



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

MEETING NO. SIX

September 8, 2025, 5:30 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
Jessica Dyson, Director, Legal and Legislative Services
Gerrit Boerema, Director, Growth and Sustainability
Kevin Geoghegan, IT Help Desk Analyst
Robin Shugan, Senior Planner
Mike DiPaola, Director, Operations
Truper McBride, CAO

Attended part-time Jason Reynar, Township Solicitor*
Rob Cosby
John Ganann

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. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

3. CONFIDENTIAL MATTERS

Moved By Councillor Shelley Bradaric

Seconded By Councillor Greg Maychak

That, the next portion of this meeting be closed to the public to consider the following pursuant to Section 239(2) of the Municipal Act 2001:

3.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Decision Update and Direction

Applicable closed session exemption(s):

1. Advice subject to Solicitor-Client privilege; and,
2. Litigation or potential litigation including matters before administrative tribunals, affecting the municipality or local board.

3.2 Director of Growth and Sustainability (Gerrit Boerema)

Re: Agreement Contract Update and Finalization

Applicable closed session exemption(s):

1. Advice subject to Solicitor-Client privilege; and,
2. A plan or instruction to be applied to negotiations

3.1 Director, Growth and Sustainability (Gerrit Boerema)

Re: Confidential Recommendation Report PD-34-2025 - OLT Decision Update and Direction

3.2 Director, Growth and Sustainability (Gerrit Boerema)

Re: Confidential Recommendation Report PD-35-2025 - Agreement Contract Update and Finalization

4. DISCLOSURE OF CONFIDENTIAL MATTERS

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That, administration proceed as directed in closed session in regards to Closed Session Item 3.1 and Closed Session item 3.2.

Carried

5. 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.

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

There were no Disclosure of Pecuniary Interest and/or Conflict of Interest

Public Meeting(s)

7. PUBLIC MEETING(S)

7.1 9860 Regional Road 20 (GTA Exotics owner/applicant) - File No. 1601-002-23 Zoning By-law Amendment

Re: An Application was submitted to rezone the land Agricultural (A) to site specific Agricultural zone to permit supplementary on-farm diversified use for the retail sale of maple syrup, with a reduced lot area for an On-Farm Diversified Use from 10 hectares to 4.9 hectares, and to increase the area of the lot being used for the On-Farm Diversified Use from 1% to 1.3%. The site specific request also seeks relief from the Home Industry provisions to permit the use of an exotic car rental business in a detached accessory building with an increased maximum gross floor area of 266 square meters whereas 100 square metres is the maximum. The portions of lands zoned Environmental Conservation (EC) and Environmental Protection (EP) are to remain as is. GTA Exotics (owner/applicant)

8. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of Items on Agenda

9. APPOINTMENTS

There were no appointments

10. 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.

11. COMMUNICATIONS

11.1 Mayor Cheryl Ganann

Re: Support ERO 025-0923 – Consultation on the Future of Community Natural Gas Expansion

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

WHEREAS the Province has posted ERO 0250923, Consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities and other stakeholders on how Phase Three (3) could best support access to natural gas for community development.

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities, and 16 projects completed to date.

AND WHEREAS Township of West Lincoln is working toward its housing and employment land goals that contribute to Ontario's broader objective to build at least 1.5 million homes by 2031 and recognizes that timely servicing solutions (including natural gas where appropriate) can help enable these targets housing, economic developments goals, commercial and industrial investments, agriculture production, etc.

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions—including natural gas, electricity, and emerging energy technologies, to meet growing community needs. And whereas natural gas continues to play a critical role in supporting energy affordability, economic competitiveness, and enabling housing and employment growth across the province.

THEREFORE BE IT RESOLVED THAT the Township of West Lincoln:

1. Supports the Ministry's consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses access to natural gas as an option to other energy solutions to advance the Township of West Lincoln's housing, employment lands, and economic development objectives.
2. Directs staff to submit comments to ERO 0250923 reflecting Township of West Lincoln's priorities, including: priority application types, alignment with Official Plan/Secondary Plans, sites and corridors where gas access would enable development (housing/employment lands), any Phase 1 and 2 learnings (if applicable) and practical barriers (e.g., timing, permitting, costs, land access).
3. Forwards this resolution to MPP Sam Oosterhoff, the Minister of Energy and Mines, the Ontario Energy Board, AMO, and neighbouring municipalities.

Carried

12. STAFF REPORTS

12.1 ITEM GS37-25

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

Re: Information Report PD33-2025 - Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)

Moved By Mayor Cheryl Ganann

Seconded By Councillor Greg Maychak

1. That, Information Report PD-33-2025, titled "Zoning By-law Amendment for 9860 Regional Road 20 (GTA Exotics)", dated September 8, 2025, be received.

Carried

12.2 ITEM GS38-25

Director, Growth and Sustainability (Gerrit Boerema) and Manager, Civil Land Development (Jennifer Bernard)

Re: Information Report ENG-01-2025 - Information Report Wastewater System Capacity Management Strategy and Allocation Policy
POWERPOINT PRESENTATION attached as Schedule "A"

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That, Information Report ENG-01-2025 titled, "Information Report Wastewater System Capacity Management Strategy and Allocation Policy", dated September 8, 2025 be received.

Carried

13. OTHER BUSINESS

13.1 ITEM GS39-25

Members of Committee

Re: Other Business Matters of an Informative Nature

Mayor Cheryl Ganann

Re: Thanked Council for the spirit of generosity and connection in West Lincoln Grants for students

Councillor Chechalk

Re: International Plowing Match and West Niagara Fair

14. 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).

15. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 9:33 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JOANN CHECHALK,
CHAIR