



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

**MEETING NO. FIVE**

**June 9, 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:	Justin Paylove, Manager, Legislative Services/Clerk Truper McBride, CAO Gerrit Boerema, Director, Growth and Sustainability Kevin Geoghegan, IT Help Desk Analyst Susan Smyth, Manager, Community Planning and Design
Attendees:	John Ganann Kevin Nunn, Weston Consulting Martin Quarcoopome, Weston Consulting

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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: 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.

1. 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.

2. 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 Mayor Cheryl Ganann - ITEM GS32-25**

The Mayor was not able to attend the Public Meeting that this report relates to.

Public Meeting(s)

## **4. PUBLIC MEETING(S)**

There were no public meetings

## **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 GS30-25**

There were no consent agenda items

## **9. COMMUNICATIONS**

There were no communications

## **10. STAFF REPORTS**

### **10.1 ITEM GS31-25**

Manager, Legislative Services, (Justin Paylove)

Re: Information Report LLS-05-2025 - Economic Development Roundtable –Initial Engagement Sessions

**Moved By** Councillor Greg Maychak

**Seconded By** Councillor Shelley Bradaric

1. That, Information Report LLS-05-2025 titled “Economic Development Roundtable –Initial Engagement Sessions” dated June 9, 2025 be received for Information.

**Carried**

### **10.2 ITEM GS32-25**

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

Re: Recommendation Report PD-21-2025 - Zoning By-law Amendment for 4426 Regional Road 20 (File No. 1601-014-24)

Mayor Cheryl Ganann declared a conflict on this item. (The Mayor was not able to attend the Public Meeting that this report relates to.)

**Moved By** Councillor William Reilly

**Seconded By** Councillor Shelley Bradaric

1. That, Recommendation Report PD-21-2025, titled  
“Recommendation Report – Zoning By-law Amendment for 4426  
Regional Road 20 (File No. 1601-014-24) for 1806018 Ontario Inc.  
(Linde Truck and Trailer)”, dated June 9, 2025, be received; and,
2. That, no further public meeting is required for the consideration of  
this by-law in accordance with Section 34(17) of the Planning Act;  
and,
3. That, the application for Zoning By-law Amendment submitted by  
Lofcore Ltd. (Consultant/Agent) on behalf of 1806018 Ontario Inc.  
(Linde Truck and Trailer) (Owner/Applicant) be approved in  
accordance with the attached Zoning By-law Amendment with the  
site specific regulations, and that Council authorize the Mayor and  
Clerk to sign the necessary by-law.

**Carried**

### **10.3 ITEM GS33-25**

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

Re: Recommendation Report PD-22-2025 - Elite Smithville Developments  
Inc. Zoning By-law Amendment (File No. 1601-009-24) and Draft Plan of  
Subdivision (File No. 2000-94-24)

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Greg Maychak

1. That, Recommendation Report PD-22-2025, titled  
“Recommendation Report – Elite Smithville Developments Inc.  
Zoning By-law Amendment (File No. 1601-009-24) and Draft Plan  
of Subdivision (File No. 2000-94-24) dated June 9, 2025 be  
received; and,
2. That, Section 34(12) of the Planning Act apply and that no further  
public meeting is required; and,
3. That, application for Zoning By-law Amendment File No. 1601-009-  
24 to change the Development zone to Medium & High Density  
Residential, Open Space, Environmental Protection and  
Development with site-specific provisions contained in Schedule A,  
be approved in accordance with the attached amending Zoning By-  
law and Schedule, and that Council authorize the Mayor and Clerk  
to sign the necessary by-law; and,

4. That, application for Draft Plan of Subdivision (File No. 2000-94-24), be approved, in accordance with the provisions of the Planning Act, R.S.O., 1990, Chapter P.13, and regulations thereunder, subject to draft plan approval conditions contained in Schedule B of report PD-22-2025; and,
5. That, the Applicant is advised the Township's draft approval of this Plan of Subdivision will lapse three years from the date of approval unless Township Council grants an extension of the approval period prior to the lapsing date. If an extension is requested, an updated review will occur and revisions to the conditions of draft plan approval may be necessary at that time.

**Referred**

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor William Reilly

That, this item be referred to administration to report back on the July 14, 2025 All Committees meeting and that Administration be directed to work with the applicants on increasing the parking requirement to align with the Zoning By-law.

**Carried**

#### **10.4 ITEM GS34-25**

Director, Growth and Sustainability, (Gerrit Boerema)

Re: Information Report PD-23-25 - Legion Villa Fee Waiving Request

**Moved By** Councillor William Reilly

**Seconded By** Councillor Greg Maychak

1. That, Information Report PD-23-2025 titled "Information Report, Legion Villa Fee Waiving Request" dated June 9, 2025, be received.

**Carried**

#### **10.5 ITEM GS35-25**

Director, Growth and Sustainability, (Gerrit Boerema)

Re: Recommendation Report PD-24-2025 - South Grimsby Road 10 Road Allowance Closing, and Realignment

**Moved By** Councillor Jason Trombetta  
**Seconded By** Councillor Mike Rehner

1. That Recommendation Report PD-24-2025 titled "South Grimsby Road 10 Road Allowance Closing and Realignment", dated June 9, 2025, be received; and,
2. That, a Bylaw be passed to declare Parts 6, 7 and 14 of Plan 30R-15936 and Parts 1 and 2 on Plan 30R-16209 on South Grimsby Road 10 as Public Highway; and,
3. That Bylaws be passed to declare Parts 3, 4, 5, 8, 10, 11, 12, 13 of Plan 30R-15936, save and except for Parts 1 & 2 on Plan 30R-16209 as surplus to the needs of the Township of West Lincoln, and that surplus lands be conveyed to participating abutting land owners for cost; and,
4. That, Administration review the 2007 Road Closing policy and provide recommendations for updates to ensure future road closing applications are more streamlined and cost recoverable.

**Carried**

## **11. OTHER BUSINESS**

### **11.1 ITEM GS36-25**

Members of Committee

Re: Other Business Matters of an Informative Nature

Councillor Trombetta

Re: Chamber of Commerce Awards Ceremony location discussion

Councillor Reilly

Re: Comment regarding Minor Hockey in West Lincoln Community Centre

## **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 matters

## **14. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 8:24 P.M.

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JUSTIN PAYLOVE, MANAGER,  
LEGISLATIVE SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR