



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. THIRTEEN

Monday, September 22, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

NOTE TO MEMBERS OF THE PUBLIC: All Cell Phones, Pagers and/or PDAs to be turned off. Members of the public who are attending and participating virtually are reminded to keep their microphones muted until they are acknowledged to speak. Additionally, for your information, please be advised that this meeting will be livestreamed as well as recorded and will be available on the Township's website.

Pages

1. **SINGING OF "O CANADA" - Cairn Christian School**

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

1. The public may submit comments for matters that are on the agenda to 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.
2. This meeting is being livestreamed as well as recorded and will be 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. **OPENING PETITION - Councillor Shelley Bradaric**

4. **CHANGE IN ORDER OF ITEMS ON AGENDA**

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

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. APPOINTMENTS/PRESENTATIONS

There are no appointments/presentations

8. REGIONAL COUNCILLOR'S REMARKS

9. CONFIRMATION OF MINUTES

- 9.1 Council and (All Committee) Minutes 5
Re: Minutes - August 11, 2025

Moved By Councillor William Reilly

- 1. That, the minutes relating to the August 11, 2025 Council (including all Committees) Meeting, and the recommendations contained therein, be accepted.

- 9.2 Public Meeting under the Planning Act 24
Re: Minutes - August 11, 2025 and September 8, 2025

Moved By Councillor Joann Chechalk

- 1. That the minutes relating to the August 11, 2025 and September 8, 2025, Public Meetings, be accepted.

10. COMMUNICATIONS

There are no communications

11. MAYOR'S REMARKS

12. REPORT OF COMMITTEE

- 12.1 Growth and Sustainability Committee 72
Re: Minutes - September 8, 2025

CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Greg Maychak

- 1. That, the minutes relating to the September 8, 2025, Growth

and Sustainability Meeting, and the recommendations contained therein, be accepted.

2. That the confidential minutes relating to the closed session portion of the September 8, 2025, Council Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

12.2 Operations Committee 105
Re: Minutes - September 8, 2025

Moved By Councillor William Reilly

1. That, the minutes relating to the September 8, 2025, Operations Committee Meeting, and the recommendations contained therein, be accepted.

12.3 Corporate Services Committee 109
Re: Minutes - September 15, 2025
CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Shelley Bradaric

1. That, the minutes relating to the September 15, 2025, Corporate Services Meeting, and the recommendations contained therein, be accepted.
2. That the confidential minutes relating to the closed session portion of the September 15, 2025, Council Meeting be accepted; and that the minutes remain confidential and restricted from public disclosure in accordance with exemptions provided in Section 239 of the Municipal Act.

12.4 Community and Protective Services Committee 116
Moved By Councillor Jason Trombetta

1. That, the minutes relating to the September 15, 2025, Community and Protective Services Meeting, and the recommendations contained therein, be accepted.

13. **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.

14. **NOTICE OF MOTION TO RESCIND**

(“Definition”) This section is for Council Members to serve notice of intent to

introduce a motion to rescind action taken previously by Council. Notice served at this meeting will be for a motion to rescind at the next regular meeting.

15. OTHER BUSINESS

15.1 Members of Council
Re: Council Remarks

16. NEW ITEMS OF BUSINESS

NOTE: Only for items that require immediate attention/direction from Council and must first approve a motion to introduce a new item of business.

17. CONFIDENTIAL MATTERS

There are no Confidential Matters

18. BY-LAWS

Moved By Councillor Greg Maychak

1. That leave be granted to introduce By-Laws 2025-56, 2025-57, and 2025-58, 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.

18.1	BY-LAW 2025-56 A By-law to amend By-law 2023-03 which confirmed various appointments and/or recommendations for appointments to Boards, Committees and Municipal positions.	131
18.2	BY-LAW 2025-57 A By-law to Amend Zoning By-law No. 2017-70, as amended, and repeal Bylaw No. 2025-4 of the Township of West Lincoln.	134
18.3	BY-LAW 2025-58 A By-law to adopt, confirm and ratify matters dealt with by Council resolution.	137

19. ADJOURNMENT

The Mayor to declare this meeting adjourned at the hour of _____.



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

SCHEDULE "A" TO THE AUGUST 11, 2025 COUNCIL AND ALL COMMITTEE MINUTES

Mayor's Remarks - August 11 All Committees/Council Meeting

Since our last meeting in July, on behalf of the Township, CAO McBride and I have met with the new Regional Commissioner of Corporate Services, Mr. Tim Ellis to first of all establish a personal relationship and as well to discuss issues of importance to West Lincoln. We are pleased that Tim actually took time to come to West Lincoln to meet with us, as it gave him a sense of our geographic size and location as compared to the rest of the Niagara Region.

Equal Voice Niagara, a Region-wide committee on which I serve as a Board member presented a webinar on July 21 from 6:00 - 7:30 PM. The topic was "Navigating Harassment in Politics". Although this panel was made up of 3 female elected representatives from various communities in Ontario, it was not just about issues faced by female politicians. It was somewhat appalling to learn of the harassment, threats to family members and property, online trolling and overall disregard for appropriate words and deeds that many of our colleagues face. The latest incident that occurred just before that webinar was the death threats against Mayor Patrick Brown.

It was during that webinar that I first heard details regarding the reason behind and the need for the Elect Respect pledge, although I had read about it being on the Regional agenda scheduled for a few nights later that week. I will add that the resolution regarding Elect Respect was unanimously supported at that Regional Council meeting.

I represented West Lincoln at this year's "Supercluster 2.0" event where Ministers Stan Cho and our own MPP Sam Oosterhoff were in attendance as part of the programme.. There were ten speakers in all from various aspects of Niagara Tourism who all spoke about the benefits of working together to enhance tourism and agri-tourism in Niagara as a whole, rather than working independently as in the past. At "Supercluster 1.0" two years ago this working together was the stated goal. "Supercluster 2.0" provided the examples from each as to steps already taken and those proposed for the future.

Provincial government support has already been committed to this through such things as the QEW highway work currently being undertaken, a financial commitment to the Royal George Theatre as part of the Shaw Festival, the proposed widening of the bridge over the Welland canal, proposed Go-Station work and service increases in and out of Niagara.

The session that I just mentioned pointed out to me quite clearly that the Provincial government is indeed making a sizable financial commitment to Niagara's future. They see potential in not only bringing tourists to our region, but encouraging more to stay longer and spend more money in our beautiful part of Ontario. This initiative of course is geared to also support the well-being of all local businesses connected in any way.

To that end, it would appear that our smaller local issues such as libraries and cemeteries are not a high priority at this time. Additionally, the Infrastructure Ministry and that of Municipal Affairs and Housing are well aware of the need for additional funding for the necessary infrastructure to meet their primary goal of the building of homes.

With the existing economic conditions in our province and in fact our country, the focus, and perhaps rightly so, appears to be on growing all parts of the economy of Ontario that can be tackled over time, in various stages. Steps, over time, will result in a stronger, more stable economy.

Although we in West Lincoln met the deadlines months ago, for submissions for delegations at the AMO Conference next week, we were not successful in securing any one of the three for which we applied. It would seem that with there being 444 municipalities in the province and only 3 days of 8:30- 5:00 time slots, many of the issues of lesser significance to current Provincial priorities could not be accommodated

this year. There are however, on the conference programme itself, a great many extremely valuable learning opportunities for members of Council in attendance at this year's 2025 AMO Conference. We will continue to meet with our local MPP and others as various opportunities arise, to continue the discussions of importance to West Lincoln, whenever an opportunity presents itself during the next several months.

Finally, locally, John and I attended the 7:00 PM performance of the Circus at our Community Centre on July 28th. . It was good, clean, old-fashioned family fun. Attendance was lower than hoped for, I think due to the questionable social media posts prior to the organizers completing arrangements with our staff. Hopefully they will be back again next year and the necessary, factual advertising in advance will help to correct the turnout issue.

We have also attended the first 4 Music, Market and Park IT events organized by our staff. The markets have been quite small, but enjoyable and the number of vehicles in the Park It area have depended on the predicted weather for each week, but the music has been great with approximately 150-200 people sitting on the embankment in their lawn chairs each week, Even the short, but heavy burst of rain a couple of weeks ago halfway through the performance, did not scare everyone away, with approximately 75 people staying until the end!

There is something very special about living in a small rural community that allows for sitting outside on a Summer evening and listening to different types of live musical entertainment at no cost!

There are still 2 weeks to go in this series, this upcoming Wednesday, August 13 and the following week, August 20th for residents to come out to enjoy some great music.

SCHEDULE "B" TO THE COUNCIL AND ALL COMMITTEE MEETING - AUGUST 11, 2025

Regional Councillors report: August 11, 2025

Good evening Mayor members of Council, staff and members of the public

I have a couple of updates this evening from the region that I would like to share with you this evening. First is we had an update on Niagara Regional Housing, in Niagara we own and operate 3,051 units in which 94% of tenants pay rent geared to income. The formula is 30% of income for rent. What I would like to emphasize is there is a wait list of 30,000 individuals that would need this type of assistance to make live affordable. To put it in perspective this equates to 16.6% of the entire population of the Niagara Region, this shows the great need for affordable housing here in all our communities. The Mayor and myself are continuously lobbying for our community to expand its inventory for affordable housing. Niagara Regional Housing is continually looking for community partners to help expand this much need inventory. Challenges are no increase levels of funding from both levels of government, no changes to social assistance rates, no decreases in vacancy rates for affordable housing and the current trends of increased needs specifically seniors and families with children. As we proceed to attend AMO next week we will continue to bring these issues and concerns to our MPP's at every possible chance we have.

Secondly as Chair of Public Works we are in the process of awarding the contract for the long awaited water and sanitary sewer project for Hwy 20 from South Grimsby Rd 5 to Wade as the fourth step in the rehabilitation of Hwy 20, the contract has been awarded to Baiocco Construction Corp. As you know this is a joint project with the Niagara Region and the Township of West Lincoln. This will be into the upgrade at the pumping station and assist with the growth of the North West quadrant of our community.

These are my updates for this evening and if any members have any questions I will be happy to answer them for you.

Albert Witteveen



TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW

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

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*

**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. 2000-003-25 CDM and Site Plan Approval File No. 2100-004-25**

1. Application for Zoning By-law Amendment

The Chair advised that this public meeting is being held to consider an amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act and Official Plan, Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Approval.

EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION:

The intent of the Zoning By-law amendment application is to facilitate a residential development consisting of three blocks of street townhouses with 13 units and 9 stacked townhouse blocks consisting of 144 units. The requested amendments include reductions in the interior side yard, reductions in separation distance, reduced lot area, increased projections, parking reductions, reduced setback for private parking and reduced planting strip.

The Draft Plan of Subdivision is required for Morgan Ave., townhouse dwelling units and Draft plan of Condominium and Site Plan approvals are required for stacked townhouse dwelling units in the former College Street Public School area.

2. Purpose of the Public Meeting

That Chair stated that the Planning Act requires in Section 34(12) and Section 39 that before passing a Zoning By-Law Amendment, Council must hold at least one public meeting for the purpose of informing the public in respect of the application.

The Chair further stated that the purpose of this public meeting is to receive comments and answer questions from the public regarding the proposed Official Plan and Zoning By-Law Amendment.

The Chair further stated that, at this point, no decision has been made on the proposed amendment and any comments received will be taken into account by Council in their consideration.

3. Public Meeting

The Chair stated that in accordance with the Planning Act and the Minister, the applicant or specified person, public body or registered land owner of any land to which the by-law amendment will apply who made oral submissions at a public meeting or written submissions to Council prior to the adoption and/or passage of the by-law may appeal the by-law amendment to the Ontario Land Tribunal.

The Chair inquired to the Manager, Legislative Services/Clerk, Justin Paylove about the methods and dates by which notice of the public meeting was given.

In response to the Chair's inquiry, the Manager, Legislative Services/Clerk, Justin Paylove explained that proper notice was given.

The Chair inquired to the Manager, Community Planning and Design, Susan Smyth, please explain the purpose and reason for the proposed Official Plan and Zoning By-Law Amendment.

In response to the inquiry the Manager, Community Planning and Design, Susan Smyth, explained the purpose and reason for the proposed Zoning By-law Amendment.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Max Fedchyshak, Senior Planner for NPG Planning, Aaron Butler, President of NPG Planning and John Whyte, Director of Land development for Phelps Homes.

Max Fedchyshak Senior Planner for NPG Planning presented a brief presentation attached as Schedule "A" regarding the Plan Development, Official Plan Amendment and the Zoning By-law Amendment, Draft Plan of Condominium and Subdivision Application on lands known as 132 College Street, formerly known as College Street School. He expressed that he ultimately believes that this application should be supported as it is consistent with the PPS, the Niagara and Township of West Lincoln Official Plan and this plan will not impact surrounding residential uses.

The Chair asked if there any oral or written submissions from anyone present in the meeting (either in-person or on Zoom) regarding the proposed Zoning By-Law Amendment? I would like to stress that this may be the only Public Meeting held with respect to this application.

Greg Hilvers, resident

Greg Hilvers had a concern with the Fire Trucks being able to access the subdivision and that this is a real safety issue.

Dave Tamminga, resident/business Owner

Dave Tamminga had a concern regarding parking and where the overflow parking would be. He had concerns with use of his business parking lot being used for parking. He further inquired about the stacked townhomes and what they look like.

Dennis Packham, resident

Dennis Packham had a concern with the new subdivision not fitting in with the older homes he was also concerned that the traffic has increased in that area and parking is already an issue.

Lorrina Brouwer, resident

Lorrina Brouwer had concerns with the increased traffic and how many entrances are planned for this development.

Mayor Ganann, asked Aaron Butler, President of NPG Planning if he could answer some of the questions from the Public.

In response to Mayor Ganann and some of the questions that were brought forward, Aaron Butler, President of NPG Planning stated that all routes coming into the site meet the minimum requirements of the fire code and the fire trucks would be able to get to the back of the building site. He stated this meets the minimum requirements of the building code for the turning radius. In response to the parking for this proposal the 1.5 parking allotment which is comparable through Niagara, whereas the Township requirement is 1.75 for parking.

Aaron Butler, President of NPG Planning also gave a brief description of what a stacked unit looks like and noted at the recommendation stage they will present some examples.

The Chair asked if any Members of Committee have any oral or written submissions on the proposed Zoning By-Law Amendment. The Chair advised that this may be the only Public Meeting being held with respect to this application; therefore, she noted that if any Members of Committee has any comments should state them now, as the OLT may not consider comments made at any other Council or Committee meetings.

The Chair stated that an Information Report is being considered by the Committee this evening. The Chair advised that once Committee and/or Council has made a decision with respect to the Zoning By-Law Amendment and if approved by Council, a notice of their passing will be circulated with an appeal period. The Chair stated that If you wish to be notified of Council's decision,

please ensure that you email the Manager, Legislative Services/Clerk, Justin Paylove at jpaylove@westlincoln.ca.

Councillor Chechalk was unable to orally state her concerns she submitted her concerns in writing attached as Schedule "B".

Councillor Bradaric had a comment regarding the historical portion of the College Street School and if anyone had reached out to the Niagara District School Board. She also noted what are the opportunities of green space with the reductions that are being requested with this application.

Aaron Butler, President of NPG Planning, explained that the site plan meets the minimum outdoor amenity space requirements of the Township. He noted that there are a number of green spaces between the buildings and at the rear of buildings. He also noted in the southern area is a portion of green space.

Further to Aaron Butler's explanation of the green space, Jon Whyte, Director of Land Development for Phelps Homes, explained that the landscape plan illustrates a more accurate green space, and they have conversed with the Mayor and DSBN prior to the demolition during that time there was no findings of any existence of any time capsules. However, they did manage to salvage plaques and commemorative items within the school, however due to vandalism and water damage many of the artifacts could not be saved.

Councillor Bradaric also noted that she was concerned about this being a different concept of building coming to Smithville, which may not fit in with the existing feel that our community has. She also noted she was concerned with the reduction of parking.

In response to Councillor Bradaric, Jon Whyte, Director of Land Development for Phelps Homes noted that the concept of this design is to be able provide housing opportunities for those who can't afford spacious single detached houses on 50-ft lots and for more attainable housing to the different demographics.

Councillor Maychak had a question regarding the townhouses or stacked townhouses, and if they are one- and two-bedroom units. He also inquired about the approximate height of the town houses.

In response to Councillor Maychak, Max Fedchyshak, Senior Planner for NPG Planning stated that the stacked townhouse units will feature a mix of two and three bedrooms and the building height is 11.5 meters.

Councillor Rehner questioned if they could go over once again the amendments for the deficiencies that they're requesting from Council to be accepted.

In response to Councillor Rehner, Manager, Community Planning and Design, Susan Smyth explained the various requests and provisions.

Councillor Rehner questioned the Director of Growth and Sustainability, Gerrit Boerema, if the Township of West Lincoln was happy with these exceptions, and what this does it do to the credibility of the rules.

In response to Councillor Rehner the Director of Growth and Sustainability, Gerrit Boerema explained that a few years ago the Township knowing that these schools would be declared surplus, put an interim control bylaw over them and had MHBC do a study for redevelopment plans for both of the school sites, and a part of that was envisioning what it would look like as residential uses. He noted one of the slides showed the concept plans requiring an official plan amendment which allowed certain densities and certain types of units. He noted that at a high-level, Phelps had come in with a plan that was similar to what was envisioned as part of that redevelopment plan. He stated Phelps has asked for an official plan amendment for density along the town houses on Morgan and they've asked for several sight specific zoning amendments.

He further stated that following the public meeting planning staff and administration will go into each of the site-specific exceptions that is being requested and determine if that's appropriate for this property and type of development.

Councillor Trombetta had a question to the consultants regarding the 3-metre front yard and if they were still requesting a 1.5 metre per unit parking space. He also inquired if there are visitor parking spaces or accessible parking spaces.

In response to Councillor Trombetta, Aaron Butler, President of NPG Planning clarified that the reduction of 3 metres is along College Street and this would not impact parking, as there is no parking in the front yard. He noted this development has been designed so that it has a face on College Street with sidewalks and porches. He stated parking is on the sides or in the rear for those units.

In response to Councillor Trombetta, Max Fedchyshak, Senior Planner for NPG Planning stated that there are 6 visitor parking and accessible parking locations intended for this development.

Mayor Ganann commented that parking is an issue as we have no public transportation.

That Chair stated that anyone who is interested in observing Council and/or Committee discussions about a particular by-law should not solely rely on mailed

notices and thus potentially miss the opportunity to attend applicable meetings. That Chair also suggested that you watch the Township's website for the posting of agendas to review items that will be discussed at Council and/or Committee meetings. The Chair advised that the agendas for meetings are posted on the Township's website after 4 p.m. on the Friday prior to the meeting. Additionally, meeting schedules are also posted on the Township's website for the public to view. The Chair also stated that If you wish to receive notices by email, it is suggested that you contact the Township Clerk to advise of your request and include your email address along with your mailing address and your phone number.

4. Adjournment

The Chair declared the meeting adjourned at the hour of 7:40 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN,
CHAIR

132 College Street

Smithville, Township of West Lincoln

August 11, 2025

Application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision

Prepared by:

NPG  **PLANNING
SOLUTIONS**

Description of Subject Lands

132 College Street, Smithville:

- **Area:** 1.96 hecatres
- **Frontage:** 104 m on College Street
100 m on Morgan Avenue
- Lands are currently vacant
- Former location of College Street Public School (Smithville Public School)



Policy and Surrounding Land Context

Niagara Official Plan Designation:

Delineated Built-Up Area

Township Official Plan Designation:

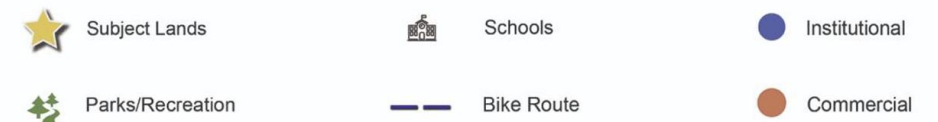
Medium Density Residential, with Natural Heritage System overlay and Special Policy Area 6.11.6 (minimum 40 units per hectare)

Township Zoning By-law:

RM2 (Morgan), RM3-195, RM3, and Environmental Conservation (EC)

Land Context:

- Subject Lands are located in proximity to Smithville core.
- In proximity to various parks
- Surrounded by residential uses
 - (single detached dwellings and townhouses)



Township By-law 2020-100 - OPA 54

Background:

- In 2019, MHBC was hired to commence land use planning work for the College Street school site.
- In 2020, MHBC in conjunction with the Township prepared a development concept after significant public consultation.
- In October 2020 the Township approved OPA 54 and corresponding implementation by-laws related to the MHBC concept.

OPA 54:

6.11 Site Specific Policy Provisions

6.11.1 College Street Redevelopment & Intensification

- a) That gross density of the Residential Mixed-use designation be more than 40 uph.

MHBC Concept - OPA 54

Highlights:

- 2 storey townhouses fronting on Morgan Ave
- 3 storey stacked townhouses interior to the site
- Proposed pedestrian pathway to Dennis Drive Park
- 4 storey mixed use building along College Street frontage



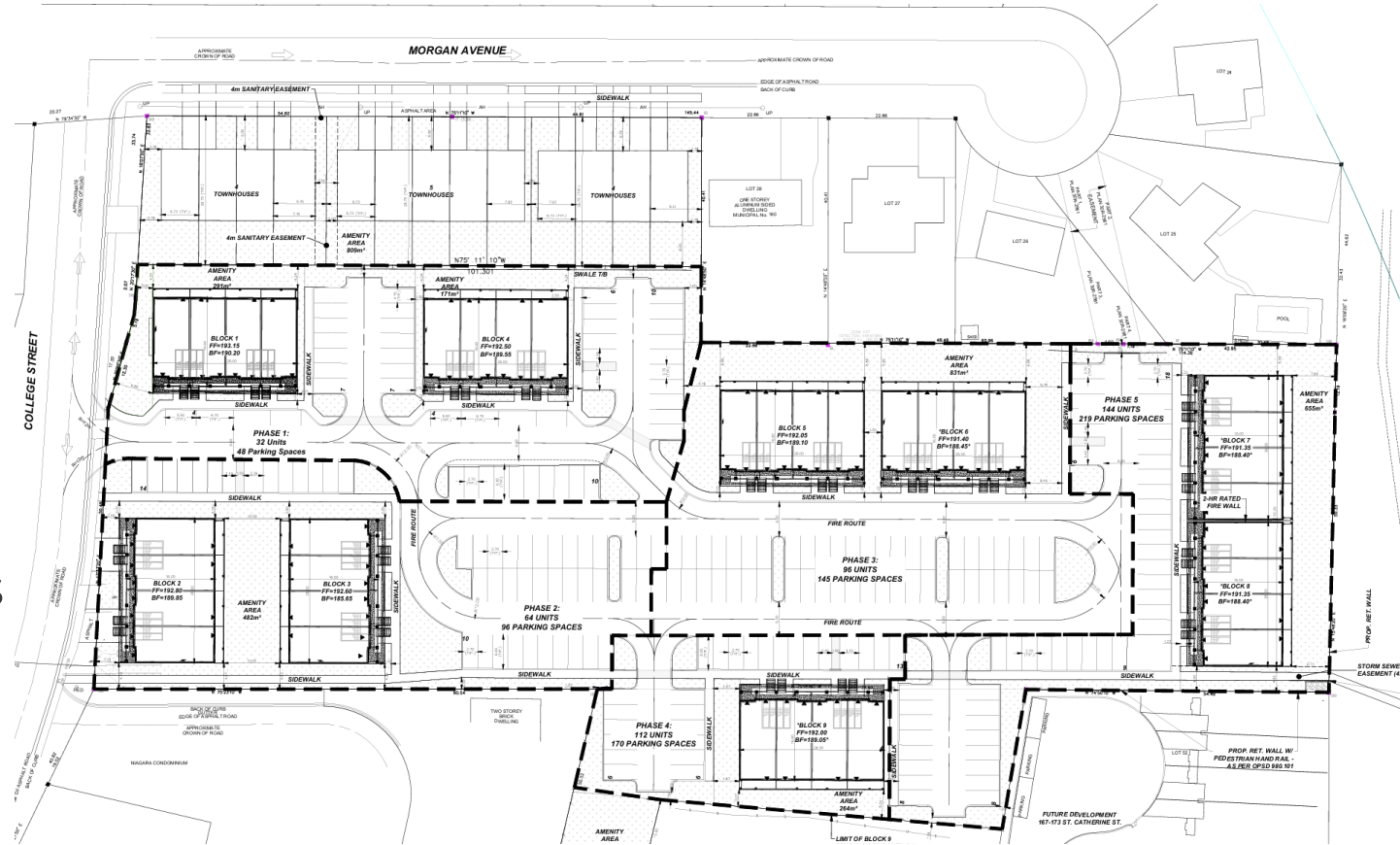
Proposed Development

Street Townhouse Dwellings (Morgan Avenue)

- 3 regular townhouse blocks
- Total of 13 street townhouse units
- All units accessed from Morgan Avenue
- 2 parking spaces per unit (driveway and garage)

Stacked Townhouse Dwellings:

- 9 stacked townhouse blocks
- Total of 144 stacked townhouse units
- To be developed in 5 phases
- Total of 219 parking spaces (1.52 spaces/unit)
- Pedestrian link to Union Cemetery





Built Form and Massing



**Street Townhouse Dwellings
(Morgan Avenue) Conceptual
Elevations**

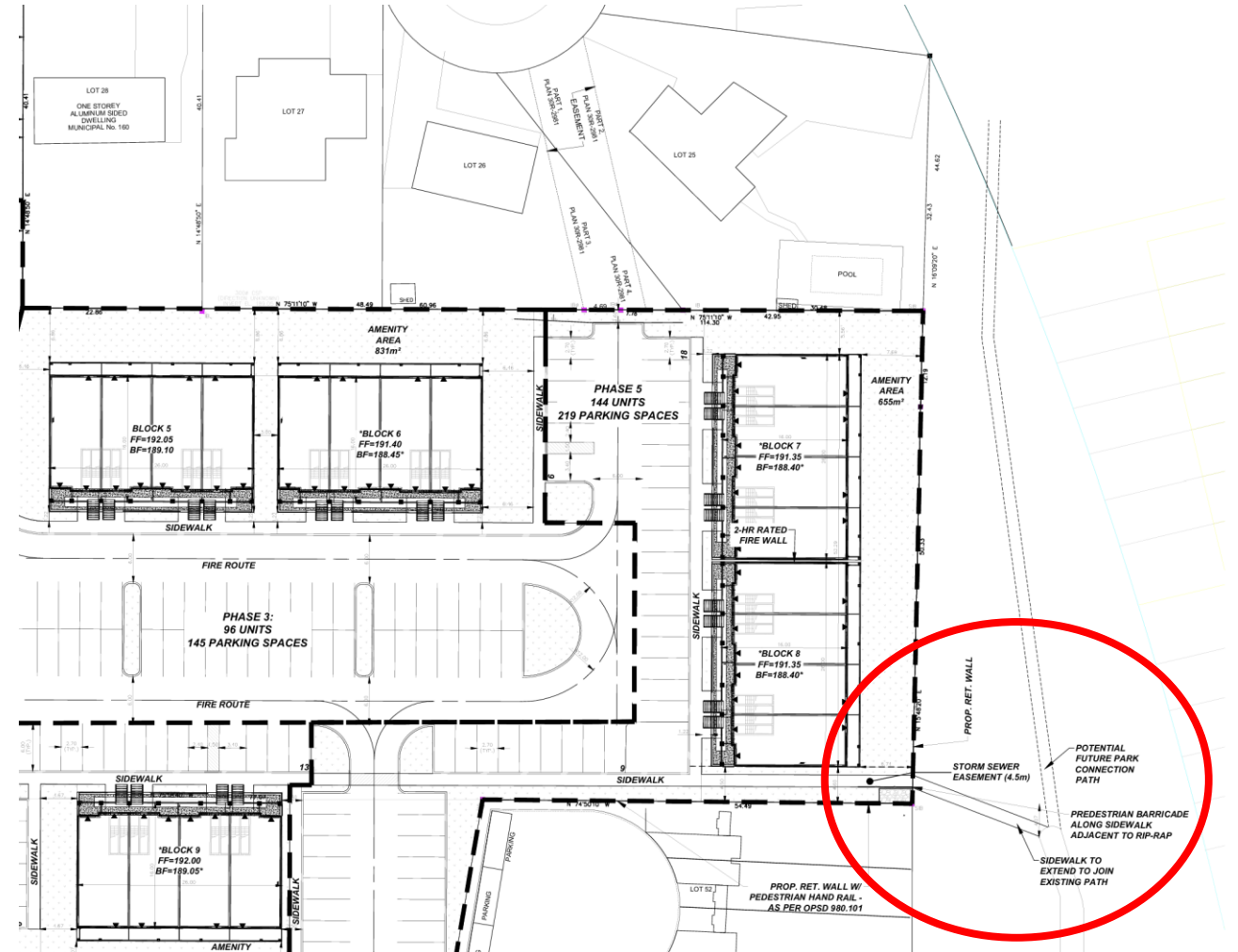


**Stacked Townhouse Dwellings
Conceptual Elevations**

Parkland Connection

Proposed connection to Union Cemetery

- A private connection is proposed in the southeastern corner of the Subject Lands
- Provides pedestrian connectivity to St. Catharines Street
- Enables future opportunity for connection to Dennis Drive park to the north, and greater Dennis Drive neighbourhood
- Consistent with Township's Trails and Parks Master Plan



Proposed Official Plan Amendment

Redesignate from: **Medium Density Residential** (Smithville)” to “Medium Density Residential (Smithville)” with a Special Policy (Section 6.11.6)”

Amend Section 6.11.6 Site Specific Provisions by adding:

Southeast Corner of College and Morgan Avenue:

1. New development with the Medium Density Residential designation shall achieve a gross density between 20 and 50 (inclusive) units per hectare.

Proposed Zoning By-law Amendment

Rezone from: Medium Density Residential RM2, RM3-195 & Environmental Conservation to Medium Density Residential RM2-#### in part and RM3-#### in part.

Site Specific Provisions

RM2-##

- Interior side yard of 1.2 m (2.4m between buildings) (3m required)

RM3-##

- 115 sqm lot area per stacked townhouse unit (160sqm required)
- 3m front yard (4.5m required)
- Reduced minimum distance between dwellings on the same lot

General Provisions

- 1.0m planting strip to parking (1.5m required)
- 1.5m projection in side yard (not permitted as of right)
- 6.0m parking aisle (7.5m required)
- 0m interior side yard setback for driveways (3m required)
- 1.5 parking spaces per unit (1.75 required)
- 1.0m setback for parking areas (1.5m required)
- 5.5m parallel parking stall (6.5m required)

- ✓ Consistent with the PPS (2024), and conforms with the Niagara Official Plan, and the Township of West Lincoln Official Plan.
- ✓ Will not negatively impact surrounding residential uses.
- ✓ Creates new housing with a mix of unit types and sizes that contribute to more diverse housing options.
- ✓ Facilitates a compact housing form with pedestrian connections to the surrounding neighbourhood.
- ✓ Demonstrates excellent urban design through a compatible and appropriately scaled design that contributes to a vibrant streetscape.



Contact Information

Max Fedchyshak, MCIP, RPP

Senior Planner

Email: mfedchyshak@npgsolutions.ca

Aaron Butler, MCIP, RPP

President

Email: abutler@npgsolutions.ca





There are a number of phases 5 to be exact (0 to 4) in the information. When will the walkway be put in that will go beyond the cemetery. How will we get the parkland dedication? Is it presumed that we will take cash in lieu or will there be a public park within the complex that will be there to serve the public as well as the residents of the development?

-When will these features (the walkway and the park) occur? Which phase. I do hope that they arrive in the first phase.

-We are already in a housing crisis and do not want to face another crisis in 14 years as young children achieve their 16th birthday and families now have 3 cars and the garage is not a parking space but a storage facility. The site is tight and extra parking does not look like it is achievable at grade but the car parking of today for families with 2 cars and in the future possibly 3 cannot become the problem of the municipality and should be thought through now. We do have parking problems now where this was not provided for at the outset.

Our community is unlikely to have reliable transit to ease the burden of young drivers or adult children remaining in the home or an older adult being accommodated. How can this be achieved?

The development is likely to require a traffic study. This is already a complete neighborhood. What does the traffic study show as the increase of peak traffic movements at College and St Catherines as this is the only access in and out correct?

I would like to hear or see the answers to the questions posed by residents of the area before I would be able to understand fully the impact of this development.

Thanks

Councillor Chehalk



TOWNSHIP OF WEST LINCOLN
PUBLIC MEETING UNDER THE PLANNING ACT MINUTES
AMENDMENT TO TOWNSHIP OF WEST LINCOLN'S ZONING BY-LAW

September 8, 2025, 7:00 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 William Reilly
 Councillor Greg Maychak
 Councillor Mike Rehner

Staff: Mike DiPaola, Director, Operations
 Gerrit Boerema, Director, Growth and Sustainability
 Jessica Dyson, Director, Legal and Legislative Services
 Kevin Geoghegan, IT Help Desk Analyst
 Tray Benish, Manager of Operations
 Justin Paylove, Manager, Legislative Services/Clerk
 Truper McBride, CAO
 Robin Shugan, Senior Planner
 Susan Smyth, Manager, Community Planning and Design

*Attended part-time: Narinedat Rampersaud
 Steven Rivers
 Stuart Willson
 John Ganann
 Rob Cosby
 Daryl Haanstra
 Karen Johannesburg

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

1. Application for Zoning By-law Amendment

The Chair advised that this is a public meeting to consider an application for a Zoning By-Law Amendment to the Township of West Lincoln's Zoning By-law under Section 34 of the Planning Act.

2. EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION

The intent of the application for Zoning By-law amendment submitted by 9860 Regional Road 20, (GTA Exotics) is to rezone the land zoned Agriculture (A) to a site specific Agriculture zone to permit a 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.

3. Purpose of the Public Meeting

The Chair stated that the Planning Act requires in Section 34(12) and Section 39 that before passing a Zoning By-Law Amendment, Council must hold a public meeting for the purpose of informing the public.

The purpose of this public meeting is to receive comments from the public and is the only opportunity to provide Council feedback with respect to the application. It is the function of Council to listen to public comments and ask questions of clarification only. It is not the function of Council to debate the merits of the application during the public meeting or respond to questions posed by the public during this public meeting. Should the public have any questions on the application, please contact Planning staff and they will provide any information being requested.

Please be aware that Council debate of the application will occur at a subsequent meeting with an accompanying recommendation report regarding the proposed zoning bylaw amendment.

The Chair noted that, at this point, no decision has been made on the proposed amendment and any comments received will be taken into consideration by Council.

4. Public Meeting

In accordance with the Planning Act and the Minister, the applicant or specified person, public body or registered landowner of any land to which the by-law amendment will apply who made oral submissions at a public meeting or written

submissions to Council prior to the adoption and/or passage of the by-law may appeal the by-law amendment to the Ontario Land Tribunal.

The Chair inquired to the Manager, Legislative Services/Clerk Justin Paylove about the method and dates by which notice of the public meeting was given.

In response to the Chair, the Manager, Legislative Services/Clerk Justin Paylove explained that proper notice was given.

The Chair inquired to Senior Planner, Robin Shugan to explain the purpose and reason for the proposed Zoning By-law Amendment.

In response to the inquiry by the Chair, Senior Planner, Robin Shugan explained the purpose and reason for the proposed Zoning By-law Amendment attached as Schedule A.

The Chair inquired to Council to see if they had any questions of clarification for Administration with respect to this application.

Councillor Bradaric asked the Senior Planner Robin Shugan for clarification about the percentages regarding the 10 hectares and the 1.3% percentage, clarifying the larger amount of space being asked for.

Senior Planner, Robin Shugan explained that 4.9 hectares is smaller than the zoning by-law requires. The structures that the area is based on are already there. The purpose of the 10 hectares requirement, is based on the preservation of agricultural land.

The Chair asked if the applicant or their authorized agent were present to speak to the application.

Steven Rivers, (South Coast Consulting)

Mr. Rivers provided a brief presentation attached as Schedule B, regarding the proposed Zoning By-law Amendment at 9860 Regional Road 20 and outlined a description of the property which consists of 5 hectares, with a 92-metre frontage. He noted the zoned property is in good general agricultural, natural heritage system, environmental conservation area, fish habitat, flood plain, significant woodlands and potential aggregate resources. He noted that some of the buildings are used for storage of the car tour business. The cumulative impact is limited, as It doesn't undermine agricultural use on the subject parcel He further stated that the area and it doesn't negatively impact the prime agriculture area for long-term use of agriculture because it ensures the continued agricultural use of the subject property. He stated that this promotes

diversification of the economic base and employment opportunities through agricultural goods and tourism services.

The Chair asked if there are any questions of clarification from Council to the applicant.

Councillor Maychak had a question to Mr. Rivers, South Coast Consulting about how many cars were used and if this change will make it into a larger operation.

Mr. Rivers explained that there are 5 cars and that he has not heard anything from the owners of making it into a larger operation. The owners are comfortable with the size and their ability to handle that much business.

Councillor Trombetta had a question in regard to the route and the percentage of time spent in West Lincoln.

Stuart Wilson, owner of GTA Exotics and resident of 9860 Regional Road 20

In response to Councillor Trombetta, Stuart Wilson owner of GTA Exotics explained the routes. The percentage of routes in West Lincoln is approximately 5%.

Mayor Ganann had a question to Mr. Rivers, South Coast Consulting, in regards to the on-farm portion of the report, as it was unclear which came first, the exotic cars or the farm use. Mayor Ganann further asked if there will be a sign advertising the Maple Syrup Production, and also asked if there is a new agreement with White Meadows.

In response to Mayor Ganann, Steven Rivers explained that he did not think there will be a sign regarding the maple syrup production or availability. The majority of the customers for the maple syrup will be the clients for the exotic car tours. Currently the maple syrup is produced by neighbouring properties. The agreement with White Meadows is new they will be doing the production and processing of the sap.

Councillor Joann Chechalk had a question to Mr. Steven Rivers in regards to how many employees there are for the car tours and had a concern in regards to the retail portion of the maple syrup production.

In response to Councillor Joann Chechalk, Mr. Stuart Wilson explained that this is a seasonal business, and they have 3 full time and up to 6 part-time employees, the Maple Syrup business would also be a seasonal business. Mr. Wilson also explained that he would be more of a wholesaler.

Councillor Mike Rehner stated he had a concern with the island in front of the home with a helicopter and asked would that be the next thing to do is to provide helicopter tours. Councillor Rehner also stated that these car tours are very loud.

In response to Councillor Rehner, Mr. Steven Rivers explained that no there will not be helicopter tours and was not sure even if the helicopter was operable. He also stated the most possible reasonable attempts to limit the noise has been made. The lead car goes at a controlled speed, which the cars follow in a convoy.

In further response to Councillor Rehner's concern with noise, Mr. Stuart Wilson explained that they have been operating this business for 15 years, and all of the vehicles have modified exhausts which have extra mufflers to keep them quiet. Mr. Wilson further explained that there is a leader and a driver at the rear that listens and controls the behaviour of the vehicles.

Councillor William Reilly had a question to Mr. Stuart Wilson what the hours of operation are when in season how many hours in a typical week would the cars be on the road.

In response to Councillor Reilly, Mr. Stuart Wilson explained that they have 3 operations, one in Blue Mountain, one in Mississauga, and West Lincoln. He noted generally they only run the cars 2 to 3 days during the week and then on the weekends.

Councillor Jason Trombetta wanted clarification on how you would distinguish between the different cars if residents had concerns.

In response to Councillor Trombetta, Stuart Wilson noted the massive logos on the cars which say GTA exotics.

The Chair stated that the floor is now open for members of the public to come forward and provide Council with any oral or written submissions (either in-person or on Zoom) pertaining to the proposed Zoning By-Law Amendment. When coming forward to speak, please provide your full name and Speakers will be allowed up to five (5) minutes to make comments to Council, after which Council may ask questions of clarification related to the submission. Individuals are allowed to speak once to an application.

Narinedat Rampersaud, resident

Narinedat Rampersaud noted that he operates a body shop at 9747 Regional Road 20 and mentioned that he sees the cars every day and these cars are not loud. He stated that the business brings a lot of tourists into the community and brings money into the business in the township like the apple orchard.

The Chair asked Council if they have any questions of clarification from the presenter.

There were no questions to the presenter.

The Chair asked if there is anyone online that would like to make any oral or written submissions regarding the proposed zoning bylaw?

Councillor Chechalk had a question for the Director, Growth and Sustainability, Gerrit Boerema regarding the process and if there is still discussions with the applicant in regards to employees for the non-agricultural purposes, and parking for employees.

In response to Councillor Chechalk, Director of Growth and Sustainability explained that when staff were going through the proposal prepared by Mr. Rivers there was a number of questions and still a number of questions around those kinds of matters to be considered.

The Chair states that be advised that a recommendation Report will be brought to a future Committee meeting whereby Council will debate the merits of this application. No decision will be made this evening to allow Administration time to review comments received during this public meeting and provide final recommendations to Council. being considered by the Committee this evening.

5. Adjournment

The Chair declared the meeting adjourned at 8:17 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICE/CLERK

COUNCILLOR JOANN CHECHALK,
CHAIR



Proposed Zoning By-law Amendment

9860 Regional Road 20

2025-09-08

Steven Rivers, MCIP, RPP

South Coast Consulting

Land Use Planning and Development Project Management



Introduction

Steven Rivers, MCIP, RPP
South Coast Consulting

Land Use Planning and Development Project Management

189 Clare Avenue
Port Colborne
905-733-8843
southcoastofcanada@gmail.com

Summary

Zoning By-law Amendment to

- Permit the retail sale of maple syrup with lot area reduced from 10 to 4.9 ha
- Increase the area of the lot being used for the On-Farm Diversified Use from 1% to 1.3%
- Permit an exotic car touring business vehicle storage in a detached accessory buildings with an increased maximum gross floor area from 100 to 315 sqm
- Increase the total gross floor area devoted to on-farm diversified uses from 500 to 519.25 sqm



Existing Parcel
5ha / 92m frontage

Official Plan Designation

Good General Agricultural, Natural Heritage System,
Environmental Conservation Area, Fish Habitat, Floodplain,
Significant Woodlands, and Potential Aggregate Resources

Zoning

Agricultural – A” and “Environmental Conservation - EC” and
“Environmental Protection – EP

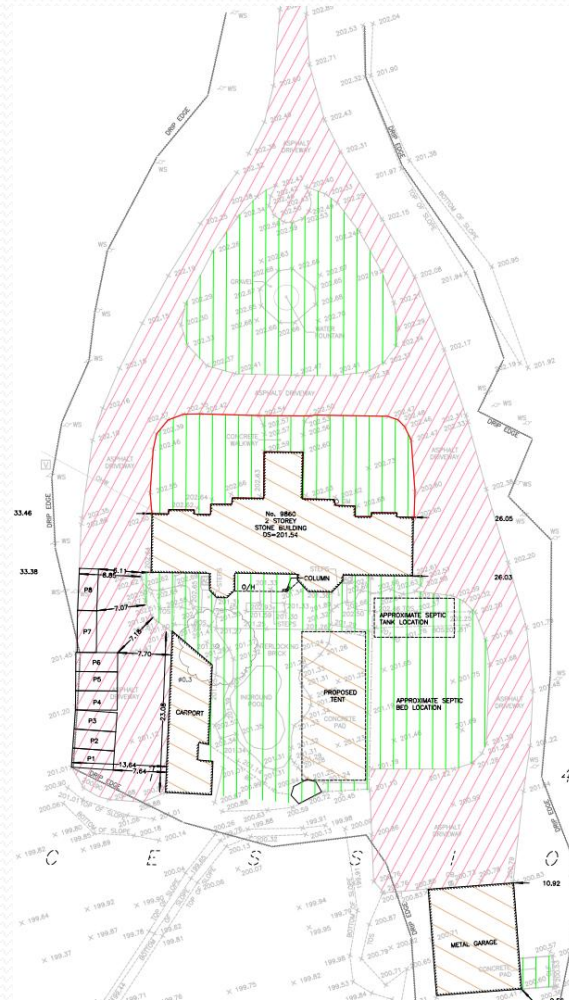
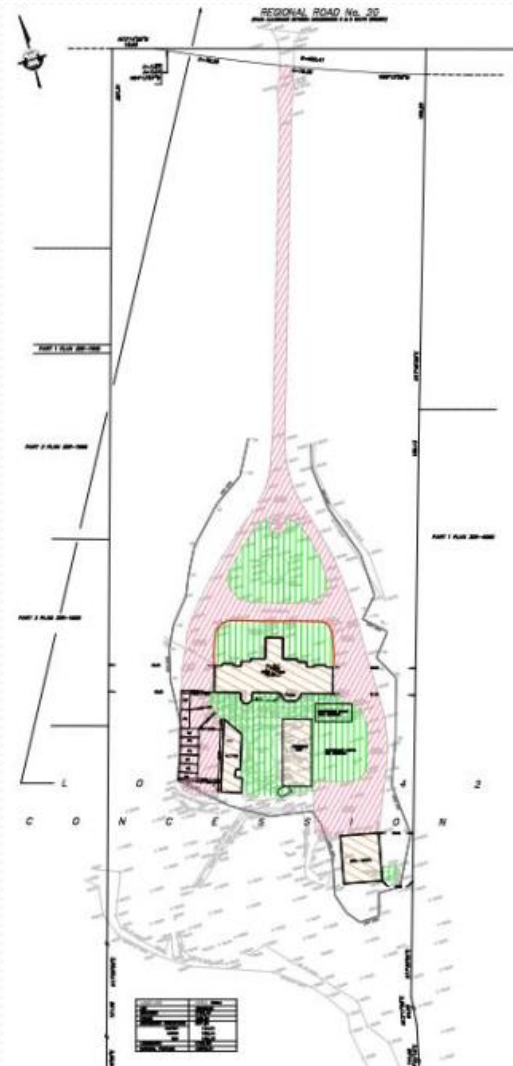
Subject Property



Surrounding Uses



Development Concept





OMAFRA Considerations

Located on a Farm

Given maple syrup is produced from sap collected from trees on the subject property and sold for a profit, the subject property is a farm, and the maple syrup production and sale are a value-added use

OMAFRA Considerations

Limited Area

- **secondary** to the principal agricultural use on the subject property
- **compatible** with surrounding agricultural operations
- **exceeds** the Provincial Planning Statement recommended area of existing buildings or structures for on-farm diversified uses by **about 70** sqm
- consider **double counting**
- 125 sqm **carport is used for storing the cars used by the customers of the tours**
- tour cars are **not there when customers are present**
- carport can be used to **park the customer's cars**
- carport can provide **8 spaces for customers**
- **8 parking spaces west of the carport are redundant** and may not be needed by customers.
- **reducing the total area of the existing buildings or structures used by the area of the redundant carport parking because of the double counting is reasonable**
- removing the carport area results in a **reduction of the total area of the buildings used from 266 to 204** sqm or about three (2.5) percent more than that the recommended approximately 199 square metres

OMAFRA Considerations

Compatibility

The seasonal exotic car tour home industry satisfies compatibility considerations

- **limited size and seasonal nature** do not hinder agricultural operations
- appropriate to **available rural services and infrastructure**
- **keeps the agricultural / rural character of the area**
- **meets all applicable environmental standards**
- **cumulative impact is limited** / does not undermine agricultural use of the subject parcel or the area.
- **does not negatively impact the prime agricultural area** for long-term use for agriculture because it ensures the continued agricultural use of the subject property and by not taking agricultural land out of production

Considerations

- Builds on **rural character** and **uses rural amenities** of the natural and agricultural resources on and surrounding the property and Niagara's agricultural and scenic assets
- **Uses rural road infrastructure efficiently**
- **Promotes diversification** of the economic base and employment opportunities through agricultural goods and tourism services, including value-added maple syrup products and the sustainable use of agricultural resource
- **Provides sustainable and diversified tourism**, including leveraging Niagara's historical, cultural, and natural assets
- **Conserves biodiversity** - no new structures proposed
- **Provides economic** activity in the prime agricultural area
- **Does not displace agricultural land**
- **No new structures or site grading and / or drainage**
- **Meets compatibility requirements**
 - does not require significant emergency or water and wastewater services
 - keeps reasonable noise and traffic levels.

Considerations

- **No interference** with cropping cycles or other agricultural uses
- **No land taken out of agricultural production** – the single detached dwelling, accessory buildings and structures, landscaped area, driveway, and septic tank and filter bed already exist with no need for expansion
- **Agriculture stays the main use** in prime agricultural areas
- **The retail part is limited**
- **Off-site impacts are limited** because the tours are
 - **5 or fewer cars** with **modified mufflers** to reduce noise
 - Traveling at **controlled safe speeds** using GPS trackers and **lead and follow cars**
 - **No change to the agricultural-rural character of the area**
- **Supports agriculture** in West Lincoln and Niagara by providing opportunities for **farm visits** and **sales of local produce at farm markets** and roadside stands selling local produce
- **Co-exists with agriculture without conflict**
- **Does not displace agricultural land**

Planning Documents Considered

- Planning reviews are undertaken by South Coast Consulting and Township Planning Staff of the:
 - Planning Act
 - Provincial Policy Statement
 - Former Niagara Region Official Plan
 - Township Official Plan
 - Township Zoning By-Law

Summary

- **It's on a farm**
- **It's a small operation limited in area with no impact on agriculture**
- **It is compatible with surrounding land uses**
- **Consistent with Provincial, Regional and Township Policies**
- **Constitutes good planning**
- **Council can be confident the requested Zoning By-law Amendment is consistent with the Township's Official Plan as well as Provincial policies**



QUESTIONS?

Zoning By-law Amendment

Application 1601-002-23– 9860 Regional Road 20, GTA Exotics



Official Plan



Legend

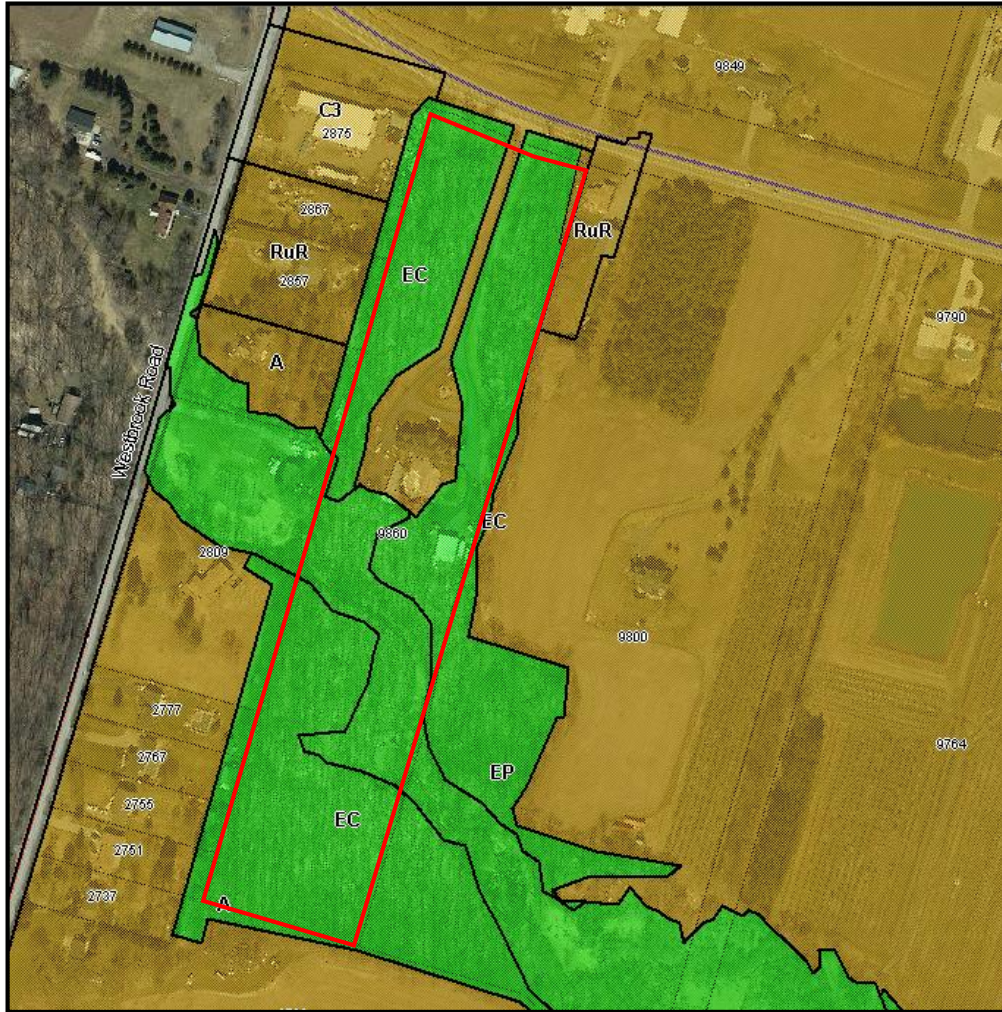
Subject Lands

Good General Agricultural

Natural Heritage System



Zoning By-law 2017-70



Legend

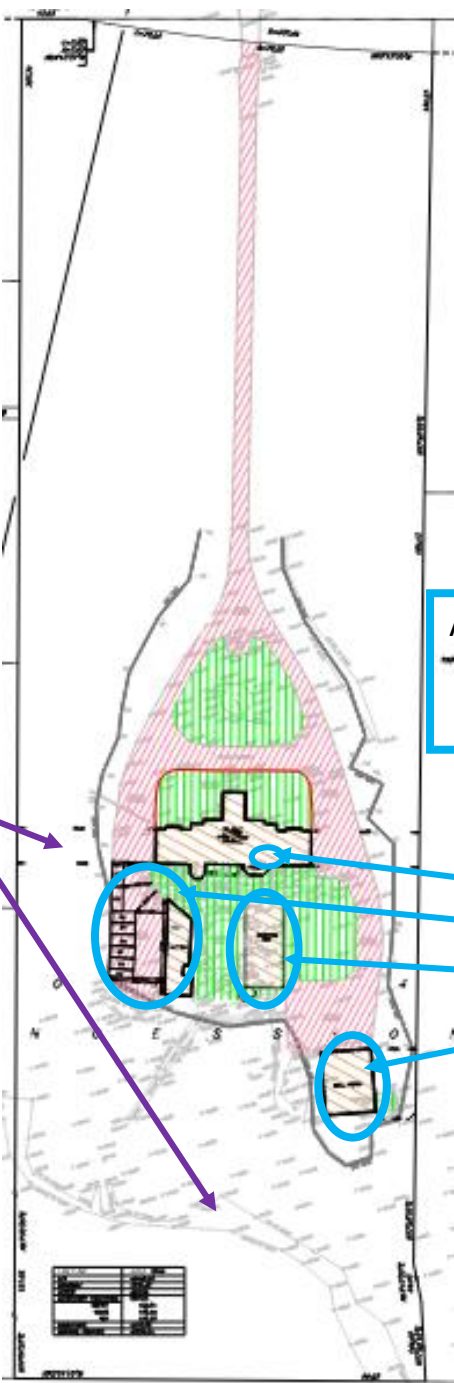
Subject Lands

Agricultural (A)

Environmental Protection (EP) & Environmental Conservation (EC)



Site Plan



Areas for Primary Agriculture Use:

- Maple syrup collection

Areas/structures for On-Farm Diversified Uses:

- Retail sales of maple syrup
- -Home Industry (exotic car rental)

- Home Office
- Parking and Carport
- Tent
- Accessory Building



Proposed Site Specific Agriculture Zoning

Provisions	Required	Proposed
Section 3.11 a)An on-farm diversified use shall be located on a lot having a minimum lot area of 10 hectares and containing a permitted agricultural use and associated single detached dwelling, where the specific type of on-farm diversified use is permitted by the applicable zone	10 hectares	4.9 hectares (existing)
Section 3.11 c)(i) The area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses shall not exceed the lesser of 1% of the lot area or 0.5 hectare, including the area of existing and new buildings and structures, required parking and loading areas, outside display and sales areas, outside storage areas, and any other areas of the lot used for the on-farm diversified use, excluding existing driveways shared with a permitted principal use on the lot and areas that produce a harvestable crop;	1%	1.3%
Section 3.11 c)(ii) The total gross floor area that is permanently, temporarily or seasonally devoted to on-farm diversified uses shall not exceed 500 square metres including the gross floor areas used within all main buildings or structures and accessory buildings or structures on the lot	500 square metres	519.25 square metres
Section 3.7.1 k) permitted Home Industry Uses	Permitted Uses Agricultural service and supply establishment, Agri-tourism/value-added uses, Pet care establishment, Private kennel, Retail sale of items produced on the lot, including agricultural products produced on the same lot containing a permitted agricultural use, Service shop	Proposed additional Home Industry Use of Exotic Car Rental Business
Section 37.1 e)(iv) The total combined gross floor area used for the home industry in all accessory buildings and structures shall not exceed 100 square metres or the maximum gross floor area permitted for accessory buildings and structures by Section 3.1, whichever is less.	100 square metres Page 70 of 137	312.15 square metres

Zoning By-law Amendment

Application 1601-002-23– 9860 Regional Road 20, GTA Exotics





**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



Agile
INFRASTRUCTURE

SMITHVILLE INTERIM WASTEWATER CAPACITY MANAGEMENT STRATEGY

GROWTH AND SUSTAINABILITY COMMITTEE MEETING

SEPTEMBER 8, 2025

PRESENTATION AGENDA

- Smithville Growth Context & Long-Term Servicing Context
- Wastewater System Overview
- Existing Smithville Wastewater System Performance
- Capacity Management Alternatives
- Recommended Interim Capacity Management Strategy
- Interim Capacity Management Implementation

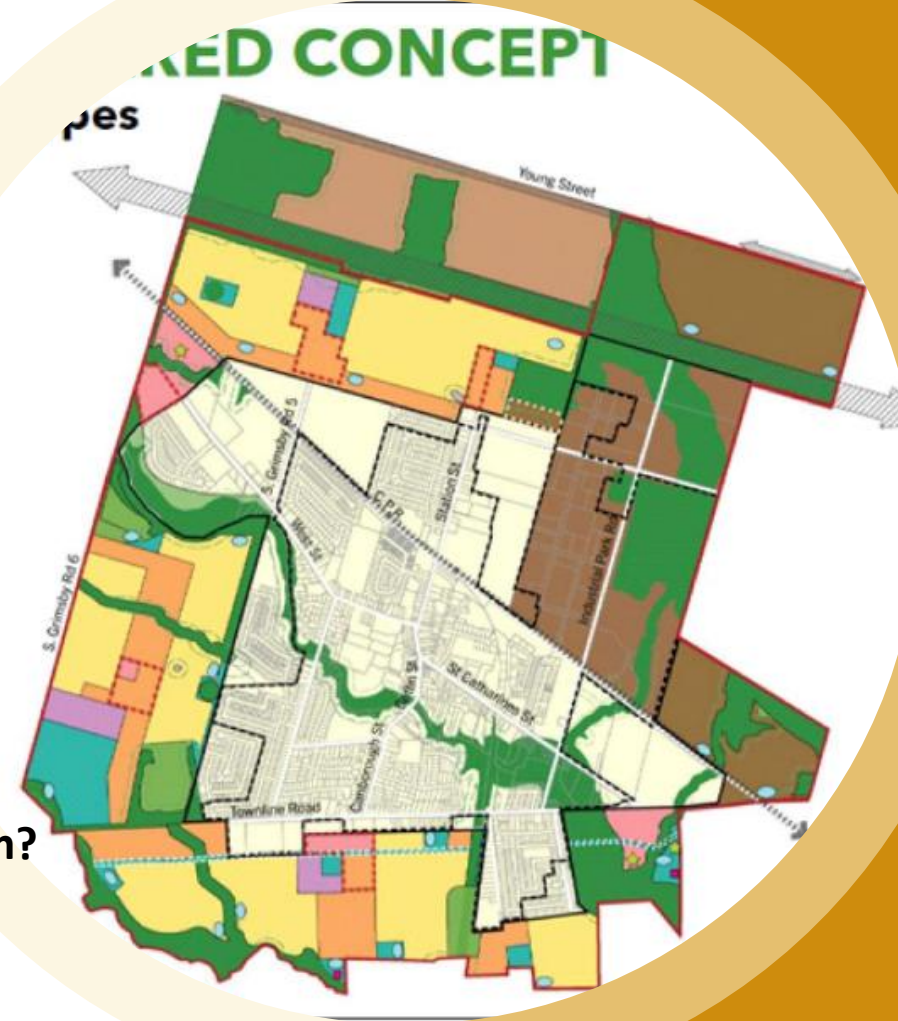


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INFRASTRUCTURE



SMITHVILLE COMMUNITY

- Planning for 4-6x Growth of the Smithville Community
 - 7,100 People Today
 - 29,000 People by 2051
 - Up to 40,000 post-2051
- To Meet the Growth, Large Infrastructure Investments are Required (Region, Township, and Developers)
 - Smithville Community Master Plan
 - \$31M (W) & \$41M (WW)
 - Niagara Region's 2021 Master Servicing Plan
 - \$42M (W) & \$115M (WW)
 - Share of Treatment Upgrades \$74M (W) & \$124M (WW)
 - Largely Developer Lead and/or Development Charge Funded
 - Cost Adjustments as Strategy is Refined and Updated
- Large Upgrade Projects May Take +10 years to In-Service
- **How do we Manage Growth and Capacity in the Interim?**



Agile

INFRASTRUCTURE

SUPPORTING WORKS

- Township and Region Have a Good Understanding of the Existing System Capacity & Performance, and Have a Long-Term Strategy

Servicing Studies and Strategies

- 2021 Niagara Region Water and Wastewater Master Servicing Plan Update
- Baker Road WWTP Pollution Prevention and Control Plan and Master Servicing Plan
- Smithville Master Community Plan
- Engineering Design Criteria
- Various Developer Servicing Studies and Functional Servicing Reports

Investigations and Performance

- I&I Studies
- Flow Monitoring
- Region Pump Station Flow Records
- Hydraulic Model

Infrastructure Capacity

- Pump Station Drawing and CLI-ECA
- Engineering Drawings
- Infrastructure GIS
- Pump Drawing Tests



AVAILABLE SHORT-TERM GROWTH CAPACITY

Water

- Available Pumping and Storage Capacity
- Short-Term Constraints – Trunk and Local Watermain
- Capacity to Accommodate Some Interim Growth



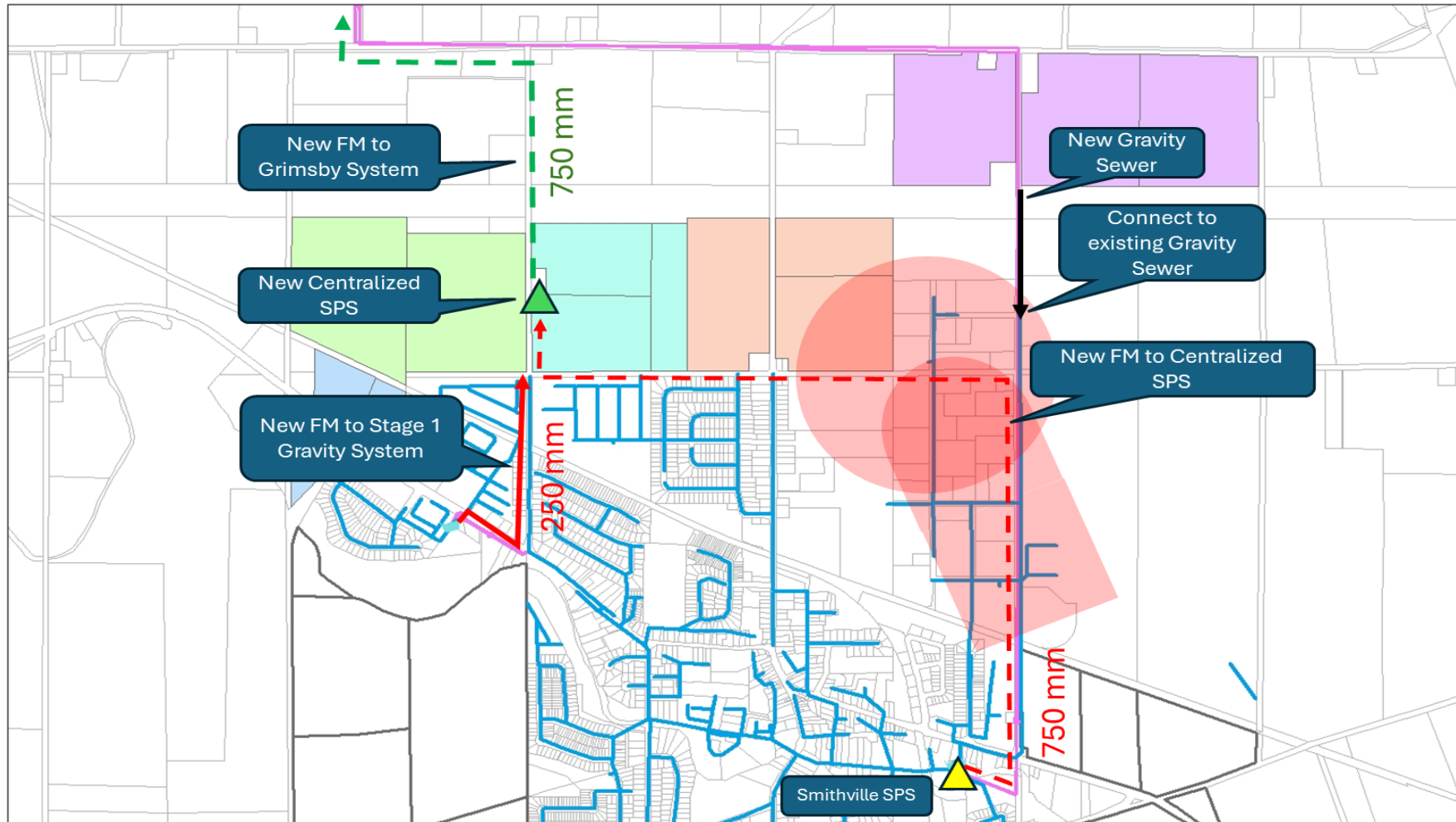
Wastewater

- Smithville Pump Station At Capacity
 - Multiple Overflows Each Year
- Sewers at Capacity
- New Sewers Needed to Connect Greenfield Growth
- Limited Capacity to Accommodate Interim Growth



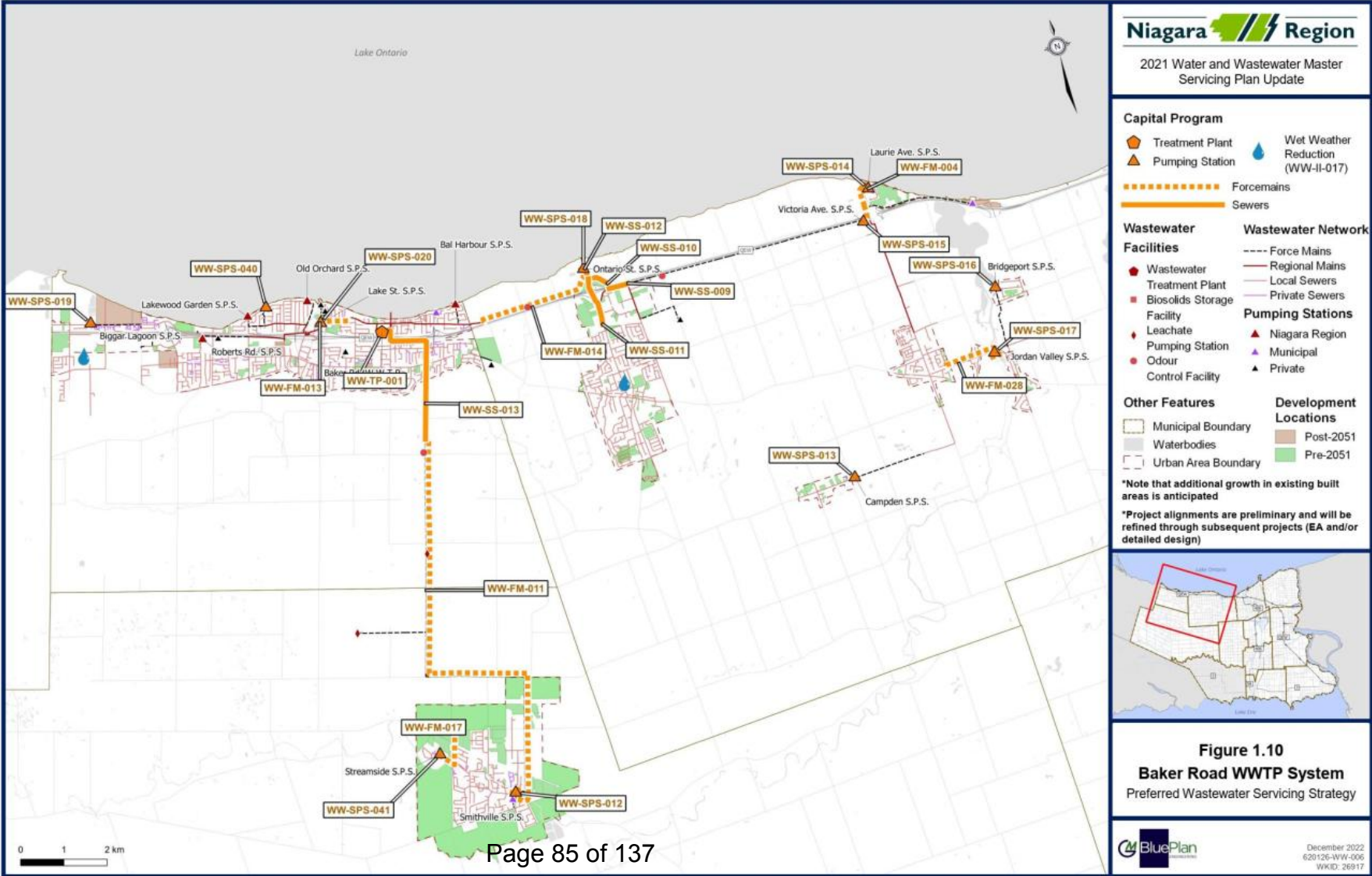
LONG-TERM SERVICING STRATEGY – WASTEWATER

SMITHVILLE MASTER COMMUNITY PLAN



INFRASTRUCTURE

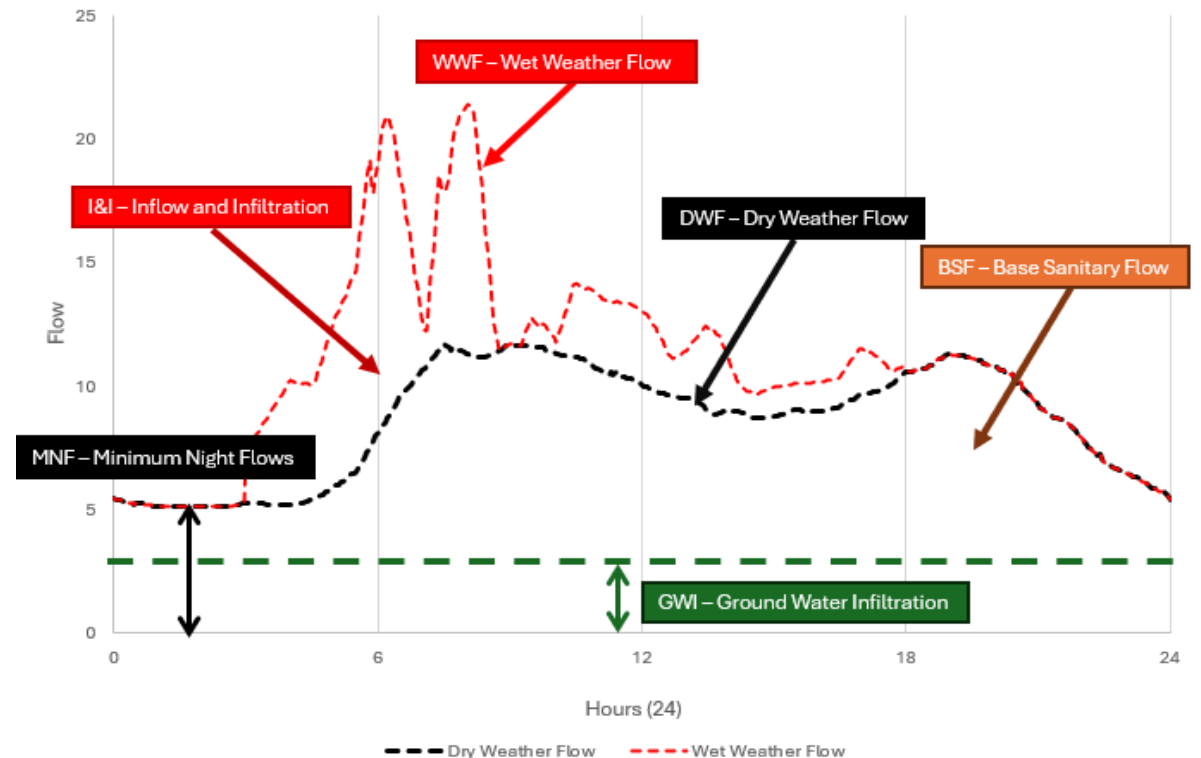
LONG-TERM SERVICING STRATEGY – WASTEWATER NIAGARA REGION'S 2021 MASTER SERVICING PLAN



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INFRASTRUCTURE

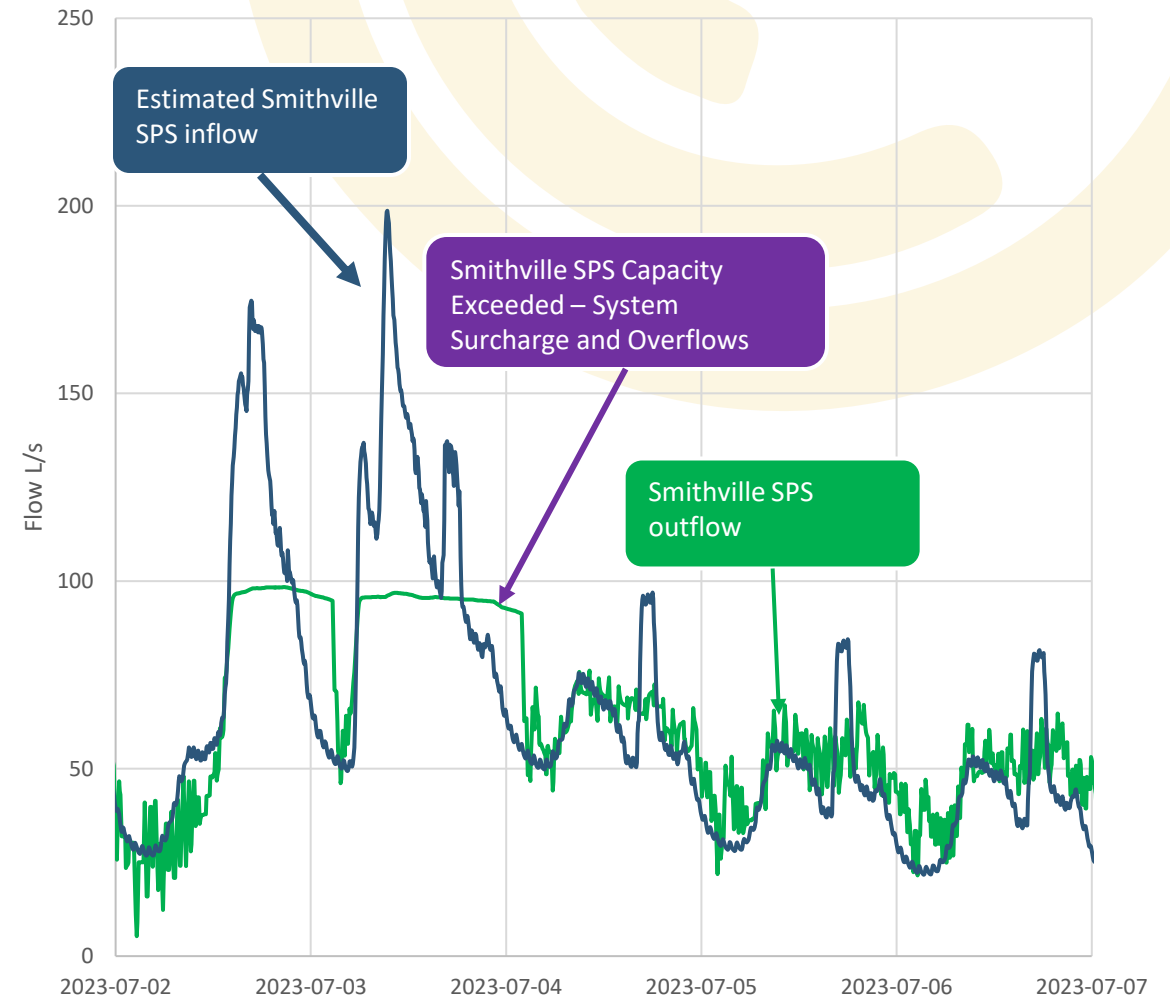
WASTEWATER 101

- Wastewater Flows Has Many Sources
 - **Base Sanitary Flows (BSF):** Used Water
 - Domestic Use (Flushing, showers, sink, washer, etc.)
 - Employment Use (Process waste, employee use, etc.)
 - Follows a repeating, predictable pattern (Diurnal)
 - Extraneous Flows: Non-Sanitary Flows
 - **Groundwater Infiltration (GWI):** Groundwater entering the system – typically occurs on an ongoing basis
 - **Rainfall Fall Derived Inflow and Infiltration (RDII):** Additional water that enters the system during rainfall and snow melt



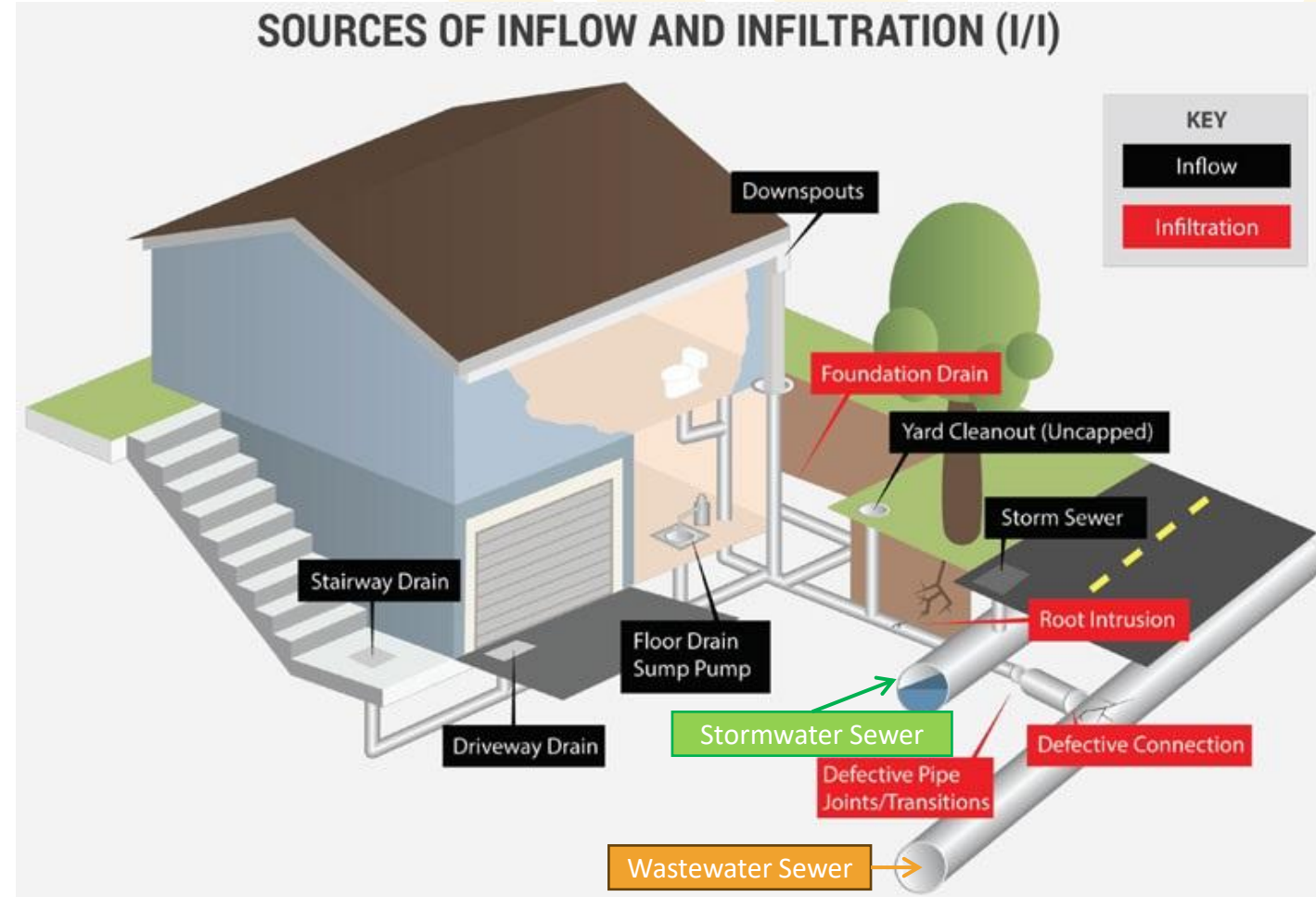
WASTEWATER 101

- Two Typical Flow Conditions
 - **Dry Weather Flow**
 - Everyday Flow (250-300 days a year)
 - Predictable and Stable
 - **Wet Weather Flows**
 - Highly variable – dependent on weather and other factors
 - In Smithville can be > 5x dry weather flows



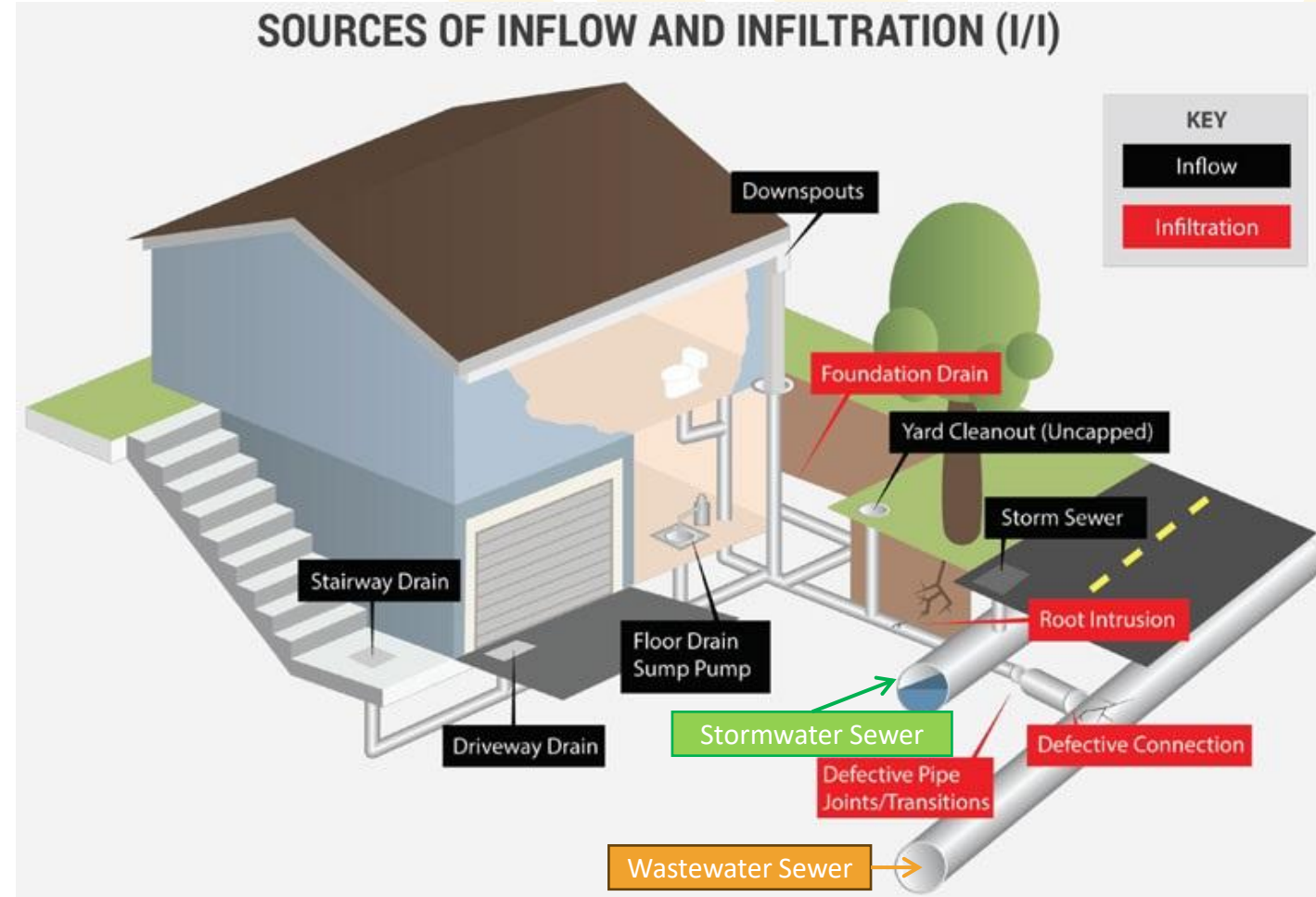
WET WEATHER SOURCES

- Deterioration of Infrastructure Over Time
- Legacy Design Decisions
- Improper Construction Practices
- Homeowner Retrofits
- Poor Soil and Groundwater Conditions
- Unavoidable Sources



WET WEATHER FLOW REDUCTION

- What is Involved
 - Rehab and local replacements
 - Cross-connection removals
 - Private side works
- Benefits
 - Can be cost-effective
 - Short-implementation timeline
 - Addresses sources – climate resilient
- Limitations
 - Required a detailed and localized investigation
 - Not always applicable
 - Outcomes can be uncertain
 - Diminishing returns with greater investments
 - Moderate capacity gains



PERFORMANCE OF THE SMITHVILLE SPS

- Station Designed In 2003 - Design Criteria At The Time Did Not Include Wet Weather Flow
- Existing System - Wet Weather Flows Regularly Exceed The Station Capacity
- The SPS Has A Storage Tank To Manage Peak Flows; However, Overflows To The Environment Still Occur
 - Protect against basement flooding by controlling surcharging in the system
 - Occurs ~6x a year on average
- Region Doing Interim Upgrade To 150 L/s (Up From 120 L/s)
 - Will provide some relief, but well below the needed short-term capacity



Station Design Flows		Flow Rate (L/s)
Station ECA Firm Capacity ⁽¹⁾		120
Station Operation Firm Capacity ⁽¹⁾		104
Average Dry Weather Flow		32
Peak Dry Weather Flow		84
Peak Wet Weather Flow - Regional Design Allowance Flow ⁽²⁾		231
Peak Wet Weather Flow 2-Year Design Storm		303
Peak Wet Weather Flow 5-Year Design Storm		331
Peak Wet Weather Flow 10-Year Design Storm		345

Year	# of Overflow Events	Total Overflow Volume (ML)
2019	8	9.3
2020	2	4.8
2021	5	15.6
2022	6	18.3
2023	9	17.5
2024	4	22.5



INFRASTRUCTURE

Development Status ⁽¹⁾		Units	Population	Design Flow (L/s) ⁽²⁾
Draft Plan Approved – Existing Urban Boundary		833	2,582	37.6
Draft Plan Submitted	Existing Urban Boundary	1629	5,050	73.6
	Urban Boundary Expansion Lands	196	608	8.9
Pre-Consultation	Existing Urban Boundary	187	580	8.4
	Urban Boundary Expansion Lands	736	2281	33.3
Total		3,581	11,101	161.8

(1) – As of February 2025

- Short-term Growth Flows Is More Than The Existing Capacity Of The Smithville SPS
 - Draft Plan Approved and Submitted flow equal and additional ~110 L/s
 - ~100% of existing SPS operating capacity

WASTEWATER CAPACITY CHALLENGE

- Wastewater System At/Exceeding Capacity With Regular Overflows
- There Is A Plan For Long-term Improvements; But, it May Be Over 10 Years Before The Strategy Is Fully Implemented
- How Do We Service 833 Draft Plan Approved Units + Additional Planned Units Today?
- Wet Weather Reduction Can Be Part Of The Short-term Solution – **But Upgraded Infrastructure For Growth Is The Ultimate Solution To Stop Overflows**

INTERIM WASTEWATER CAPACITY MANAGEMENT OPTIONS

1. Use Existing Design Criteria – Aspirational Target

- Use existing Township and Regional criteria applied in the design of new wastewater systems. No overflows but no growth until the upgrade to 700L/s is completed.

2. Maintain Existing Performance Levels – Don't Increase Risk

- Maintaining existing sewer surcharging and system overflow levels. No new growth as it will make things worse.

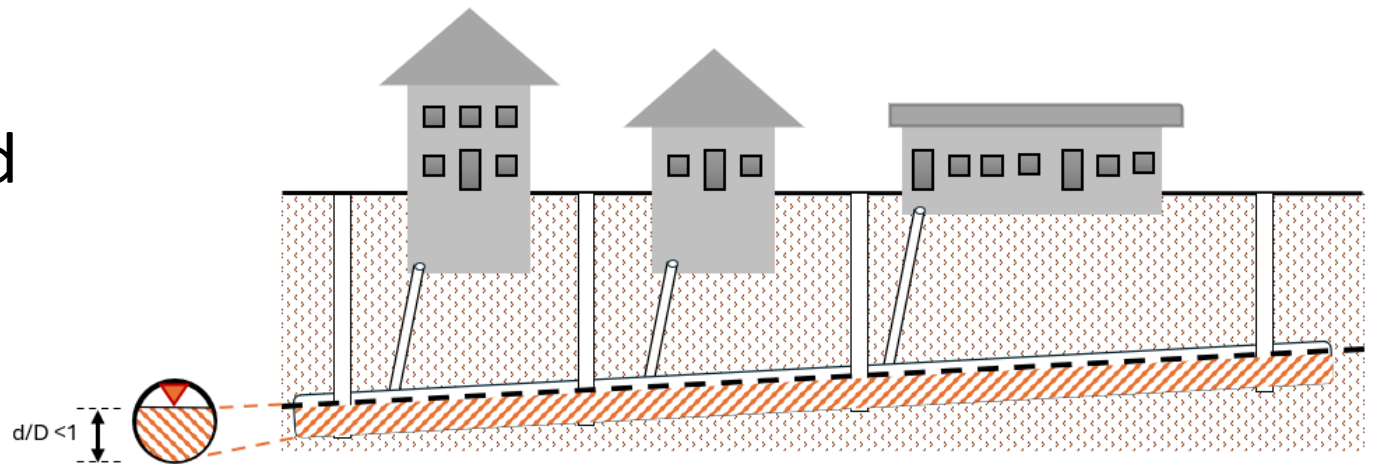
3. Risk Management Approach – Maximize Existing Capacity while Controlling Risks of Overflows and Basement Flooding

- Manage likelihood of system overflows and sewer surcharging, maintain surcharge levels below critical basement elevations.



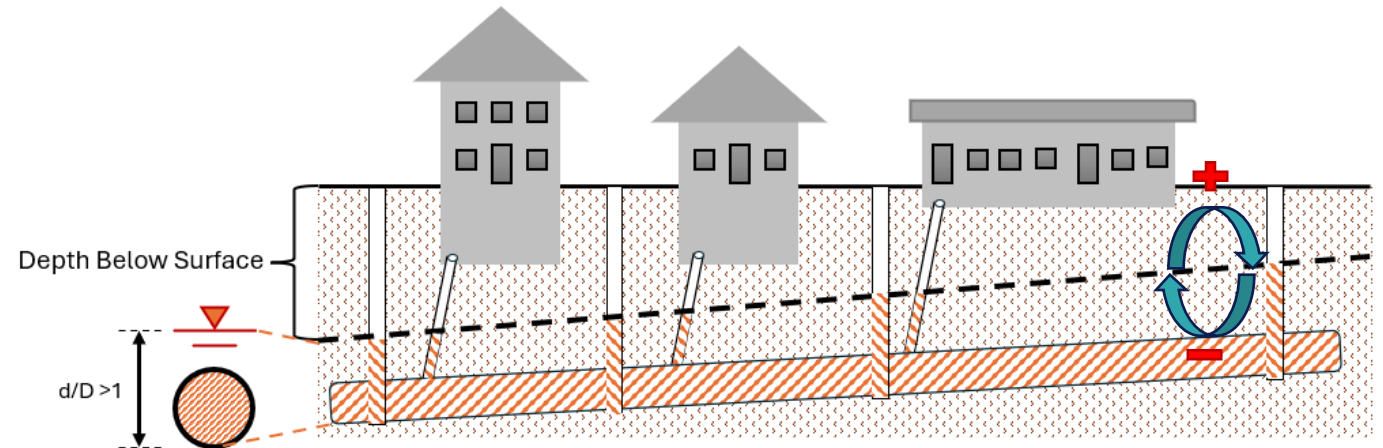
OPTION 1 - USE EXISTING CRITERIA

- Performance Objective – No Sewer Surcharging Or Overflow
- No Significant System Capacity Until The Regional Upgrades Are Implemented
- Limited Capacity Improvements Do Not Address Overflows And Flooding
 - Inflow and infiltration reductions
 - Minor upgrades to the Smithville SPS



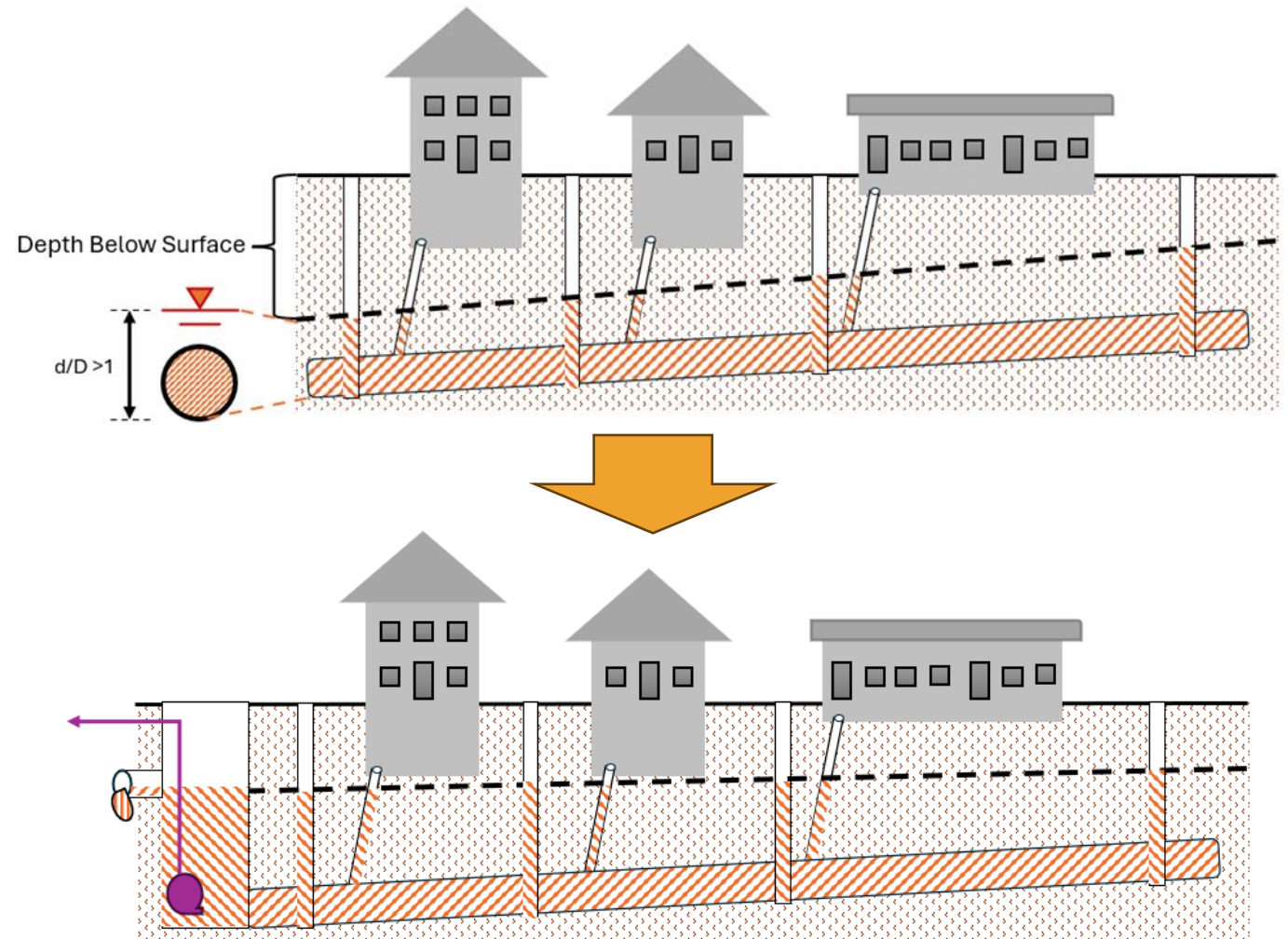
OPTION 2 - MAINTAIN EXISTING PERFORMANCE LEVELS

- Performance Objective – Maintain Existing System Performance
 - Overflow volume and frequency
 - Sewer Surcharging Levels
- Trading Capacity Gains for Growth Capacity
 - Inflow and infiltration reductions (2025 program and beyond)
 - Minor upgrades to the Smithville SPS (2025)
- Risk Reduction Approach
 - Growth capacity released following confirmation of capacity gains
 - Require ongoing monitoring and management system
- Growth Potential Up to 2,500 Units



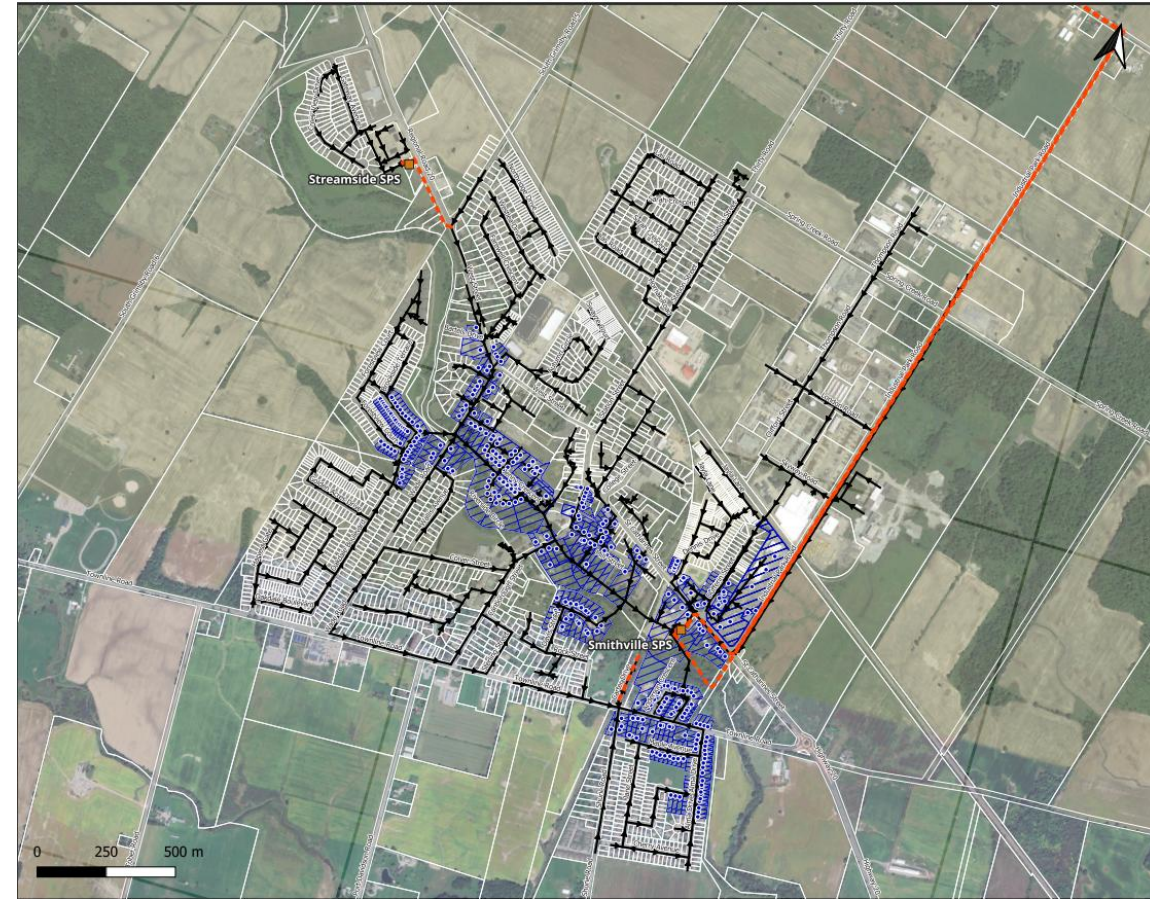
OPTION 3 - RISK MANAGEMENT APPROACH

- Performance Objective – Avoid Basement Flooding and Infrastructure Damage
 - Can allow for Increases in overflows
- Identify Additional System Capacity Limits and Allocate Remaining Capacity
- Trading Capacity Gains for Growth Capacity
 - Inflow and infiltration reductions
 - Minor upgrades to the Smithville SPS
- Risk Management Approach
 - Initial Capacity is confirmed and allocated
 - Additional growth capacity released following confirmation of capacity gains
 - Require Ongoing Monitoring and Management System
- Likely Growth Potential – 2,500 Units



CAPACITY ALLOCATION STRATEGY WORK PLAN

- Verify System Performance
 - Flow records (at SPS and historic flow monitoring)
 - Basement elevation survey
 - Hydraulic modelling
- Confirm Needs and Options
 - SPS upgrades (short-term)
 - Operational changes
 - Wet Weather Program
 - Growth Units
- Evaluation of Management Strategies
- Consultation and Confirmation
 - Township Staff
 - Region Staff
 - Developer Working Group
- Interim Capacity Management Strategy Recommendation



REMEDIAL ACTIONS

Remedial Activity		Impact on System Performance	Implementation Timeline
Operational Change	Lower the Overflow Alarm and Pump Setpoints	<ul style="list-style-type: none"> Increases the operational response time, reducing the likelihood of the SPS levels surcharging beyond the system's basement flooding levels. Increase the available storage volume at the SPS to help buffer high system flows and reduce the surcharging of SPS levels. Will result in increased alarm calls and may result in increased overflow pumping frequency. 	Less than 1 month
	Acquire Additional Overflow Pumps	<ul style="list-style-type: none"> Increase the overflow capacity of the Smithville SPS, helping to manage SPS levels under major flow events. May result in increased overflow volumes. 	Less than 2 months
Facility Upgrades	Minor Pumping and Equipment Upgrades (120 to 150 L/s)	<ul style="list-style-type: none"> Increases the capacity of the SPS, allowing the stations to accommodate additional flows. May result in decreased overflow pumping frequency and volumes. 	Less than 6 months
System Upgrades	Smithville Inflow and Infiltration Reduction Program	<ul style="list-style-type: none"> Reduce existing wet weather flow contributions from the existing system, resulting in reduced peak flows to the SPS. May result in decreased overflow pumping frequency and volumes. 	2 to 5 years.
Property Protection	Investigation and Implementation of Mitigation Measures at Higher Risk Properties	<ul style="list-style-type: none"> Reduces the potential for sewer backup into private properties when the fronting sewer experiences sewer surcharging. This may allow for a change in the operational level of the overflow storage tank, potentially increasing available storage volumes, resulting in decreased overflow pumping frequency and volumes. 	Less than 2 years

KEY FINDINGS – SMITHVILLE SPS

- Can Accommodate Existing Dry Weather Flow With Capacity For Some Additional Growth
 - SPS's operational capacity of 104 L/s can accommodate 700 units of growth capacity
 - Proposed upgrade capacity to 150 L/s can accommodate 2,500 units of growth capacity
- Existing Wet Weather Flow Exceeds The Station's Capacity, Resulting In Sewer Surcharging And Overflows
 - Additional flows = increased overflows at the Smithville SPS and increased sewer surcharging
 - Location of growth does not alter performance - growth anywhere results in the same issues

KEY FINDINGS – SEWER CAPACITY AND BASEMENT FLOODING

- Basement Flooding Risk Is Governed By ~ 26 Properties With Low Basements Relative To Sewer Elevation
 - Limited capacity in the system to increase sewer surcharging without flooding basements
 - Opportunity to implement property-specific upgrades to reduce risk
- Twenty Mile Creek Sewer
 - Capacity for ~ 1,020 units of growth
 - I&I reduction needed to support additional growth
- Anderson Crescent Sewer
 - Capacity currently exceeded under design flow conditions. No new growth capacity available.
- St. Catharines Street Sewer
 - Available capacity exceeds growth needs



KEY FINDINGS

- Operational Changes
 - Help to manage basement flooding risk during wet weather events
 - Manages basement flooding risk through additional overflows
 - Growth capacity is limited by the dry weather capacity of the SPS
- SPS Upgrades
 - Provides a substantial increase in growth capacity due increase in dry weather capacity
 - I&I reduction is still needed to maximize total growth capacity – protect against basement flooding risk and to manage overflow volumes
- I&I Reduction
 - Helps to manage basement flooding risk and overflow volumes
 - Can provide additional growth capacity
 - Can help extend the life of the existing sewers
 - Total growth flow is much greater than I&I reduction potential
 - Does not eliminate the need for a larger SPS upgrade

INTERIM WASTEWATER CAPACITY ALLOCATION STRATEGY

Remedial Action	Timeline	Capacity Gained (units) ⁽²⁾	Total Capacity Gained (units) ⁽³⁾	Net Available Growth Capacity - By Primary Sewer (units)		
				Twenty Mile Creek Sewer ⁽⁴⁾	Anderson Crescent Sewer ⁽⁴⁾	St. Catharine Street Sewer ⁽⁴⁾
Minor Pumping and Equipment Upgrades	2025	700	700	700	196 ¹	700
Acquire Additional Overflow Pumps ⁽⁵⁾	2025	0	700	700	196 ¹	700
Smithville I&I Reduction Program Implementation	2026-2028	800	1,500	1,500 ¹	196 ¹	1,500
Smithville I&I Reduction Program Monitoring	2027-2030	Up to 1,000	2,500	2,000 ¹	196 ¹	2,500

- The Interim Wastewater Capacity Management Strategy Provides Short-Term Growth Capacity
- **Continued Implementation Of The Township And Region Water And Wastewater Servicing Plan Is Needed To Support Smithville's Long-Term Growth Needs**

INTERIM CAPACITY MANAGEMENT IMPLEMENTATION

- Develop Capacity Allocation Policy (Township and Region)
 - Policy development in consultation with developers
 - Ongoing capacity and allocation tracking
 - Monitoring of remedial actions and system improvements
 - Peer review of Development Applications
- Develop Enhanced I&I Reduction Program (Township and Region)
 - HSWS Provincial Grant Application (Pending)
 - Region CSO Program
- Investigate High Risk Properties to Confirm Basement Elevation and Service Connection Configuration (Township)
- Implement Interim Station Upgrades and Operational Changes (Region)



Agile
INFRASTRUCTURE

THANK YOU



JULIEN.BELL@AGILEINFRASTRUCTURE.CA



AGILEINFRASTRUCTURE.CA

TOWNSHIP OF WEST LINCOLN

OPERATIONS COMMITTEE

MINUTES

MEETING NO. FOUR

September 8, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Mike DiPaola, Director, Operations
Gerrit Boerema, Director, Growth and Sustainability
Jessica Dyson, Director, Legal and Legislative Services
Kevin Geoghegan, IT Help Desk Analyst
Tray Benish, Manager of Operations
Justin Paylove, Manager, Legislative Services/Clerk
Truper McBride, CAO

*Attended part-time: Rob Cosby
John Ganann

1. CHAIR - Councillor William Reilly

Prior to commencing with the Operations Committee meeting agenda, Chair Reilly noted the following:

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. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of Items on Agenda

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

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

5. APPOINTMENTS

There were no appointments/presentations.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Procedural By-law Section 10.13(5) – 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.

Chair to inquire if there are any members of the public present who wish to address any items on the Operations Committee agenda.

7. CONSENT AGENDA ITEMS

There were no consent agenda items.

8. COMMUNICATIONS

There were no communications.

9. STAFF REPORTS

9.1 ITEM OC21-25

Manager, Operations (Tray Benish) and Director, Infrastructure (Mike DiPaola)

Re: Recommendation Report O-17-2025 - Heavy Truck Restrictions on Young St, South Grimsby Road 8, and South Chippawa Road

Moved By Councillor Shelley Bradaric

Seconded By Councillor Greg Maychak

1. That, Recommendation Report O-17-2025, "Heavy Truck Restrictions on Young St, South Grimsby Rd 8, and South Chippawa Road", dated September 8, 2025, be received; and,
2. That, a draft bylaw such as the one attached as Schedule "A" to amend Schedule "S" of By-Law 89-2000 to include heavy truck restrictions on Young Street (between Regional Road 14 and Regional Road 12), South Grimsby Road 8 (between Regional Road 20 and Twenty Road), and South Chippawa Road (between Regional Road 63 and Regional Road 2), be approved.

Referred

Moved By Councillor Jason Trombetta

Seconded By Councillor Joann Chechalk

That Recommendation Report O-17-2025 be referred to administration for further research and clarification to ensure local businesses are not negatively impacted.

Carried

9.2 ITEM OC22-25

Director, Infrastructure (Mike DiPaola)

Re: Information Report O-22-2025 - Road Safety Action Plan Update

Moved By Councillor Greg Maychak

Seconded By Councillor Joann Chechalk

1. That, Information Report O-22-2025, "Road Safety Action Plan Update", dated September 8, 2025, be received

Carried

10. OTHER BUSINESS

10.1 ITEM OC23-25

Members of Council

Re: Other Business Items of an Informative Nature

11. 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)

12. CONFIDENTIAL MATTERS

There are no confidential matters.

13. ADJOURNMENT

The Chair to declare the meeting adjourned at the hour of 11.10 p.m

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR



TOWNSHIP OF WEST LINCOLN
CORPORATE SERVICES COMMITTEE
MINUTES

MEETING NO. SIX

September 15, 2025, 7:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Justin Paylove, Manager, Legislative Services/Clerk
Jessica Dyson, Director, Legal and Legislative Services
Truper McBride, CAO
Cythia Summers, Director, Community and Protective*
Services
Tim Hofsink, Fire Chief*
Katelyn Repovs, Director, Corporate Services/CFO
Kevin Geoghegan, IT Help Desk Analyst
Gerrit Boerema, Director, Growth and Sustainability*

*Attended part-time Albert Witteveen, Regional Councillor
Cindy Weir, CEO
Tina Jol
Jason Reynar, Solicitor*

1. CHAIR - Councillor Shelley Bradaric

Prior to commencing with the Corporate Services Committee meeting agenda,
Chair Bradaric will note the following:

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

2.1 Councillor William Reilly - ITEM CS52-25

Councillor Reilly's wife sits on the Library Board

3. CONFIDENTIAL MATTERS

Moved By Councillor William Reilly

Seconded By Mayor Cheryl Ganann

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 Manager, Legislative Services/Clerk (Justin Paylove)

Re: Citizen Appointments on Boards and Committees - Heritage Committee

APPLICATION PROVIDED UNDER SEPARATE COVER

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employee(s).

3.2 Manager, Legislative Services/Clerk (Justin Paylove)

Re: Citizen Appointments on Boards and Committees - Mayor's Youth Advisory Committee

APPLICATION PROVIDED UNDER SEPARATE COVER

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employee(s).

3.3 Director, Legal and Legislative Services (Jessica Dyson)
Re: Legal Update regarding By-law and By-law services

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employee(s); and,
- Advice subject to Solicitor-Client privilege; and,
- Litigation or potential litigation including matters before administrative tribunals, affecting the municipality or local board.

3.4 Director, Corporate Services/Treasurer (Katelyn Repovs)
Re: IT Security Plan and Update

Applicable closed session exemption(s):

- Security of the property of the municipality (or local board)

Carried

3.1 Manager of Legislative Services/Clerk (Justin Paylove)
Re: Citizen Appointments on Boards and Committees - Heritage Committee

3.2 Manager of Legislative Services/Clerk Justin Paylove
Re: Citizen Appointments on Boards and Committees - Mayor's Youth Advisory Committee

3.3 Director, Legal and Legislative Services (Jessica Dyson)
Re: Legal Update regarding By-law and By-law services

3.4 Director, Corporate Services/Treasurer (Katelyn Repovs)
Re: IT Security Plan and Update

4. DISCLOSURE OF CONFIDENTIAL MATTERS

Moved By Councillor Joann Chechalk
Seconded By Mayor Cheryl Ganann

That Administration proceed as directed in regards to Confidential Item 3.1, 3.2, 3.3 and 3.4.

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 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.

6. CHANGE IN ORDER OF ITEMS ON AGENDA

7. APPOINTMENTS

There are no appointments/presentations.

8. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Procedural By-law Section 10.13(5) – 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.

Chair to inquire if there are any members of the public present who wish to address any items on the Corporate Services Committee agenda.

9. COMMUNICATIONS

9.1 ITEM CS47-25

Niagara Transit

Re: 2025 Q2 statistics

Moved By Councillor Greg Maychak

Seconded By Councillor William Reilly

1. That, the correspondence received from Niagara Transit, dated September 3, 2025; be received for information.

Carried

9.2 ITEM CS48-25

Mayor's Youth Advisory Committee

Re: Resignation from the Mayor's Youth Advisory Committee

Moved By Councillor William Reilly

Seconded By Councillor Jason Trombetta

1. That, the notice received on September 4, 2025 from Tamas Hunter, of the Mayor's Youth Advisory Committee be received, with regrets and;
2. That, By-law 2023-03 being a By-law for appointments to the Mayor's Youth Advisory Committee, be amended to remove Tamas Hunter from Schedule "C".

Carried

10. STAFF REPORTS

10.1 ITEM CS49-25

Director, Corporate Services/CFO, (Katelyn Repovs)

Re: Information Report T-14-2025 - 2026 Budget Survey Results

Moved By Councillor Greg Maychak

Seconded By Councillor Mike Rehner

1. That, Information Report T-14-2025, regarding the "2026 Budget Survey Results" dated September 15, 2025, be received.

Carried

10.2 ITEM CS50-25

Director, Corporate Services/CFO (Katelyn Repovs)

Re: Information Report T-13-2025 - Quarter 2 Financial Update

Moved By Councillor Joann Chechalk

Seconded By Mayor Cheryl Ganann

1. That, Information Report T-13-2025, titled "Quarter 2 Financial Update", dated September 15, 2025, be received.

Carried

10.3 ITEM CS51-25

Director, Corporate Services/CFO (Katelyn Repovs)
Re: Recommendation Report T-15-2025 - Update to 2026 Budget
Process and Schedule

Moved By Councillor William Reilly

Seconded By Councillor Joann Chechalk

1. That, Recommendation Report T-15-2025, titled "Update to 2026 Budget Process and Schedule", dated September 15, 2025, be received; and,
2. That, Council adopts the proposed 2026 Budget Timeline outlined as Option "1" within this Report.

Carried as amended

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

That Administration Proceed with Option 1

Carried

11. OTHER BUSINESS

11.1 ITEM CS52-25

Councillor Rehner

Re: Library Fund transfer

Councillor William Reilly declared a conflict on this item. (Councillor Reilly's wife sits on the Library Board)

Moved By Councillor Mike Rehner

Seconded By Councillor Greg Maychak

1. That, Administration be directed to provide \$11,000 to the West Lincoln Library Board, for the purposes of ensuring all Public Libraries in West Lincoln can be open full time for the remainder of the 2025 calendar year.

Referred

Moved By Councillor Joann Chechalk

Seconded By Councillor Jason Trombetta

That this item be referred back to administration for further information regarding total cost, to be presented during the 2026 Budget Process.

Carried

11.2 ITEM CS53-25

Members of Committee

Re: Verbal Updates from Members of Boards and Committees - If required

11.3 ITEM CS54-25

Members of Council

Re: Other Business Items 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. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 9:19 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR SHELLEY
BRADARIC, CHAIR

TOWNSHIP OF WEST LINCOLN
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE
MINUTES

MEETING NO. FOUR

September 15, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Justin Paylove, Manager, Legislative Services/Clerk
Jessica Dyson, Director, Legal and Legislative Services
Truper McBride, CAO
Cythia Summers, Director, Community and Protective Services
Tim Hofsink, Fire Chief
Katelyn Repovs, Director, Corporate Services/CFO
Kevin Geoghegan, IT Help Desk Analyst
Gerrit Boerema, Director, Growth and Sustainability

Attended part-time: Terry Alyman, MGA Group
Tracey McQueen, MGA Group*
Steve Wever, GPS Group*
Albert Witteveen, Regional Councillor
Cindy Weir, CEO*
Tina Jol*

1. CHAIR - Councillor Jason Trombetta

Prior to commencing with the Community and Protective Services Committee meeting agenda, Chair Trombetta noted the following:

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 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. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of Items on Agenda

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

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

5. APPOINTMENTS

There were no appointments

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Procedural By-law Section 10.13(5) – 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.

Chair to inquire if there are any members of the public present who wish to address any items on the Community and Protective Services Committee agenda.

7. COMMUNICATIONS

There were no communications.

8. STAFF REPORTS

8.1 ITEM CPS17-25

Director, Community and Protective Services (Cynthia Summers) and
Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report CS-08-2025 - Draft Township of West Lincoln
Parks and Recreation Plan

POWERPOINT PRESENTATION (attached as Schedule “A”)

Moved By Mayor Cheryl Ganann

Seconded By Councillor Joann Chechalk

1. That, Information Report titled “Draft Township of West Lincoln Parks and Recreation Plan” dated September 15, 2025, be received.

Carried

8.2 ITEM CPS18-25

Fire Chief (Tim Hofsink)

Re: Information Report WLFD-08-2025 - Monthly Update - August 2025

Moved By Councillor William Reilly

Seconded By Councillor Mike Rehner

1. That, Information Report titled “Monthly Update – August 2025” dated September 15, 2025, be received for information.

Carried

9. OTHER BUSINESS

9.1 ITEM CPS19-25

Members of Council

Re: Other Business Items of an Informative Nature

Councillor Chechalk

Re: International Plowing Match Grand Opening Tuesday September 16,
2025

Councillor Trombetta
Re: IPM Update

10. 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)

11. CONFIDENTIAL MATTERS

There were no confidential matters.

12. DISCLOSURE OF CONFIDENTIAL MATTERS

There were no disclosure of confidential matters

13. ADJOURNMENT

The Chair to declare the meeting adjourned at the hour of 7:24 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JASON
TROMBETTA, CHAIR

West Lincoln

Your Future Naturally

Township of West Lincoln Parks and Recreation Plan

Committee Presentation

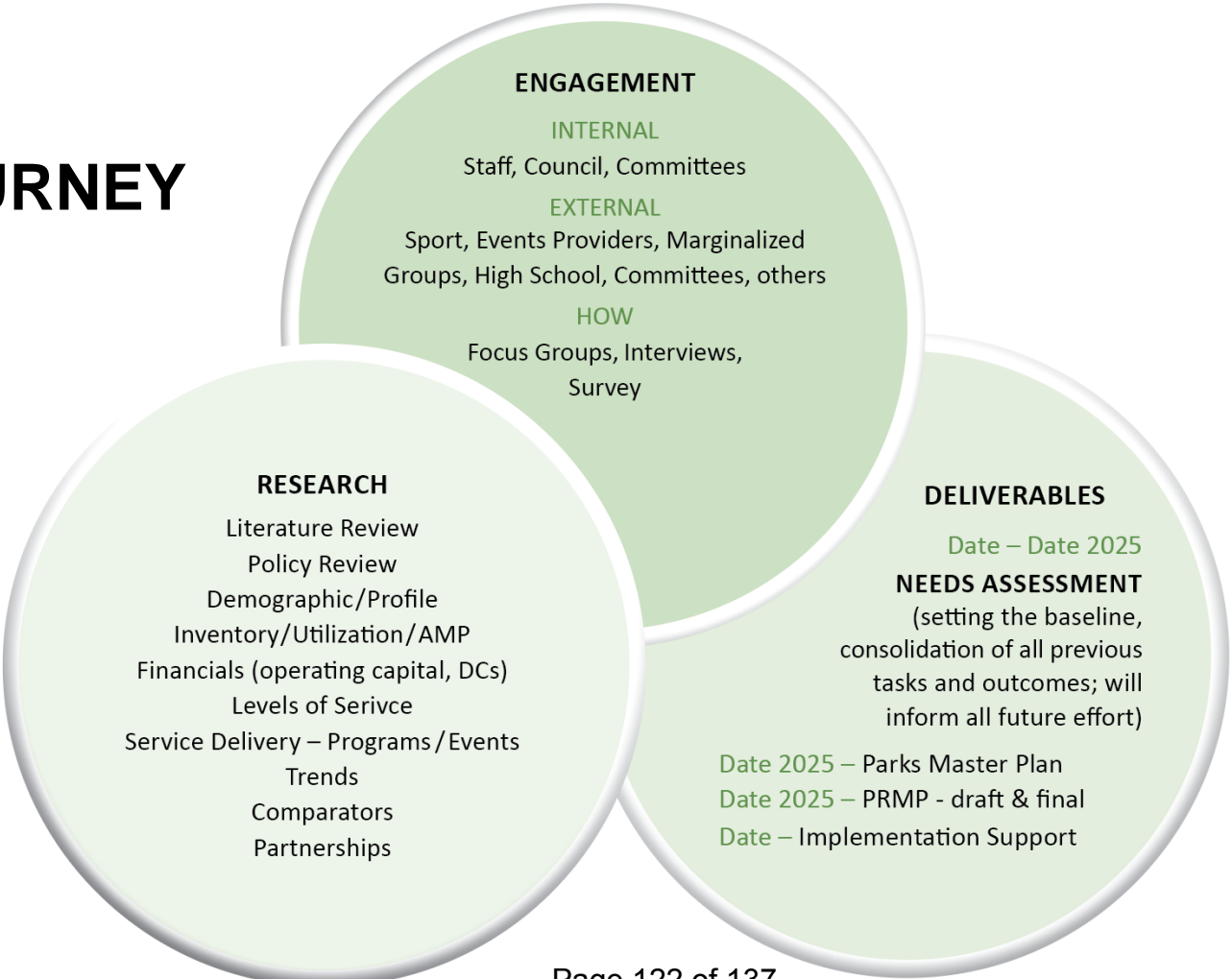
September 15th, 2025



CONGRATULATIONS ON COMPLETING A PARKS AND RECREATION PLAN

1. Supports health and well-being
2. Reflects community needs
3. Guides strategic decision-making
4. Informs budget and resources allocation
5. Improves service delivery and efficiency
6. Strengthens community connections
7. Enhances environmental stewardship
8. Boost local economy

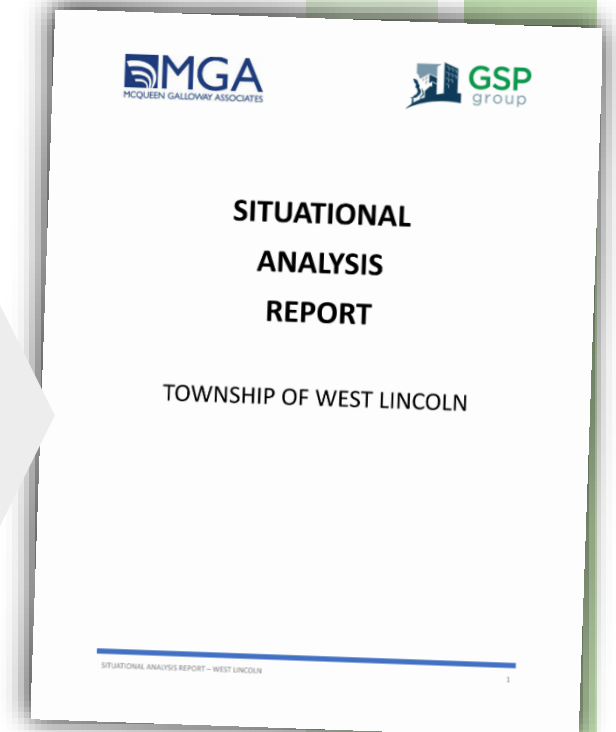
PROJECT JOURNEY



NEEDS ASSESSMENT

Situational Analysis Content

- Introduction
- Growth Profile
- Demographic Profile
- Corporate Policy Alignment
- National & Provincial Policy
- Trends
- Best Practices
- Parks Inventory
- Parks Conditions Analysis
- Service Delivery Models
- Facility Inventory
- Facility Conditions Analysis
- Operating Budget Analysis
- Capital Budget Analysis
- Rates and Fees Comparisons
- Program Review
- Events Review
- Community Engagement Results
- Community Survey Results



DEVELOPMENT OF THE PARKS AND RECREATION PLAN

- **Growth and Policies** → 3 recommendations
- **Finance** → 6 recommendations
- **Service Delivery Model** → 2 recommendations
- **Programs and Facilities** → 19 recommendations
- **Events** → 3 recommendations
- **Parks and Outdoor Recreation Facilities** → 19 recommendations

Growth and Policies

3 recommendation

Finance

6 recommendations



Program Service Models

2 recommendations

Programs and Facilities

19 recommendations

Events

3 recommendations

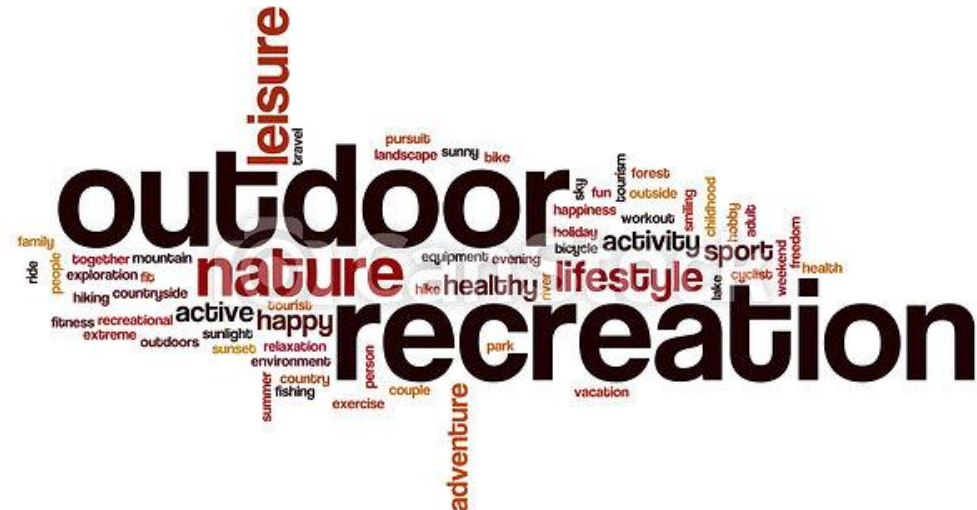
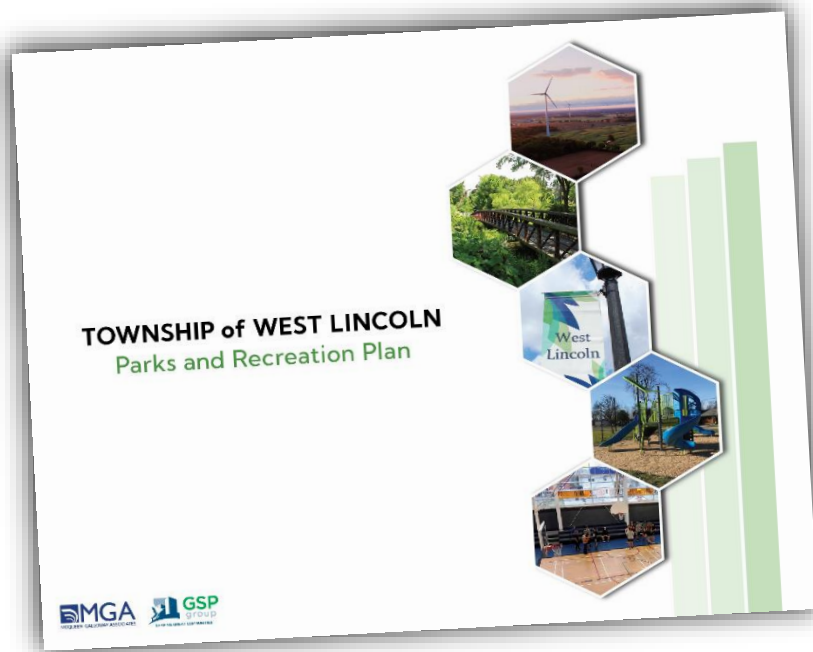


Parks and Outdoor Recreation Facilities

19 recommendations



THE PARKS AND RECREATION PLAN



NEXT STEPS...

COMMITTEE's & COUNCIL'S ROLE IN PLANS

- Plan to be posted on website
- Public Open House – September 24th
- October 27th to Council for final approval

COUNCIL NEEDS TO SUPPORT THE PLANS

Questions?

Tracey McQueen – MGA

tracey@mgagroup.ca

Steve Wever – GSP

swever@gspgroup.ca

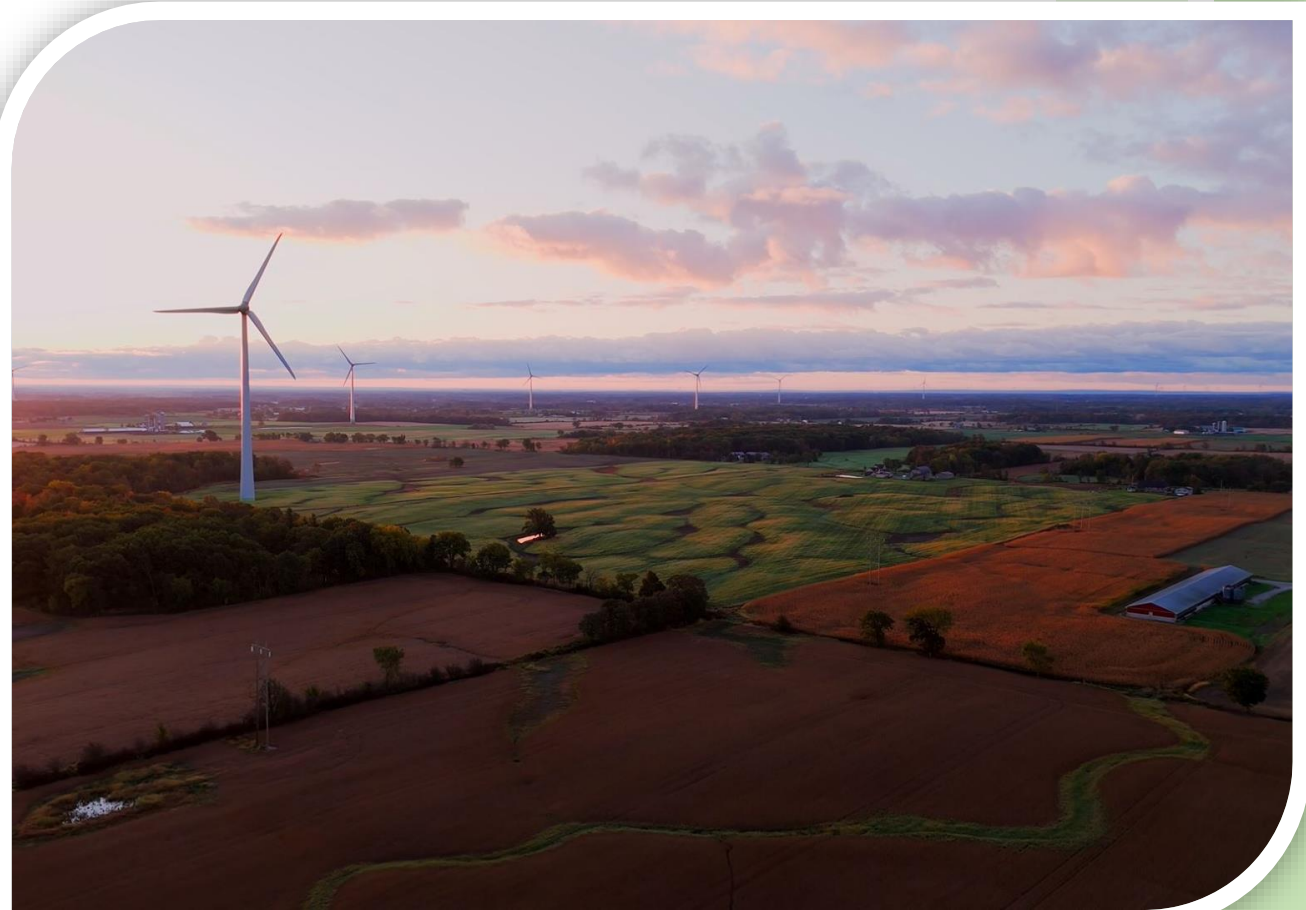
PROJECT SPONSOR

Gerrit Boerema

Manager of Planning

Tel: 905-957-3346 ext.5131

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THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-56

**A BY-LAW TO AMEND BY-LAW 2023-03 WHICH CONFIRMED
VARIOUS APPOINTMENTS AND/OR RECOMMENDATIONS
FOR APPOINTMENTS TO BOARDS, COMMITTEES &
MUNICIPAL POSITIONS**

WHEREAS the Council of the Corporation of the Township of West Lincoln enacted By-law 2023-03 which confirmed various appointments and/or recommendations for appointments to Boards, Committees and Municipal positions;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
WEST LINCOLN ENACTS AS FOLLOWS:**

1. That, Schedule B of By-law 2023-03 be deleted and replaced with the attached amended Schedule B, (Heritage Committee), by adding Juergen Pohl; and,
2. That, Schedule C of By-law 2023-03, be deleted and replaced with the attached amended Schedule C (Mayors Youth Advisory Committee) by adding Hannah Kurth and the removal of Tamas Hunter.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22 DAY OF SEPTEMBER, 2025.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

**SCHEDULE “B” TO BY-LAW 2023-03
(As Amended by By-law 2025-56)**

APPOINTMENTS TO THE WEST LINCOLN HERITAGE COMMITTEE

That, the following persons be and are hereby appointed to serve as members on the West Lincoln Heritage Committee for the 2022-2026 term, or until their successors are appointed:

Naomi Brusse
Darren Draaistra
Wendy Veldman
Rob Cosby
Juergen Pohl

Council Representative: Councillor Shelley Bradaric

**SCHEDULE “C” TO BY-LAW 2023-03
(amended by By-law 2025-56)**

APPOINTMENTS TO THE MAYOR’S YOUTH ADVISORY COMMITTEE

That, the following persons be and are hereby appointed to serve on the Mayor’s Youth Advisory Committee until their successors are appointed:

- 1. Carter Pataran
- 2. Carson McFarlane
- 3. Reighan Van Duzen
- 4. Seth Chechalk
- 5. Sydney Kivell
- 6. Joshua Harkin
- 7. George Witt
- 8. Joshua Reilly
- 9. Giselle Karaban
- 10. Hannah Kurth

AS ORDERED BY THE ONTARIO LAND TRIBUNAL

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BYLAW NO. 2025 – 57

A BY-LAW TO AMEND ZONING BY-LAW NO. 2017- 70,
AS AMENDED, AND REPEAL BYLAW NO. 2025-04 OF THE TOWNSHIP OF WEST
LINCOLN

WHEREAS THE TOWNSHIP OF WEST LINCOLN COUNCIL IS EMPOWERED TO ENACT THIS BY-LAW BY VIRTUE OF THE PROVISIONS OF SECTION 34 AND 39 OF THE PLANNING ACT, 1990;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN HEREBY ENACTS AS FOLLOWS:

1. THAT for the purpose of this By-law, a temporary outdoor storage area for rain barrels/composters not to exceed 9,712.45 square metres (0.97 hectares/2.4 acres) and for a period not to extend beyond (3) three years from February 10, 2025 is passed (“February 10, 2028”), to allow for the storage of rain barrels and composters on the Subject Lands.
2. THAT Part 5 of Zoning By-law 2017- 70, as amended, is hereby amended by adding the following to Part 13.3:

Temporary Use Provision	Map #	Parents Zone(s)	Property Description	Permitted Temporary Use	Regulations	Start Date	Expiry Date
T-15	A2	A	Concession 8, Part Lot 34 and 35	<i>Temporary Outdoor storage of rain barrels/ composters. to allow for the orderly removal of barrels by the Expiry Date of this Bylaw.*</i>	As per the parent zone, limited to and area of 0.97 hectares, subject to a Temporary Use Agreement signed upon bylaw approval, and that no additional barrels be permitted and* that the owners upon approval of the bylaw present to the Fire Department a site plan showing the location of barrel storage	February 10, 2025	June 10, 2025* February 10, 2028

*removed as a result of the OLT Order issued July 30th in Case No. OLT-25-000150/232

3. THAT all other provisions of By-law 2017-70, as amended continue to apply.

4. THAT the Owner and Tenant of the Subject Lands are required to enter into an agreement, containing the conditions of this Temporary Use.
5. THAT Bylaw 2025-04 be and is hereby repealed.
6. AND THAT this By-law shall become effective from and after the date of passing thereof.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22nd DAY OF SEPTEMBER, 2025**

AS ORDERED BY THE OLT

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

EXPLANATION OF THE PURPOSE AND EFFECT OF BYLAW NO. 2025-57

Location:

This By-law involves a parcel of land legally known Concession 8; Part Lot 34 and 35, municipally known as 9127 Regional Road 20, Township of West Lincoln, Regional Municipality of Niagara.

Purpose & Effect:

Temporary Use By-law for outdoor storage for the rain barrels/composters with the site specific provision for the outdoor storage area for rain barrels/composters not to exceed 9,712.45 square metres (0.97 hectares/2.4 acres) for a period not to extend three years beyond the date of the passing of this By-law, as ordered by the Ontario Land Tribunal.

Public Consultation:

The Public Meeting was held on January 13, 2025.

File: 1601-010-23

Applicant: Larry Pomerantz (Agent) and Giovanni Diflavio (Owner)

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2025-58

**A BY-LAW TO ADOPT, CONFIRM AND RATIFY
MATTERS DEALT WITH BY COUNCIL RESOLUTION**

WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(1), provides that the powers of a municipal corporation shall be exercised by its Council;

AND WHEREAS the Municipal Act 2001, S.O. 2001, Chapter 25, as amended, Section 5(3) provides that a municipal power, including a municipality's capacity, rights, powers and privileges, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS Section 11(2) of the said Act provides that a lower tier municipality may pass by-laws respecting matters within the spheres of jurisdiction as set out in the said Act;

AND WHEREAS in many cases, action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

**NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP
OF WEST LINCOLN ENACTS AS FOLLOWS:**

1. That the actions of the Council at its regular meeting of September 22, 2025 in respect of which recommendations contained in the reports of the committees considered at each meeting and in respect of each motion, resolution and other action taken by the Council at its meeting are, except where the prior approval of the Ontario Land Tribunal or other authority is required by law, hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this By-law.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or by the above mentioned minutes or with respect to the exercise of any powers by the Council in the above mentioned minutes, then this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by the Council.
3. That the Mayor and the proper officers of the Corporation of the Township of West Lincoln are hereby authorized and directed to do all things necessary to give effect to the said action of the Council or to obtain approvals where required and, except where otherwise provided, the Mayor, Clerk, and/or the Administrator are hereby directed to execute all documents necessary on behalf of the Corporation of the Township of West Lincoln and to affix thereto the corporate seal of the Corporation of the Township of West Lincoln.
4. That this By-law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
22 DAY OF SEPTEMBER, 2025.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK