rate Study and Financial Plan Request for Proposal (RFP) Award”, dated March 17, 2025, be received; and
2. That Watson & Associates Economists Ltd., be retained to complete the Water and Wastewater Rate Study and Financial Plan as outlined in RFP OPR 2025-02 at a price of \$34,989.00 (excluding HST).

**Carried**

**10. OTHER BUSINESS**

10.1 ITEM CS18-25

Members of Committee

Re: Verbal Updates from Members of Boards and Committees

10.2 ITEM CS19-25

Members of Council

Re: Other Business Items of an Informative Nature

Councillor Maychak

Re: Director of Operations and Public Works Staff Appreciation

10.3 ITEM CS20-25

Councillor William Reilly

Re: Municipal Purchasing By-law

**Moved By** Councillor William Reilly

**Seconded By** Councillor Greg Maychak

1. That, the Township of West Lincoln recognizes that recent trade tensions between Canada and the United States have led to increased economic uncertainty; and,
2. That, the Township of West Lincoln recognizes the importance of ensuring fiscal responsibility while also supporting domestic industries and supply chains that contribute to local economic stability; and,
3. That, the Municipality acknowledges its need to align with economic realities, while remaining compliant with existing Provincial and Federal trade agreements; and,
4. That, Administration be directed to review the Purchasing By-law with a lens of supporting Canadian Industry and return with a report to a future Corporate Services Committee Meeting.



	<b>For</b>	<b>Against</b>	<b>Conflict</b>
Councillor Jason Trombetta	X		
Councillor Shelley Bradaric	X		
Mayor Cheryl Ganann	X		
Councillor Mike Rehner	X		
Councillor William Reilly	X		
Councillor Joann Chechalk	X		
Councillor Greg Maychak	X		
<b>Results</b>	<b>7</b>	<b>0</b>	<b>0</b>
			<b>Carried</b>

**11. 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.

**12. CONFIDENTIAL MATTERS**

There were no confidential matters.

**13. DISCLOSURE OF CONFIDENTIAL MATTERS**

**14. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 8:29 p.m.

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JUSTIN PAYLOVE, MANAGER,  
OF LEGISLATIVE  
SERVICES/CLERK

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COUNCILLOR SHELLEY  
BRADARIC, CHAIR

**DATE:** March 24, 2025  
**REPORT NO:** WLFD-03-2025  
**SUBJECT:** Purchase of New Pumper Truck  
**CONTACT:** Dennis Fisher

**OVERVIEW:**

- This report is written to recommend the purchase of a replacement pumper, as approved by Council in the 2025 Capital budget. A request is being made to carry out the purchase using the Purchase by Negotiation clause of the Township of West Lincoln Tendering and Purchasing Policy.

**RECOMMENDATION:**

1. That, Recommendation Report WLFD-03-2025 titled “ the Purchase of the New Pumper Truck” dated March 24, 2025 be accepted, and
2. That, Administration be authorized to Purchase by Negotiation – Section 10.1 (a),(b) of the Tendering & Purchasing Policy POL-T-01-2015, for the purchase of a new 2024 Pumper at a cost of \$935,000 plus HST from Fort Garry Fire Trucks, Winnipeg Manitoba.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme # 1&4**

- **Build** – a safe, connected, caring and active community
- **Advance** – organizational capacity and effectiveness

**BACKGROUND:**

Pumper 1 is a 2006 HME pumper which has been in service for approximately 20 years. Fire Underwriters Survey (FUS) and the Ontario Fire Marshal’s Office recommends that pumpers are replaced within 20 years, after which point they will no longer be considered as front-line units for the purposes of insurance grading in evaluating the resident’s property insurance. This is done to ensure that front-line fire apparatus are reliable and capable of current conditions for firefighting.

**CURRENT SITUATION:**

In early 2025 West Lincoln Council approved the 2025 Capital budget for West Lincoln Fire and Emergency Services, which included the replacement of Pump 1. Following this approval, the Fire Chief and Deputy Fire Chief have been researching available options for this replacement unit.

In the course of this research, it has become clear that the marketplace for fire apparatus is quite different from pre-COVID conditions. Some of the changes faced now include:

- Decrease in competition in the marketplace as large manufacturers have absorbed some of the smaller competitors, reducing the number of options available.
- Unpredictable supply line issues have made certain products difficult to obtain and longer delivery times are very common
- Sudden and large increases to the rate of inflation are continuing to drive the price of fire apparatus well beyond historical norms.
- Many manufacturers are starting to provide larger numbers of “stock units”, apparatus that are built to a common specification and based on a standardized cab and chassis, which they had pre-ordered previously and are currently receiving.
- As these previously ordered units are being built, new ones are being ordered and supplied, but are subject to substantially higher prices with each generation change.
- Delivery times for custom orders (usually done by tender or RFP) have been extending from 18-24 months from the time that they were ordered.
- Additionally, it has become standard in the fire truck industry that any increases in price to any components or materials specified will be added as a surcharge to the RFP/tender cost at the final billing.

In the past, it has been general practice at WLFD to issue an RFP for a custom vehicle to the required specifications as had been done on the previous two Tanker purchases, as well as the Rescue/pumpers purchased prior to that.

Currently, in light of the current market delivery timelines, and the recommendations from FUS on timelines for front-line apparatus replacement, a number of pre-built stock trucks are being considered. Purchasing a stock, pre-built unit will allow for savings and rapid delivery (approx. six weeks vs. 18-24 months). Some customizability is possible on these stock units to adapt them to the specific needs of WLFD while still being delivered in a timely fashion.

In evaluating apparatus, the amount of Canadian content in the different options was heavily considered. Most pumpers sold in Canada are built with a cab and chassis assembled by one of a few manufacturers in the USA and shipped to Canada. Some are shipped with the body completed by the American manufacturer, and some are shipped without a body. Canadian fire truck manufacturers then build and install the bodies to the specifications of the customer, or to a stock truck specification. There are no fire truck custom cab manufacturers in Canada currently.

Due to these challenging market conditions and in order to take advantage of lower pricing and near-immediate availability, it would be economically beneficial to be able to waive the RFP process and negotiate directly with one of the two Canadian fire truck manufacturers currently offering stock units. This method of procurement was previously used in 2006 in order to purchase the pumper that is now being replaced. Negotiating directly with the Canadian manufacturers will allow for savings over the RFP process, will allow for significantly closer delivery dates, and will provide the maximum amount of Canadian content in the apparatus.

**FINANCIAL IMPLICATIONS:**

The purchase of the replacement pumper (Project 689) was approved in the 2025 Capital Budget for a total amount of \$1,000,000. The pumper price noted above of \$935,000 includes customizations to meet West Lincoln standards. When factoring in net HST, the cost of the pumper will be approximately \$952,000. Therefore, a potential maximum savings of \$48,000 may be realized.

**INTER-DEPARTMENTAL COMMENTS:**

This report was reviewed by the Director of Community & Protective Services, Director of Corporate Services/CFO, and the CAO.

**CONCLUSION:**

Administration recommends that the Fire Chief be given authority by Council to exercise the Purchase by Negotiation Clause 10.1 (a) (b) of Policy POL-T-01-2015, Township of West Lincoln Tendering and Purchasing Policy and purchase the new 2024 Pumper for a cost of \$935,000.00 plus HST from Fort Garry Fire Trucks Winnipeg Manitoba. This ensures that the best value is received and the quickest delivery time for the apparatus is realized.

**Prepared by:**

**Dennis Fisher  
Fire Chief/CEMC**

**Approved by:**

**Truper McBride  
CAO**

**Submitted by:**

**Cynthia Summers  
Director of Community & Protective Services**

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2025-12**

**A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN A LEASE AGREEMENT BETWEEN KEN BRUNACCIONI (DOG GOT IT – HOT DOG CART) AND THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN FOR A FIVE YEAR TERM (2025 – 2029).**

**WHEREAS** the Council of the Corporation of the Township of West Lincoln deems it expedient to enter into a Lease Agreement with Ken Brunaccioni (Dog Got It – Hot Dog Cart) for five years (2025 - 2029) for lands, being Part of Lot 20, Plan M-91, and more particularly shown on Schedule “A” attached to this By-law.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:**

1. That, the Council of the Corporation of the Township of West Lincoln enter into a Lease Agreement with Ken Brunaccioni (Dog Got It – Hot Dog Cart) for five years term (2025 – 2029) for lands, being Part of Lot 20, Plan M-91, and more particularly shown on Schedule “A” attached to this By-law; and,
2. That, the Mayor and Clerk be authorized to sign the above mentioned agreement, and any other related documents, and to affix the Corporate Seal thereto.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 24 DAY OF MARCH, 2025.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW 2025-13**

**A BY-LAW TO ADOPT THE ESTIMATES FOR THE YEAR  
2025 AND TO SET THE RATES OF TAXATION FOR THE  
YEAR 2025.**

**WHEREAS** it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act 2001, ch. 25 to adopt the tax ratios and tax rates for property classes set by the Regional Municipality of Niagara By-laws 2025-03 and 2025-04;

**AND WHEREAS** the tax ratios establish the relative amount of taxation to be borne by each property class;

**AND WHEREAS** the property classes have been prescribed by the Minister of Finance and the Assessment Act R.S.O. 1990, ch. A.31, s.7 and s.8 as amended and Regulations thereto;

**AND WHEREAS** it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on the whole of rateable property according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sum set forth in Schedule "A", and hereto attached for the current year;

**AND WHEREAS** it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on rateable property in the urban area of Smithville to pay for the costs of street lighting and sidewalk construction, repair and maintenance and the removal of snow from sidewalks according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sums set forth in Schedule "A", and hereto attached for the current year;

**AND WHEREAS** the Municipal Act, 2001, ch. 25, Section 308 provides that an upper-tier municipality shall pass a by-law to establish a set of tax ratios for each property class where the residential property class tax ratio is 1.00 and the Regional Municipality of Niagara has passed By-law 2025-03 to establish such ratios;

**AND WHEREAS** the Municipal Act, 2001, ch. 25, Section 311 provides that for the purposes of raising the general upper-tier tax levy, the council of the upper-tier municipality shall pass a by-law directing the lower municipality to levy a separate tax rate as specified in the by-law on assessment in each property class in the lower tier municipality rateable for upper tier purposes and the Regional Municipality of Niagara has passed By-law 2025-04 to establish such rates, as set forth in Schedule "A";

**AND WHEREAS** the Education Act, R.S.O. 1990, ch. E.2, Ontario Regulation 400/98 as amended prescribes the education tax rates for each property class, as set forth in Schedule "A";

**NOW THEREFORE** the Council of the Corporation of the Township of West Lincoln enacts as follows:

1. The tax ratios and tax rate reductions for prescribed property classes set by the Regional Municipality of Niagara By-laws 2025-03 and 2025 -04 are hereby adopted.
2. The estimates for the current year shall be as set forth in Schedule "A" attached to this by-law.
3. The rates of taxation per current value assessment for Township, West Lincoln Memorial Hospital (WLMH), Regional and Education shall be as set out in Schedule "A" attached to this by-law.
4. The rates of taxation per current value assessment for the urban service area of Smithville to pay for the costs of street lighting and sidewalk construction, repair

and maintenance and the removal of snow from sidewalks shall be as set out in Schedule "A" attached to this by-law.

5. For payments in lieu of taxes due to the Corporation of the Township of West Lincoln, the actual amount due to the Corporation shall be based on the assessment roll and the tax rates for the year 2025, unless otherwise amended by the Municipal Act or any regulations as established by the Minister of Finance.
6. For the railway rights of way taxes due to the Corporation of the Township of West Lincoln in accordance with the Regulations as established by the Minister of Finance, pursuant to the Municipal Act 2001, ch. 25, Section 315, the actual amount due to the Corporation shall be based on the assessment roll and the tax rates for the year 2025.
7. If any section or portion of this by-law or of the Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Corporation of the Township of West Lincoln that all remaining sections and portions of this by-law and schedules continue in force and effect.
8. For the year 2025 a pre-levy of taxes was authorized by by-law and that the levy provided for in Schedule "A" attached to this by-law shall be reduced by the amount of the interim levy for 2024 and the balance shall be due in two installments on July 31, 2025 and September 29, 2025.
9. The said final tax levy shall become due and payable in two (2) installments as follows: Fifty percent (50%) of the final tax levy shall become due and payable on the 31<sup>st</sup> day of July; fifty percent (50%) of the final tax levy shall become due and payable on the 29<sup>th</sup> day of September and nonpayment of the amount on the dates stated in accordance with this section shall constitute default.
11. (a) "Default" in this section shall mean "the first day following the date taxes are due".  
(b) There shall be imposed on all taxes a penalty for non-payment or late payment of taxes. Penalty and interest is fixed at a rate of 1.25%. Penalty and interest will accrue on unpaid taxes commencing the first day of default and also on the first day of each calendar month thereafter.
12. (a) On all taxes of the final tax levy in default on January 1, 2025, interest will be added at the rate of 1.25 percent per month for each month or fraction thereof of default.  
(b) On all other taxes in default on January 1, 2025, interest shall be added at the rate of 1.25 percent per month or fraction thereof, and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.
14. Penalties and interest added on all taxes of the final tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid final tax levy.
15. The Treasurer shall send, either via mail or electronic delivery, to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.
16. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
17. All taxes shall be paid into the office of the Treasurer or to such financial institutions authorized by the Municipal Act and approved by the Treasurer.
18. This by-law shall come into force and effect upon the date of the final reading thereof.



**READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS  
24 DAY OF MARCH 2025**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**

**THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN**

**BY-LAW NO. 2025-14**

**A BY-LAW TO ADOPT, CONFIRM AND RATIFY  
MATTERS DEALT WITH BY COUNCIL RESOLUTION**

**WHEREAS** the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council;

**AND WHEREAS** the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(3) provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** Section 11(2) of the said Act provides that a lower tier municipality may pass by-laws respecting matters within the spheres of jurisdiction as set out in the said Act;

**AND WHEREAS** in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:**

1. That, the actions of the Council at its regular meetings of March 24, 2025 in respect of which recommendations contained in the reports of the committees considered at each meeting and in respect of each motion, resolution and other action taken by the Council at its meeting are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That, where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That, the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.
4. That, this By-law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD  
TIME AND FINALLY PASSED THIS  
24 DAY OF MARCH, 2025.**

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**MAYOR CHERYL GANANN**

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**JUSTIN PAYLOVE, CLERK**