



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

COUNCIL (ALL COMMITTEES) MINUTES

MEETING NO. TWELVE

August 11, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council: Mayor Cheryl Ganann, Chair
Councillor Mike Rehner
Councillor Jason Trombetta
Councillor Joann Chechalk
Councillor Greg Maychak
Councillor Shelley Bradaric

Staff: Roberta Keith, Manager, IT and Enterprise Solutions
Mike DiPaola, Director, Operations
Tim Hofsink, Fire Chief
Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability
Katelyn Repovs, Director, Corporate Services/CFO
Truper McBride, CAO
Justin Paylove, Manager, Legislative Services/Clerk

Absence with Regrets: Councillor William Reilly, Notification Provided

Attendance: Greg Hilvers*
Glenda Hilvers*
Laurena Brouwer*
Diane Packham*
Dave Tamminga*
Dinie Tamminga*
Albert Witteveen
Max Fedchyshak
Aaron Butler
Jon Whyte

Attended Part-time*

1. SINGING OF "O CANADA" - Smithville Public School

Prior to commencing with the Council meeting, Mayor Ganann will provide the following announcements:

1. Comments from the public for a matter that is on the agenda may be provided in person by attending the meeting and advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. For those individuals that are unable to attend the meeting in person, you may submit comments for matters that are on the agenda by either(1) emailing jpaylove@westlincoln.ca before 4:30 pm. on the day of the meeting. Comments submitted will be considered as public information and read into public record OR(2) by contacting the Clerk's Department to request a Zoom Link to attend the meeting virtually.
3. This meeting will be livestreamed as well as recorded and available on the Township's website by visiting [events.westlincoln/meetings](http://events.westlincoln.meetings)

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. OPENING PETITION - Councillor Greg Maychak

4. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of Items on Agenda

5. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

There were no disclosure of pecuniary interest and/or conflict of interest

NOTE: Items for which conflicts were recently declared at Committee Meeting(s)

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:
(a) a specific appointment has been scheduled; or,
(b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

Chair to inquire if there are any members of the public present who wish to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

7. PUBLIC MEETING(S)

7.1 2853972 Ontario inc. (Owner) and NPG Planning Solutions (Agent)

An application was submitted for an Official Plan Amendment, File No. 1701-002-25, Zoning By-law Amendment, File No. 1601-004-25, Draft Plan of Subdivision, File No. 2000-002-25, Draft Plan of Condominium File No. 2002-003-25 CDM and Site Plan Approval File No. 2100-004-25 to facilitate a residential development consisting of three blocks of street townhouses and 9 stacked townhouse blocks consisting of 144 units.

8. APPOINTMENTS/PRESENTATIONS

8.1 Staff Sergeant Dylan Bourgeois Niagara Regional Police Service

Re: Introduction of New Staff Sergeant

9. REGIONAL COUNCILLOR’S REMARKS

Regional Councillor Albert Witteveen read from a prepared statement which is attached as Schedule B to the August 11, 2025 Council and All Committee Minutes.

10. CONFIRMATION OF MINUTES

10.1 Council (Includes all Committees)

Re: Minutes - July 14, 2025

Moved By Councillor Jason Trombetta

Seconded By Councillor Greg Maychak

1. That, the minutes relating to the July 14, 2025 Council (including all Committees) Meeting, and the recommendations contained therein, be accepted.

Carried

10.2 Public Meeting under the Planning Act

Re: Minutes - July 14, 2025

Moved By Councillor Joann Chechalk

Seconded By Councillor Shelley Bradaric

1. That the minutes relating to the July 14, 2025 Public Meetings, be accepted.

Carried

11. COMMUNICATIONS

11.1 Mayor Cheryl Ganann

Re: Support H.E.R. Elect Respect Campaign

Moved By Councillor Greg Maychak

Seconded By Councillor Shelley Bradaric

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community;

AND WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;

AND WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment;

AND WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office;

AND WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables;

AND WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;

AND WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct;

AND WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process;

AND WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.

NOW THEREFORE BE IT RESOLVED:

THAT Township of West Lincoln Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct.

AND THAT the Township of West Lincoln Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca

AND THAT a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

Carried

11.2 Niagara Region

Re: Endorse the Development of a Code of Conduct for Human Trafficking Prevention in Niagara Region

Moved By Councillor Joann Chechalk

Seconded By Councillor Greg Maychak

WHEREAS human trafficking in Niagara is currently a persistent challenge impacting the hospitality and tourism sectors;

WHEREAS human trafficking is a critical issue due to the region's proximity to the U.S. border and the thriving tourism and hospitality sectors, which create environments where sexual and labour exploitation can go unnoticed;

WHEREAS women, newcomers, racially-marginalized people, people experiencing poverty, people living with disabilities, and children in the child welfare system are disproportionately targeted and impacted by the harms perpetuated by traffickers;

WHEREAS 60% of human trafficking cases in Ontario occur along the corridor linking Toronto and Niagara;

WHEREAS data from the Niagara Regional Police Service comparing 2023 to 2024 indicates the number of human trafficking investigations increased by 61%; the number of victims identified increased by 700%; the number of accused charged increased by 190%; the number of criminal charges laid increased by 75%; and the number of referrals from NRPS' Human Trafficking Unit to Victim Services Niagara increased by 133%;

WHEREAS human trafficking thrives in secrecy, but with leadership and commitment, local government can be on the front line of prevention and protection;

WHEREAS local businesses and organizations are key to preventing human trafficking through proactive measures such as The 4 Ps: prevention, protection, partnership, and prosecution;

WHEREAS local area municipalities have already begun to assist in making the Niagara region inhospitable to human traffickers;

WHEREAS Tools of Empowerment for Success (TOES) Niagara and Brock University have undertaken work funded by Women and Gender Equality Canada to develop a Code of Conduct to Prevent Human Trafficking in the Niagara Region through education, increasing awareness, and providing resources, including prevention strategies; and

WHEREAS TOES Niagara and Brock University created a Steering Committee of representatives from across tourism, business, education,

law enforcement, government, and non-profit sectors to engage in broad community collaboration through focus groups, surveys, and feedback sessions to develop the Code of Conduct for Human Trafficking Prevention in the Niagara Region.

NOW THEREFORE BE IT RESOLVED:

1. That Township of West Lincoln recognize that human trafficking in Niagara has serious impacts on the health and wellness of local residents and their families, as well as negative economic impacts on local businesses and communities;
2. That Township of West Lincoln Council endorse the work of TOES Niagara and Brock University in developing a Code of Conduct for the Prevention of Human Trafficking in the Niagara Region;
3. That Township of West Lincoln commit to reviewing and assessing the applicable local government sectoral guidelines and responsibilities outlined in The Code upon its finalization, with the intent to implement measures that align with Regional priorities and capacity;
4. That the Township of West Lincoln write letters to all of Niagara's 12 Local Area Municipalities encouraging them to also endorse the work of TOES Niagara and Brock University in the development of the Code of Conduct for the Prevention of Human Trafficking in the Niagara Region and commit to reviewing and assessing the applicable local government sectoral guidelines and responsibilities outlined in The Code upon its finalization, with the intent to implement measures that align with municipal priorities and capacity; and
5. That a copy of this motion be sent to Niagara's four MPs; Niagara's four MPPs; the Association of Municipalities of Ontario (AMO); the Federation of Canadian Municipalities (FCM); Mayors and Regional Chairs of Ontario (MARCO); Ontario's Big City Mayors (OBCM); and the Ontario and Canadian Associations of Chiefs of Police.

Carried

11.3 Mayor's Youth Advisory Committee Minutes

Re: Minutes - June 4, 2025

Moved By Councillor Mike Rehner
Seconded By Councillor Jason Trombetta

1. That, the minutes relating to the June 4, 2025 Mayor's Youth Advisory Committee Meeting, and the recommendations contained therein, be accepted

Carried

11.4 Age Friendly Advisory Committee Minutes

Re: Minutes - May 2, 2025

Moved By Councillor Greg Maychak
Seconded By Councillor Joann Chechalk

1. That, the minutes relating to the May 2, 2025 Age Friendly Advisory Committee Meeting, and the recommendations contained therein, be accepted

Carried

12. MAYOR'S REMARKS

Mayor Cheryl Ganann read from a prepared statement which is attached as Schedule A to the August 11, 2025 Council and All Committee minutes.

13. REPORT OF COMMITTEE

13.1 Growth and Sustainability Committee

1. Director, Growth and Sustainability (Gerrit Boerema) and Senior Planner (Robin Shugan)

Re: Information Report PD-29-2025 - Overview on Bill 17- Protect Ontario by Building Faster and Smarter Act, and Bill 5, Protect Ontario by Unleashing Our Economy Act

Moved By Councillor Joann Chechalk
Seconded By Councillor Shelley Bradaric

1. That Information Report PD-29-2025 titled "Overview on Bill 17 - *Protect Ontario by Building Faster and Smarter Act*, and Bill 5, *Protect Ontario by Unleashing Our Economy Act*, be received

Carried

2. Senior Planner (Robin Shugan) and Manager, Planning and Design (Susan Smyth)

Re: Recommendation Report PD-32-2025 - Recommendation Report – Removal of Holding Provision (H-13) for Lot 34 Plan M89

Moved By Councillor Jason Trombetta

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report PD-32-2025 titled “Recommendation Report – Removal of Holding Provision (H-13) for Lot 34 Plan M89, dated August 11, 2025, be received; and,
2. That, Council authorize the removal of the Holding Provision (H-13) on the subject lands as identified on the attached By-law referenced as Schedule A.

Carried

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

Re: Information Report PD-31-2025 - 32 College Street – Official Plan Amendment (File No. 1701-002-25); Zoning By-law Amendment (File No.1601-004-25); Draft Plan of Subdivision (File No. 2000-002-25); Draft Plan of Condominium (File No. 2000-003-25CDM); Site Plan Approval (File No. 2100-004-25)

Moved By Councillor Shelley Bradaric

Seconded By Councillor Greg Maychak

1. That, Information Report PD-31-2025 titled, “Information Report: 132 College Street – Official Plan Amendment (File No. 1701-002-25); Zoning By-law Amendment (File No.1601-004-25); Draft Plan of Subdivision (File No. 2000-002-25); Draft Plan of Condominium (File No. 2000-003-25CDM); Site Plan Approval (File No. 2100-004-25)”, dated August 11, 2025 be received for information.

Carried

4. Manager, Community Planning and Design and Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-30-2025 - Removal of Holding Provision (H-11) for 4944 Concession 4 Road (Silverdale Sports Centre Ltd.)

Moved By Councillor Greg Maychak

Seconded By Councillor Jason Trombetta

1. That, Recommendation Report PD-30-2025 titled “Recommendation Report – Removal of Holding Provision (H-11) for 4944 Concession 4 Road (Silverdale Sports Centre Ltd.)”, dated August 11, 2025, be received; and
2. That, Council authorize a bylaw for the removal of the Holding Provision (H-11) on the subject lands as identified on the attached By-law referenced as Schedule A.

Carried

13.2 Corporate Services Committee

1. Director of Corporate Services/CFO (Katelyn Repovs)

Re: Recommendation Report T-11-2025 - 2026 Budget Process and Schedule

Moved By Councillor Shelley Bradaric

Seconded By Councillor Joann Chechalk

1. That, Recommendation Report T-11-2025, titled “2026 Budget Process and Schedule”, dated August 11, 2025, be received; and,
2. That Council approve the reduction of the time period as set out in subsection 7(3) of O. Reg 530/22, being the Council Amendment Period, from 30 calendar days to 15 business days; and,
3. That, Council adopt the proposed 2026 Budget Timeline as attached as Schedule “A”.

Referred

Moved By Councillor Jason Trombetta

Seconded By Councillor Joann Chechalk

That, Item 13.2 be referred to the September Corporate Services Committee meeting to provide more information regarding the budget proposal timeline.

Carried

2. Manager, Legislative Services/Clerk (Justin Paylove) and Coordinator of Legislative Services/Deputy Clerk (Barbara Hutchinson)

Re: Recommendation Report LLS-08-2025 - Amendment to Delegation of Authority By-law – Addition of Director, Growth and Sustainability and Director, Corporate Services/Treasurer Schedules

Moved By Councillor Jason Trombetta

Seconded By Councillor Mike Rehner

1. That Recommendation Report LLS-08-2025 titled “Amendment to Delegation of Authority By-law – Addition of Director, Growth and Sustainability and Director, Corporate Services/Treasurer Schedules” dated August 11, 2025, be received; and,
2. That, an amending by-law such as the one attached as Schedule “A” be approved.

Carried

13.3 Operations Committee

1. Manager, Capital Design and Delivery (Ray Vachon)

Re: Recommendation Report O-18-2025, titled “St. Ann’s Road Reconstruction – Tender Award – Budget Amendment BA 2025-07

Moved By Councillor Mike Rehner

Seconded By Councillor Shelley Bradaric

1. That Recommendation Report O-18-2025, titled “St. Ann’s Road Reconstruction – Tender Award – Budget Amendment BA 2025-07”, dated August 11, 2025, be received; and,
2. That the construction tender for the above project be awarded to Baiocco Construction Corp. in the amount of \$3,024,209.62 (excluding HST); and,

3. That the Construction Administration and Construction Inspection for the construction be awarded to Urban & Environmental Management Inc. in the amount of \$249,983.30 (excluding HST); and,
4. That geotechnical testing for the project be awarded to Landtek Limited at an upset limit of \$50,000.00 (excluding HST); and,
5. That, Budget Amendment BA 2025-07, as outlined in Schedule C, to reallocate the budgeted expenditures and financing, be approved; and,
6. That, a By-Law authorizing the Mayor and Clerk to enter into an agreement with Baiocco Construction Corp. be passed.

Carried

2. Manager, Civil Land Development (Jennifer Bernard) and Director, Infrastructure (Mike DiPaola)

Re: Recommendation Report O-20-2025 - Sanitary Sewer CCTV Inspections Tender Authorization

Moved By Councillor Jason Trombetta

Seconded By Councillor Mike Rehner

1. That, Recommendation Report O-20-2025, titled “Sanitary Sewer CCTV Inspections Tender Authorization”, dated August 11th, 2025 be received; and,
2. That, Council accept the tender submission by Bob Robinson & Son Construction for the Sanitary Sewer CCTV Inspections Tender, in the amount of \$164,254.75 (plus HST); and,
3. That, Council approve the expenditure of \$190,000.00 to complete this project; and,
4. That, a By-law be passed to authorize the Mayor and Clerk to enter into an agreement with Bob Robinson & Son Construction.

Carried

3. Manager, Capital Design and Delivery (Ray Vachon) and Director, Infrastructure (Mike DiPaola)

Re: Recommendation Report O-19-2025 - Wade Road and Regional Road 20 Reconstruction Project – Cost Sharing Agreement Execution – Budget Amendment BA 2025-08

Moved By Councillor Joann Chechalk

Seconded By Councillor Jason Trombetta

1. That Recommendation Report O-19-2025 titled “Wade Road and Regional Road 20 Reconstruction Project – Cost Sharing Agreement Execution – Budget Amendment BA 2025-08” dated August 11, 2025, be received; and,
2. That, Budget Amendment BA2025-08, as outlined in Schedule B, to reflect a project budget reduction of \$1,270,000, with new funding from the HEWSF Grant and reduced funding from Development Charges, Capital Reserve, Sidewalk Reserve, Sewer Reserve, Debenture, and CCBF Grant, be approved; and,
3. That the Mayor and Clerk be authorized to execute the Cost Sharing Agreement with the Niagara Region.

Carried

13.4 Community and Protective Services Committee

1. Fire Chief (Tim Hofsink)

Re: Information Report WLFD-07-2025 - Monthly Update – July 2025

Moved By Councillor Jason Trombetta

Seconded By Councillor Greg Maychak

1. That, Information Report titled “Monthly Update – July 2025” dated August 11, 2025, be received for information.

Carried

14. RECONSIDERATION

(“**Definition**”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council

meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

15. NOTICE OF MOTION TO RESCIND

16. OTHER BUSINESS

16.1 Members of Council

Councillor Rehner,
Re: Signage at Highway 20 and Caistor Centre Road

Councillor Maychak,
Re: Thanked Staff for Summer Events

Councillor Bradaric
Re: West Niagara Fair

17. NEW ITEMS OF BUSINESS

18. CONFIDENTIAL MATTERS

There were no Confidential Matters

19. BY-LAWS

Moved By Councillor Jason Trombetta

Seconded By Councillor Shelley Bradaric

1. That leave be granted to introduce By-Laws 2025-50, 2025-51, 2025-52, 2025-53, 2025-54 and 2025-55 and that the same shall be considered to have been read a first, second, and third time with one reading, and are hereby adopted; and,
2. That the Mayor and Clerk be and are hereby authorized to sign and affix the Corporate Seal thereto, any rule of this Council to the contrary notwithstanding.

Carried

19.1 BY-LAW 2025-50

A By-law to amend By-law 2025-02, Delegate Powers and Duties to Officers, to add Schedule "C", Director, Corporate Services/CFO and Schedule "D", Director, Growth and Sustainability

19.2 BY-LAW 2025-51

A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and Bob Robinson & Son Construction for the Sanitary Sewer CCTV Inspections Tender.

19.3 BY-LAW 2025-52

A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and Baiocco Construction Corporation for the St. Ann's Road Reconstruction Work Project

19.4 BY-LAW 2025-53

A By-law to amend Zoning By-Law No. 2017-70, as amended, of the Township of West Lincoln
Silverdale Sports Centre Ltd. (Joan E. Miller)

19.5 BY-LAW 2025-54

A By-law to amend Zoning By-law No.2017-70, as amended, of the Township of West Lincoln
Tri-Point Homes Inc. (Olufemi Oyegbami)

19.6 BY-LAW 2025-55

A By-law to adopt, confirm and ratify matters dealt with by Council resolution.

20. ADJOURNMENT

The Chair to declare this meeting adjourned at the hour of 10:33 p.m..

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN