

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

MEETING NO. FOUR

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 Meidersoma
Nancy Neville
Gord Szash
Jody Couture
LeeAnna Van Iperen
Jesta Klemendort
Rodger Vaughan
Kathy Whybourne

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

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 1806018 Ontario Inc. (Linde Truck and Trailer) (4426 Regional Road 20) File #1601-014-24

Re: Application for Zoning By-law Amendment for the proposal to facilitate an expansion of 492 square metres to the existing truck and vehicle repair and service shop and outdoor storage in the front yard.

4.2 171 Mill Street (Legion Villa) File # 1601-003-25

Re: Application for Zoning By-law Amendment submitted by Quartek Group Inc. (Consultant-Agent) pm behalf of Branch 393 Royal Canadian Legion Senior Citizens Complex - Legion Villa (owner/applicant)

5. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in 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.

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.

8. CONSENT AGENDA ITEMS

8.1 ITEM GS23-25

There were no consent agenda items.

9. COMMUNICATIONS

9.1 ITEM GS24-25

Re: Legion Villa New Build Support

Moved By Councillor Greg Maychak
Seconded By Councillor William Reilly

That, the correspondence received from the Legion Villa on April 30, 2025 be received for information.

Carried

10. STAFF REPORTS

10.1 ITEM GS25-25

Manager, Community Planning and Design, (Susan Smyth) and Director, Growth and Sustainability, (Gerrit Boerema)

Re: Recommendation Report PD-18-2025 - Proposed Street Naming for Station Meadows West Subdivision (P. Budd Developments) (File No. 2000-89-19)

Moved By Councillor Jason Trombetta
Seconded By Councillor Shelley Bradaric

1. That Recommendation Report PD-18-2025 titled “Recommendation Report - Proposed Street Naming for Station Meadows West Subdivision (P. Budd Development) (File No. 2000-89-19),” dated May 12, 2025 be received; and,
2. That, Council approves “Skipton Street, Chester Road, Evans Place, Meredith Street, Kennedy Street, and Petersfield Drive” as street names for the Station Meadows West Subdivision Development and that the Mayor and Clerk be authorized to sign a by-law as found attached to this report.

Carried

10.2 ITEM GS26-25

Manager, Community Planning and Design, (Susan Smyth) and Director of Growth and Sustainability, (Gerrit Boerema)

Re: Information Report PD-19-2025 - Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24) for 18606018 Ontario Inc.(Linde Truck and Trailer)

Moved By Councillor Mike Rehner

Seconded By Councillor Shelley Bradaric

1. That, Information Report PD-19-2025, titled “Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24) for 1806018 Ontario Inc. (Linde Truck and Trailer)”, dated May 12, 2025 be received.

Carried

10.3 ITEM GS27-25

Chief Building Official, (Ben Agro)

Re: Recommendation Report BLDG-06-2025 - Site Alteration Permit,
1664 Abingdon Road

Moved By Councillor Jason Trombetta

Seconded By Councillor Mike Rehner

1. That Recommendation Report BLDG-06-2025 titled “Site Alteration Permit 1664 Abingdon Road”, dated May 12th, 2025 be received; and,
2. That, the application for site alteration to import 220 loads (2,200 cubic metres) of topsoil be approved, subject to a site alteration agreement which requires additional security, regulates the number of trucks per day, imposes truck traffic control, regulates dust and road fowling, and provides a timeline to complete the works; and,
3. 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

10.4 ITEM GS28-25

Manager, Community Planning and Design, (Susan Smyth), and Director of Growth and Sustainability, (Gerrit Boerema)

Re: Information Report PD-20-2025 - Zoning By-law Amendment for 171 Mill Street (File No. 1601-003-25)

Moved By Councillor Jason Trombetta
Seconded By Councillor Greg Maychak

1. That, Information Report PD-20-2025, title “Zoning By-law Amendment for 171 Mill Street (File No. 1601-003-25) for Legion Villa Senior Residence”, dated May 12, 2025 be received.

Carried

11. OTHER BUSINESS

11.1 ITEM GS29-25

Members of Committee
Re: Other Business Matters of an Informative Nature

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).

13. CONFIDENTIAL MATTERS

There were no confidential items.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:11PM

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR