

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

MEETING NO. THREE

April 14, 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: Susan Smyth, Senior Planner*
Jessica Dyson, Director, Legal and Legislative Services
Gerrit Boerema, Director, Growth and Sustainability*
Mike DiPaola, Director, Operations and Infrastructure
Dennis Fisher, Fire Chief
Kevin Geoghegan, IT Help Desk Analyst
Ben Agro, Chief Building Official*
Cynthia Summers, Director, Community and Protective Services
Justin Paylove, Manager, Legislative Services/Clerk
Truper McBride, CAO
Tray Benish, Manager, Operations

Attendees: P. Kearse*
J. Naylor*
D. Castellan*
M. Griffiths*
M & K Hone*
V & K Jesperson*
Frank Ludwig*
Mark Fralick*
Fred & Rose Merritt*

Chas Wetherell*
Paul and Linda Grant*
Rob Cosby
John Ganann*
Anna & Dave Vandyk*
Linda Sivyer*
Henry & Kathy Pupek*
Duncan & Celice McDougall*
Kathy Whybourne*
Jolima Ocampo*
Rory Munslow*

*Attended Part-Time

1. CHAIR - Councillor Joann Chechalk

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk will provide 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 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

3.1 Conflict of Interest

Was not in attendance in the public meeting – **ITEM GS17-25**

3.2 Councillor Mike Rehner - ITEM GS19-25

Was not in attendance of the public meeting.

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 Councillor Mike Rehner

Seconded By Mayor Cheryl Ganann

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:

4.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Appeal - Interim Control By-law

Applicable closed session exemption(s):

- Litigation or potential litigation; and,
- Advice subject to Solicitor-Client privilege

Carried

4.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: Confidential Report – Ontario Land Tribunal Appeal of Interim Control Bylaw – Fulton Rural Employment Area

5. DISCLOSURE OF CONFIDENTIAL MATTERS

Moved By Mayor Cheryl Ganann

Seconded By Councillor Mike Rehner

That Administration proceed as directed in Closed Session item 4.1

Public Meeting(s)

6. PUBLIC MEETING(S)

**6.1 Lockbridge Development Inc., (Judy Hendler) and (TEK Corporation)
File No. 1601-008-24 and 2000-93-24**

Re: Application for Block Plan Area 9 (Stage 3A), Draft Plan of Subdivision and Zoning By-law Amendment - Lockbridge Developments Inc. Judy Hendler and TEK Corporation for a residential development within the new urban expansion lands of the Municipal Community Plan (MCP) and Associated Official Plan Amendment (OPA) 62-63. The subject lands are referred as Block Plan Area 9 Stage 3A consisting of approximately 12.5 hectares of land.

6.2 Weston Consulting (Consultant Agent.) on behalf of Elite Smithville Development Inc. (Owner) (1601-009-24) and (2000-93-24)

Re: The applicants are proposing a Draft Plan of Subdivision and Zoning By-law Amendment on a vacant parcel of north of the western round about for a total of 217 residential units consisting of 41 townhomes and two (2) 6 story apartments with 176 dwelling units.

6.3 P. Budd Development - Station Meadows West Subdivision

Re: The applicant/owner has proposed the Street Naming for Station Meadows West Subdivision; (Skipton Street, Chester Road, Emma's Place, Mary Street, Elizabeth Street, and Peterfield Drive).

6.4 1664 Abingdon Road, Conc. 4 Part Lot 16, 30R11882 Part 4, (David Castellan and Megan Griffiths) File No. 3000-005-24

Re: An application for a site alteration permit was submitted by the owner of 1664 Abingdon Road to import 2,200 cubic meters (220 truck loads) of material to the subject property for placement over and around the new house that has been recently constructed.

7. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no Change in Order of Items on 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.

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

10. CONSENT AGENDA ITEMS

10.1 ITEM GS14-25

There were no consent agenda items.

11. COMMUNICATIONS

There were no communications

12. STAFF REPORTS

12.1 ITEM GS15-25

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

Re: Information Report PD-16-2025 - Application for Block Plan (Block 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK Corporation and the Trustee for Judy Hendler

Moved By Mayor Cheryl Ganann

Seconded By Councillor Greg Maychak

1. That Information Report, PD-16-2025, titled “Application for Block Plan Area 9 (4000-01-24); Zoning By-law Amendment (1601-008-24); and Draft Plan of Subdivision (2000-93-24); Lockbridge Development Inc., TEK Corporation and the Trustee for Judy Hendler”, dated April 14, 2025 be received.

Carried

12.2 ITEM GS16-25

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

Re: Information Report PD-14-2025 - Elite Smithville Developments Inc.
Draft Plan of Subdivision and Zoning Bylaw Amendment

Moved By Councillor Shelley Bradaric

Seconded By Councillor William Reilly

1. That Information Report PD-14-2025, titled “Elite Developments Inc. Draft Plan of Subdivision and Zoning Bylaw Amendment, File Nos. 1601-009-24 ZBA, 2000-94-24 DPOS”, dated April 14, 2025 be received.

Carried

12.3 ITEM GS17-25

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

Re: Information Report PD-13-2025 – Proposed Street Naming for Station
Meadows West Subdivision (File No. 2000-89-19)

Councillor Mike Rehner declared a conflict on this item. (Was not in
attendance in the public meeting.)

Moved By Councillor Greg Maychak

Seconded By Councillor William Reilly

1. That, Information Report PD-13-2025 titled “Proposed Street Naming for Station Meadows West Subdivision (File No. 2000-89-19)” dated April 14, 2025, be received.

Carried

12.4 ITEM GS18-25

Chief Building Official (Ben Agro)

Re: Information Report BLDG-05-2025 - Site Alteration Permit 1664
Abingdon Road.

Moved By Councillor William Reilly

Seconded By Councillor Jason Trombetta

1. That Information Report BLDG-05-2025 titled Site Alteration Permit 1664 Abingdon Road”, dated April 14th, 2025 be received.

Carried

12.5 ITEM GS19-25

Director of Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-15-25 - Site Alteration Application –
3118 Grassie Road File No. 3000-005-24

Councillor Mike Rehner declared a conflict on this item. (Was not in attendance of the public meeting.)

Moved By Councillor Shelley Bradaric

Seconded By Councillor Jason Trombetta

1. That, Recommendation Report PD-15-2025 regarding “Site Alteration Application – 3118 Grassie Road, File No. 3000-005-24”, dated April 14, 2025 be received; and,
2. That, the application for site alteration to import additional fill material be denied; and,
3. That, Council permit the additional 119 loads of material that has already been imported to the property, subject to the applicants entering into a site alteration agreement within 10 business days of Council’s decision; and,
4. That, such an agreement with the Township will provide a new grading and drainage plan, establish sediment and erosion controls, \$10,000 performance security, and the balance of the site alteration fee, to the satisfaction of the Township; and,
5. That, Council pass a bylaw to Authorize the Mayor and Clerk to sign and enter into the site alteration agreement with the owners, as found in Schedule E.

Carried

12.6 ITEM GS20-25

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

Re: Recommendation Report PD-11-2025 – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)

Moved By Mayor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1. That Recommendation Report PD-11-2025 titled “Recommendation Report - Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08),” dated April 14, 2025 be received; and,
2. That, Council approves “Callum Drive” for the Crossings on the Twenty North Condominium Development and a bylaw be passed; and,
3. That, Committee and Council direct Administration to review and present updates to the Township’s Street Naming Policy POL-PD-01-11 and approved street names a future meeting.

Carried

13. 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).

Moved By Councillor Greg Maychak
Seconded By Councillor William Reilly

That, Committee conduct business past the hour of 11:00PM

Carried

12.5 ITEM GS21-25

Director of Community and Protective Services (Cynthia Summers)
Re: Recommendation Report CS-01-2025 - International Plowing Match Support Opportunities

Moved By Councillor Jason Trombetta
Seconded By Mayor Cheryl Ganann

1. That, Recommendation Report CS-01-2025 titled “International Plowing Match Support Opportunities” dated April 14, 2025 be received; and,
2. That, Administration be authorized to provide the in-kind supports not exceeding a value of \$40,000, to be funded through a Transfer

from the Contingency Reserve as required, as outlined in this report for the IPM 2025 local committee; and,

3. That, Administration continue to investigate potential benefits and partnerships to encourage attendees to support the West Lincoln community; and,
4. That, Council approve a \$15,000 sponsorship donation to the IPM 2025 local committee, to be funded through a Transfer from the Contingency Reserve; and,
5. That, Council hereby declares the 2025 International Plowing Match occurring on September 16th to September 20th 2025 At 7402 Mud Street West, Grassie Ontario a Special Event with municipal significance in order to receive a Special Events Permit from the Alcohol and Gaming Commission; and,
6. That administration return back before the last meeting of the year with an evaluation of total financial costs incurred by the Township.

Carried

14. OTHER BUSINESS

13.1 ITEM GS22-25

Members of Committee

Re: Other Business Matters of an Informative Nature

Mayor Cheryl Ganann

Re: Invitation to Business after Five (5) hosted by West Lincoln Public Library

15. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 11:16 p.m.

JUSTIN PAYLOVE, CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR