



**TOWNSHIP OF WEST LINCOLN**  
**PUBLIC MEETING UNDER THE PLANNING ACT MINUTES**  
**AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW**

**May 12, 2025, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

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

Staff:                         Jessica Dyson, Director, Legal and Legislative Services  
                                    Gerrit Boerema, Director, Growth and Sustainability  
                                    Justin Paylove, Manager, Legislative Services/Clerk  
                                    Kevin Geoghegan, IT Help Desk Analyst  
                                    Truper McBride, CAO  
                                    Mike DiPaola, Director, Infrastructure

Absent with regrets:      Mayor Cheryl Ganann, Notification Provided

Attendees                    Albert Witteveen  
                                    Beverley Johnson  
                                    David Castellan  
                                    Joan Packham  
                                    Sandra Goodale  
                                    Elizabeth Comfort  
                                    Wayne Young  
                                    Diane Young  
                                    Keith Bousfield  
                                    Lyse McMaster  
                                    Rhonda McMillan  
                                    Bonnie McMillan  
                                    Deb Meindersma  
                                    Nancy Neville

Gord Szaszi  
Jody Couture  
LeeAnna Van Iperen  
Jesta Klemendorf  
Rodger Vaughan  
Kathy Whybourne  
Nick Yamich  
Zamima Khan

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4426 Regional Road 20, Lofcore Ltd. (Consultant-Agent), 1806018 Ontario Inc. (Linde Truck and Trailer) (Owner/Applicant) File: 1601-014-24

**1. Application for Zoning By-law Amendment**

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 Zoning By-law Amendment.

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

The intent of the Zoning By-law application is to permit an expansion of 492 square metres to the existing truck and vehicle repair service shop and outdoor storage in the front yard.

The Zoning By-law amendment seeks to rezone the current sit specific Agricultural related (AR-31) zone with a new site specific zone to remove the provision of the maximum number of 6 vehicles available for retail sale, reduce the minimum front yard setback, and increase the accessory lot coverage.

**2. Purpose of the Public Meeting**

The chair stated that the Planning Act requires in Section 34(12) that before passing Zoning By-law Amendments, Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the Zoning By-law Amendment.

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 Manager, 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, Manager, Legislative Services/Clerk, Justin Paylove, explained the dates in which 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 Zoning By-law amendment application.

In response to the inquiry from the Chair, Director of Growth and Sustainability, Gerrit Boerema, explained the purpose and reason for the proposed Zoning By-law Amendment.

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

The agents were present but did not provide any comments.

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 Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as the OLT may not consider comments made during any other Council and/or Committee meetings.

Albert Witteveen

Albert Witteveen commented that the application was supported from an agricultural perspective as the business services trucks for many local agricultural business.

The Chair asked if any Members of the Committee had any oral or written submissions on the Zoning By-law Amendment. 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 as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Rehner inquired to the Director of Growth and Sustainability if he had any concerns with this application.

In response to Councillor Rehner, the Director, Growth and Sustainability Gerrit Boerema explained that the Growth and Sustainability committee had no

concerns with this application at this time, however, the planning review has not yet been completed.

The Chair stated that an Information Report was being considered by Council, as part of this evening's Committee meeting and that a recommendation report will be forthcoming to a future Committee and/or Council Meeting. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-law Amendment application and if approved by Council, a notice of its passing will be circulated with an appeal period. 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 [jpaylove@westlincoln.ca](mailto:jpaylove@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 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 6:44 p.m.

Legion Villa (171) Mill Street), Quartek Group Inc. (Consultant-Agent) on behalf of Branch 393 Royal Canadian Legion Senior Citizens Complex, Legion Villa (owner/applicant) File NO. 1601-003-25

#### **5. Application for Zoning By-law Amendment**

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 to consider a request for a Zoning By-law Amendment.

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

The intent of the zoning by-law amendment application is to permit a 6-storey, 52 unit apartment dwelling intended to provide senior housing to supplement the existing 32 apartment dwelling units provided by the existing 2-storey building located on 171 Mill Street.

The zoning by-law amendment seeks to rezone the site specific institutional I-19 that currently permits a maximum of 32 apartment dwelling units, and a minimum of 45 metres of front yard depth with a new Institutional sit specific zone to permit an additional 52 units and six storeys, while maintaining the Environmental Protection zone for the Twenty Mile Creek.

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

The chair stated that the Planning Act requires in Section 34(12) that before passing Zoning By-law Amendments, Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair stated that the purpose of this Public Meeting is to receive comments and answer questions from the public regarding the Zoning By-law Amendment.

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.

## **7. Public Meeting**

The Chair inquired to the Manager, 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, Manager, Legislative Services/Clerk, Justin Paylove, explained the methods in which 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 Zoning By-law Amendment.

In response to the inquiry from the Chair, Director of Growth and Sustainability, Gerrit Boerema, explained the purpose and reason for the proposed Zoning By-law Amendment.

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

Nick Yamich Architect, Quartek Group Inc. and Zamima Khan, Intern Urban Planner, Quarteck Group Inc.

Mr. Yamich and Ms. Khan presented an overview on the proposed development at 161/171 Mill Street to facilitate a 6 storey, 52 unit apartment dwelling for the seniors. The presenters noted its a joint senior's affordable housing project between the Legion Villa and Niagara Region.

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 Zoning By-law Amendment. The Chair suggested that if there were any Members of the Public present that wished to provide comments that they should state them now, as the OLT may not consider comments made during any other Council and/or Committee meetings.

Kathy Whybourne

Kathy Whybourne had a question in regards to what sufficient parking meant, and if these units are geared to income.

In response to the question raised, the Director, Growth and Sustainability Gerrit Boerema explained that the required parking spaces as indicated in our zoning bylaw is one space per two units.

In response to the question regarding unit types. Gord Szaszi advised that these are social, low income housing units only.

Allan Packham

Allan Packham noted he was born and raised in West Lincoln, but now resides in Hamilton, but would like to move back into the Legion Villa. He raised concerns regarding the aesthetics of the Legion Villa, believed that the aesthetics being proposed will destroy the aesthetics already provided.

The Chair asked a question on the duration of the construction of the apartment building.

In response to the Chair's concern, Mr. Yamich explained it will take approximately 18-24 months after ground breaking for occupancy.

LeeAnna Van Iperan

LeeAnna Van Iperan lives on the opposite side of the creek and noted concerns in regards to the privacy of her property and surrounding properties. She also noted that parking will not be sufficient when there is a parking issue in town already. She also noted that with the weather that we have been having in the last few years, flooding in the area has increase. She also inquired if the Fire Department will be able to accommodate a six storey building.

In response to Ms. Van Iperans concerns, the Director of Growth and Sustainability explained that the Niagara Peninsula Conservation Authority provided comments that they have no objections to the proposal as it is outside

of the flood plane. He also reiterated that the Fire Department has completed inspections of the property and feel they have the equipment to accommodate this proposal, with that being said the proposed building will be equipped with a fire sprinkler system. The requirements for parking are being complied with as per the Zoning By-law.

Ms. Khan, Quartek, responded to Ms. Van Iperans concerns in regards to privacy, that the north and south of the building does not have that many windows. She also noted that with the parking there is one spot per dwelling 0.5 per unit. She noted they will be working with their Engineering Department and the Township regarding regulations for maintaining water levels on site in storms as there will be storage chambers on the site which control the flow of storm water.

Lyse McMaster

Lyse McMaster expressed her concerns on how they propose to control the water flow, and also noted the traffic will be heavier, she also noted concerns with the mess of the construction for 2 years.

LeeAnna Van Iperan

LeeAnna Van Iperan expressed more concerns regarding the flooding and if the report they are referring to was from 3 years ago. She further noted parking is a main concern and there is no transit for the seniors.

Kathy Whybourne

Kathy Whybourne expressed more concerns regarding parking. She stated the township plan permits only a 5 storey unit, and why is the township not sticking to the plan.

Gord Szaszi, Region of Niagara, Housing Services Department

In response to some of the questions, Gord Szaszi explained the flooding mitigation and the meetings were held with the Township planning staff and the Niagara Peninsula Conservation Authority. He also noted that the parking with the new development is 114 units total between the two properties and the proposed parking is 125 spaces. He stated the buildings are designed to provide safety in event of fire and other extreme conditions.

Allan Packham

Allan Packham had more concerns during construction and wanted to know where the tenants are proposed to park.

Gord Szaszi, Region of Niagara, Housing Services Department

In response to Mr. Packham, Gord Szaszi explained that there's enough space on site to provide parking for residents and maintain separate access for construction and contractors.

Bonnie McMillan

Bonnie McMillan resident of West Lincoln, expressed her concerns about parking when visiting her mother at Legion Villa and visitors when the proposed building is completed will there be enough parking.

In response to Ms. McMillan's concerns the Director of Growth and Sustainability Gerrit Boerema, explained that the requirements of the by-law are being met. He stated before the recommendation report goes forward, the Township will meet with the Legion and survey some of their current residents to see what their parking needs are to determine if more parking spaces are warranted.

Albert Witteveen

Albert Witteveen had a question regarding what would trigger a traffic study with it being a proposed seniors complex, and noted that the community have specific concerns regarding parking. He further noted as Regional Chair for the residents of West Lincoln he is happy to see that housing expanding in our communities for our seniors.

In response to Mr. Witteveen's concerns, the Director of Growth and Sustainability, Gerrit Boerema explained that he didn't believe that one was warranted or requested in this case, however will verify this information.

The Chair inquired if the Region had been circulated regarding the proposal.

The Director, Growth and Sustainability, Gerrit Boerema, stated this proposal had been circulated but as of April 1st the region no longer has any planning authority so they will not be providing any comments on planning matters.

Allan Packham

Allan Packham had another question regarding how will the residents get through the parking lot through the construction zone.

The Chair asked if any Members of the Committee had any oral or written submissions on the Zoning By-law Amendment. 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 as the Ontario Land Tribunal (OLT) may not consider comments made during any other Council and/or Committee meetings.

Councillor Rehner inquired how many proposals have gone through this committee and have been accepted for six stories, and he also noted that through the presentation, the frontage for the proposal going from 30 metres to 0 metres.

In response to Councillor Rehner, the Director of Growth and Sustainability, Gerrit Boerema explained that only one six story building has been brought to committee, but he noted that while working with the Legion Administration ensured that they had an established easement that comes from Mill Street to give them access through 161 Mill Street to ensure that they have proper emergency access to Regional Road 20 and there is an existing right-of-way easement that goes directly north of 171 Mill Street to Regional Road 20.

Councillor Bradaric had a question in regards to the waiting list, and if it was still a 10 year waiting period.

In response to Councilor Bradaric, Gord Szaszi explained that with this new proposal it could be 8 to 10 years.

Councillor Maychack had concerns regarding the construction, noise and wanted to ensure safe entry and exit or egress for the residents.

In response to Councillor Maychak, Gord Szaszi explained that the constructor's staff has to be able to provide access through the construction site safe access for existing tenants. He noted that the contractor should be in constant communication with the existing tenants on site to let them know what to expect and to provide scheduling updates to tenants to let them know when major activities are happening on site.

Councillor Reilly, inquired to the Director of Growth and Sustainability, Gerrit Boerema in regards to the drainage and noted the comments that came from the Fire Department regarding a second ladder truck.

Councillor Trombetta, commented that he was not a fan of going outside our official plan, he noted he would like to see building be built out not up. However, he noted he would like to see aging residents stay in West Lincoln, instead of being forced to leave.

Councillor Chechalk, inquired to the Director of Growth and Sustainability, Gerrit Boerema with concerns to the setback from the creek of 30 meters.

In response to Councillor Chechalk, the Director of Growth and Sustainability, Gerrit Boerema explained that this proposal was circulated to the conservation authority and they have no objections to the zoning amendment.

Councillor Chechalk, questioned if the creek can be dredged and cleared to eliminate some of the debris. She was also noted concerns in regards to the building and persons per square foot or persons per occupancy per unit..

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 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.

## **8. Adjournment**

The Chair declared the meeting adjourned at 7:56 p.m.

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JUSTIN PAYLOVE, MANAGER,  
LEGISLATIVE SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR