



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

MEETING NO. SEVEN

October 14, 2025, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

*Attended part-time John Ganann
Albert Witteveen, Regional Councillor
Wayne Dutton
S. Gulacha
Karim Gulacha
Jeremy Brown

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. LAND ACKNOWLEDGEMENT STATEMENT

The Township of West Lincoln, being part of Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hattiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

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

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 (POSTPONED FOR A FUTURE MEETING) 1185 Port Davidson (Rudy and Janine Kerec owner/applicant), Zoning By-law Amendment (Temporary Use By-law) File No. 1601-008-25

Re: An application was submitted by Rudy and Janine Kerec for a temporary use, to temporary permit an accessory dwelling unit (garden suite) with a maximum floor area no greater than 57.5m² for 20 years to allow a relative to live close to their family members who reside on the property.

4.2 1538 Regional Road 20 (Part lot 11, Concession 4) Jeremy Brown, Niagara Planning Consultants (Agent) File No. 1601-009-25

Re: An application was submitted by Jeremy Brown, Niagara Planning Consultants (Agent) to fulfill a condition of severance (File No.

B0122025WL) to rezone Part 1 from Agriculture (A) Zone, Low Density Residential (R1A) Zone and Service Commercial (C3) Zone to a site-specific R1A Zone. The site-specific provision request is for the reduction of lot frontage to permit the use of a single detached dwelling.

The application also seeks to rezone Part 2 from Agriculture (A) Zone and Environmental Conservation (EC) Zone to a site-specific A Zone. The site-specific provision request is for the reduction of lot area. EC Zone is to remain as is.

4.3 3118 Grassie Road, (Concession Gore A, Part Lot 16 and Part Lot 17) Sikendar Gulacha (owner) Ashenhurst Nouwens and Associates (applicant) File No. 3000-007-25

Re: A site alteration permit has been re-applied for by the owner and Ashenhurst Nouwens of 3118 Grassie Road to import additional material to the 13.6 acre property where a new dwelling is being constructed.

In May of 2024 Council approved site alteration application 3000-001-24 to permit 4,617 cubic metres of material to the site to complete grading around the new dwelling. The applicant has exceeded the original permit and has brought approximately 7,310 cubic metres (731 truck loads) of material to the property, including granular, topsoil, rubble, and earth fill material.

Council denied the applicants request to bring in more fill material to the property but did approve allowing the excess material already brought to the site to remain, subject to the owner entering into an agreement with the Township within 10 days of Council's approval. The owner did not enter into this agreement and therefore has re-applied to permit the existing excess soil which is approximately 119 truck loads of material.

4.4 8427 Concession 5 Road, Caistor Centre (Concession 6, Part lot 10) Maria and Wayne Dutton (owner) File No. 3000-06-25

Re: A site alteration permit has been submitted by Maria and Wayne Dutton (owners) of 8427 Concession 5 Road, Caistor Centre to permit the importation of 2200 cubic meters of aggregate material recently brought to the subject property and stockpiled as well as an additional 1000 cubic meters of aggregate materials proposed for a driveway and base for a future barn.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

6. APPOINTMENTS

There were no appointments/presentations

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Section 10.13 (5) & (6) – General Rules

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff. A person who wishes to discuss a planning application or a matter that can be appealed, will be permitted to speak for ten (10) minutes.

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

8. COMMUNICATIONS

There were no communications

9. STAFF REPORTS

9.1 ITEM GS40-25

Director, Growth and Sustainability (Gerrit Boerema) and CBO (Ben Agro)
Re: Information Report BLDG-07-2025 - Site Alteration Application - 8427
Concession 5, Caistor Centre, (File No. 3000-006-25)

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That Information Report BLDG-07-2025 titled "Site Alteration Application 8427 Concession 5, Caistor Centre, File No. 3000-006-25," dated October 14th, 2025 be received for Information.

Carried

9.2 ITEM GS41-25

Director, Growth and Sustainability (Gerrit Boerema) and CBO (Ben Agro)
Re: Information Report PD-15-2025 - Site Alteration Application - 3118
Grassie Road, (File No. 3000-007-25)

Moved By Councillor William Reilly

Seconded By Councillor Shelley Bradaric

1. That, Information Report PD-15-2025 titled "Site Alteration Application – 3118 Grassie Road, File No. 3000-007-25", dated October 14, 2025 be received for Information.

Carried

9.3 ITEM GS42-25

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

Re: Recommendation Report PD-39-2025 - Zoning By-law Amendment for 1538 Regional Road 20 (File No. 1601-009-25)

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That, Recommendation Report PD-39-2025, titled "Recommendation Report - Zoning By-law Amendment for 1538 Regional Road 20 (File No. 1601-009-25)" dated October 14, 2025 be received; and,
2. That, the Application for the Zoning By-law Amendment File No. 1601-009-25 to rezone the severed parcel (Part 1) from Agriculture (A) Zone, Residential Low Density (R1A) Zone and Service Commercial (C3) Zone to the site-specific Residential Low Density (R1A-247) Zone be approved; and,
3. That, the Application for the Zoning By-law Amendment File No. 1601-009-25 rezone the retained parcel (Part 2) from Agriculture (A) Zone to the site-specific Agriculture (A-248) Zone contained in Schedule B, be approved in accordance with the attached amending Zoning By-law and Schedule, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

Carried

9.4 ITEM GS43-25

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

Re: Recommendation Report PD-36-2025 - Zoning By-law Amendment for 9860 Regional Road 20 (File No. 1601-002-23) GTA Exotics

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

1. That, Recommendation Report PD-36-2025, titled "Recommendation Report- Zoning By-law Amendment for 9860

Regional Road 20 (File No. 1601-002-23) GTA Exotics” dated October 14, 2025 be received; and,

2. That, Application for the Zoning By-law Amendment File No. 1601-002-23 to rezone the Agriculture (A) Zone to the site-specific Agriculture (A-249) Zone with additional provisions for maple syrup production and retail sales, exotic car rental tour business as a Home Industry and On-Farm Diversified Use, reduced lot area and increased gross floor area dedicated for On-Farm Diversified Uses contained in Schedule B, be approved in accordance with the attached amending Zoning By-law and Schedule, and that Council authorize the Mayor and Clerk to sign the necessary by-law.

Carried

9.5 ITEM GS44-25

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

Re: Recommendation Report PD-37-2025 – Zoning By-law Amendment and Draft Plan of Subdivision for 7283 Regional Road 20 (Joshua Court Subdivision (File No. 1601-002-25)

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

RECOMMENDATION:

1. That, Recommendation Report PD-37-2025, titled “Recommendation Report – Zoning By-law Amendment and Draft Plan of Subdivision for 7283 Regional Road 12 (Joshua Court Subdivision)”, dated October 14, 2025 be received; and,
2. That, Section 34(12) of the Planning Act apply and that no further public meeting is required; and,
3. That, Application for Zoning By-law Amendment (File No. 1601-002-25) to change the Development (D) Zone to Rural Residential (RuR-246) Zone with site-specific provisions, and Open Space (OS) Zone for the stormwater management facility, and balance of lands to Agricultural (A) Zone as shown in Schedule B, be approved in accordance with the attached Zoning By-law and Schedule, and the Council authorize the Mayor and Clerk to sign the necessary by-law; and,

4. That, Application for Draft Plan of Subdivision (File No. 2000-001-25), be approved, in accordance with the provisions of the Planning Act, R.S.O., 1990, c.P.13, and regulations thereunder, subject to draft plan approval conditions contained in Schedule C; and,
5. That, the Applicant is advised that the Township's draft approval of this Plan of Subdivision will lapse three years from the date of approval unless the Township Council grants an extension of the approval period prior to the lapsing date. If an extension is requested, an updated review will occur and revisions to the conditions of draft plan approval may be necessary at that time.

Carried

10. OTHER BUSINESS

10.1 ITEM GS45-25

Members of Committee

Re: Other Business Matters of an Informative Nature

Councillor Mayor Ganann

Re: Reminder of the upcoming Community Recognition Award Ceremony

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

Moved By Councillor Mike Rehner

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:

12.1 Councillor Mike Rehner

Re: Staffing Update of Local Board - NPEI

VERBAL UPDATE

Applicable closed session exemption(s):

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

Carried

12.1 Councillor Mike Rehner

Re: Staffing Update of Local Board - NPEI
VERBAL UPDATE

13. DISCLOSURE OF CONFIDENTIAL MATTERS

Council rose without reporting.

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:56 P.M.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/ CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR