



**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 Klemendorf  
Rodger Vaughan  
Kathy Whybourne

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**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](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 Hattiwendaronk, 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

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JUSTIN PAYLOVE, MANAGER,  
LEGISLATIVE SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR