



TOWNSHIP OF WEST LINCOLN
ALL COMMITTEES (INCLUDING PUBLIC MEETINGS)
MINUTES

MEETING NO. ONE

Monday, January 12, 2026, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

- Council:
- Mayor Cheryl Ganann, Chair*
 - Councillor Shelley Bradaric, Budget Chair
 - Councillor Mike Rehner
 - Councillor William Reilly
 - Councillor Jason Trombetta
 - Councillor Joann Chechalk
 - Councillor Greg Maychak
- Staff:
- Justin Paylove, Manager, Legislative Services/Clerk
 - Mike DiPaola, Director, Infrastructure
 - Cynthia Summers, Director, Community and Protective Services
 - Tim Hofsink, Fire Chief
 - Robin Shugan, Senior Planner
 - Gerrit Boerema, Director, Growth and Sustainability
 - Katelyn Repovs, Director, Corporate Services/CFO
 - Steve Emslie, Manager, Finance/Deputy Treasurer
 - Kevin Geoghegan, IT Help Desk Analyst
 - Jessica Dyson, Director, Legal and Legislative Services
 - Truper McBride, CAO
 - Susan Smyth, Manager, Community Planning and Design
 - Vanessa Holm, CEO, West Lincoln Libraries
- Attendees:
- Rob Cosby
 - John Ganann
 - Adam Moote
 - Marlene Bergsma
 - Geoffrey Knapper

James Thomas
Dan Caco
Cindy Weir

1. CHAIR - Mayor Cheryl Ganann

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 jplove@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. 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

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.

7. PUBLIC MEETING(S)

7.1 6910 Silver Street, Concession 3, Part Lot 2, Zoning By-law Amendment - File No. 1601-013-25

An application has been submitted to rezone 6910 Silver Street to a site specific Agricultural (A) Zone that will continue the existing salvage yard and add the permissions to store, process, and resale of rock and aggregate material. Additionally, to adjust the boundaries of the areas dedicated to agricultural uses and natural heritage features.

7.2 Abingdon Road and Regional Road 65, Street Naming - File No. 2000-91-22

An application was submitted proposing one of the following street names for Abingdon Road and Regional Road 65 Condominium Development

- Magnolia Court, or
- Magnolia Lane, or
- Magnolia Way, or
- Kerrigan Lane

8. COMMUNICATIONS

There were no communications

9. REPORT OF COMMITTEE

9.1 Community and Protective Services Committee

9.1.1 Director, Community and Protective Services (Cynthia Summers)

Re: Information Report CS-01-2026 - Parks and Recreation Code of Conduct Policy

Moved By Councillor Joann Chechalk

Seconded By Councillor Shelley Bradaric

1. That, Information Report CS-01-2026 titled "Parks and Recreation Code of Conduct Policy" dated January 12, 2025, be received.

Carried

9.1.2 Fire Chief (Tim Hofsink)

Re: Information Report WLFD-01-2026 - Monthly Update - December 2025

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

1. That, Information Report titled “Monthly Update - December 2025”, dated January 12, 2026, be received.

Carried

9.2 Growth and Sustainability Committee

9.2.1 Director, Growth and Sustainability (Gerrit Boerema) and Manager, Legislative Services/Clerk (Justin Paylove)

Re: Recommendation Report PD-01-2026 - Road Allowance Closure and Transfer Application, South Grimsby Road 3, Nicholls

Moved By Councillor Mike Rehner

Seconded By Councillor Shelley Bradaric

1. That Recommendation Report PD-01-2026 titled “Road Allowance Closure and Transfer Application, South Grimsby Road 3, Nicholls”, dated January 12, 2026, be received; and,
2. That, Bylaws be passed to declare Part 2 of Plan 30R-16493, as surplus to the needs of the Township of West Lincoln, and that surplus lands be conveyed to the abutting land owner for cost.

Carried

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

Re: Recommendation Report PD-03-2026 – Extension of Draft Plan Approval for P. Budd Developments Station Meadows West Subdivision (File No. 2000-89-19)”

Moved By Councillor Shelley Bradaric

Seconded By Councillor Joann Chechalk

1. That, Report PD-03-2026 titled “Recommendation Report – Extension of Draft Plan Approval for P. Budd Developments Station Meadows West Subdivision (File No. 2000-89-19)”, dated January 12, 2026, be received, and,
2. That, Council amends the draft plan of subdivision conditions, as found in Schedule B and that the change to conditions be deemed as minor and that written notice of the change to conditions is not required under Section 51 (47) of the Planning Act R.S.O. 1990, Chapter P. 13; and,
3. That, the Draft Plan of Subdivision approval be extended by a period of two years following the lapsing of the current approval period to May 26, 2028, subject to the conditions as found in Schedule B to this report.

Carried

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

Re: Information Report PD-02-2026 - Proposed Street Name for Abingdon Road Condominium File: 2000-91-22CDM

Moved By Councillor Shelley Bradaric

Seconded By Councillor William Reilly

That, Information Report PD-02-2025, titled “Proposed Street Name for Abingdon Road Condominium File: 2000-91-22CDM”, dated January 12, 2026, be received.

Carried

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

Re: Information Report PD-04-2026 – Zoning By-law Amendment Application for 6910 Silver Street (File No. 1601-013-25)

Moved By Councillor Greg Maychak

Seconded By Councillor Jason Trombetta

That, Information Report PD-04-2026, titled "Information Report – Zoning By-law Amendment Application for 6910 Silver Street (File No. 1601-013-25)", dated January 12, 2026, be received.

Carried

9.3 Corporate Services Committee

9.3.1 Director, Corporate Services/CFO (Katelyn Repovs)

Re: Information Report T-01-2026 - 2026 Proposed Operating and Capital Budget Amendments

Moved By Councillor Shelley Bradaric

Seconded By Councillor Greg Maychak

1. That, Information Report T-01-2026, titled "2026 Proposed Operating and Capital Budget Amendments" dated January 12, 2026, be received.

Carried

9.4 Infrastructure Committee

9.4.1 Director, Infrastructure (Mike DiPaola)

Re: Recommendation Report I-01-2026 - Update on Ontario Blue Box Regulation and Impacts to Non-Eligible Sources (NES)

Moved By Councillor Shelley Bradaric

Seconded By Councillor Greg Maychak

1. That, Recommendation Report I-01-2026, dated January 12, 2026, titled "Update on Ontario Blue Box Regulation and Impacts to Non-Eligible Sources (NES) be received; and
2. That, Administration continue to manage recycling services for Township-owned facilities through a private contractor (Emterra) as required at a cost of \$3,617.70 (excluding HST) annually, and
3. That, Council endorse Option 1, requiring Non-Eligible Source properties to arrange for recycling collection services and/or manage their recycling independently.

Carried

10. OTHER BUSINESS

10.1 Members of Committee

10.2 Members of Council

11. NEW BUSINESS

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

That, Council proceed with business past the hour of 11:00pm as per the procedural by-law.

Carried

12. BUDGET CHAIR - Councillor Shelley Bradaric

Prior to commencing with the Budget portion of the meeting, Budget Chair Councillor Bradaric will read from a prepared statement.

13. PROPOSED BUDGET AMENDMENTS

13.1 PBA-02-2025

Moved By Councillor Mike Rehner

Seconded By Councillor Greg Maychak

That Administration amend the draft Operating and Capital budget by eliminating the \$24,500 budget increase, related to increase in hours for Parks/Recreation Part-Time Staff.

Lost

13.2 PBA-05-2025, PBA-14-2025

Moved By Councillor Mike Rehner

Seconded By Councillor William Reilly

A. That Administration amend the draft Operating and Capital budget by reducing the general tax levy by \$205,100, funded through the 2024 surplus.

B. That, Administration amend the Proposed 2026 Operating and Capital Budget proposal by \$205,102 aka. (an approximate 2% reduction) to be funded through the contingency reserve

That, Administration Proceed with Option B

Carried

13.3 PBA-07-2025

Moved By Councillor Mike Rehner

Seconded By Councillor Jason Trombetta

1. That Administration amend the draft Operating and Capital budget by pausing all vehicle procurement requests for 2026; and,
2. That Administration pursue an alternative service delivery model and report back to Council on the agreement.

Carried

13.4 PBA-08-2025

Moved By Councillor Mike Rehner

Seconded By _____

That Administration amend the draft Operating and Capital budget by removing the hanging basket program and to discontinue the service to allocate those staff resources elsewhere.

Lost

13.5 PBA-10-2025

Moved By _____

Seconded By _____

Administration Operating and Capital Budget remove \$100,000 funding through the 2024 surplus.

Lost

13.6 PBA-11-2025

Moved By Councillor Jason Trombetta

Seconded By Councillor Joann Chechalk

That the Administration reduce the proposed grid implementation increase from 1.72% to 1%.

Carried

13.7 PBA-12-2025

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

That such projects in the Ten Year Capital Plan be removed and a whole new 10 Year Capital Plan be discussed among all Members of Council.

Lost

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

That, Administration be directed to prepare a report to revisit the 10 year capital plan, before budget deliberations for 2027 budget.

Carried

13.8 PBA-13-2025

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

That, Administration amend the Proposed 2026 Operating and Capital Budget by reallocating the costs for the small container water fill station service, estimated at a cost of \$4,100 in 2026, from the Water/Wastewater Budget to the General Operating Budget, to be funded through the tax levy.

Lost

13.9 PBA-15-2025

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

That, Administration amend the Proposed 2026 Operating and Capital Budget by reducing the Urban Service Area levy, to reflect a levy amount of \$188,300, so that the impact to the average Urban Service Area property remains consistent with the 2025 budget.

Lost

13.10 PBA-16-2025

Moved By Councillor William Reilly
Seconded By Councillor Greg Maychak

That, Administration report back to Council before the proposal of the 2027 Operating and Capital budget, in regards to a plan in how to phase out the Urban Service Area Levy.

Lost

13.11 PBA-18-2025

Moved By Councillor Mike Rehner
Seconded By Councillor Joann Chechalk

To postpone approval of new ice resurfacers from 2026 to 2028 in order to seek partners and sponsors to support or fully fund the purchase. While moving does not eliminate the expense, there could be substantial cost reduction if new programs (provincial) or community members were approached to assist with program.

Lost

13.12 PBA-19-2025

Moved By _____
Seconded By _____

That the increase in spending currently in the budget to support Canada Day and other events (\$19,400) be reduced to \$10,000.

Lost

13.13 PBA-22-2025

Moved By Councillor Joann Chechalk
Seconded By _____

In order to minimize amendment resolutions and require Councillors to ask repeated questions that budget pages in future clearly identify departments included, FTE additions by department current and additions, and a list of definitions or explanations of items like internal functional adjustments be included in the presentations.

Lost

13.14 PBA-23-2025

Moved By Councillor Joann Chechalk
Seconded By _____

1. That the Township's Reserve Fund Policy be waived, and
2. That the surplus from 2025 be moved to a new fund, rate stabilization. That all surplus used to support the 2026 Budget Reductions (\$150,000 annual roll forward, \$100,000 directed by Strong Mayor Powers and \$150,000 totalling \$400,000) not be buried but put into rate stabilization and then once spending level is determined, one amount comes directly from the rate stabilization account through a combination of strong mayor recommendation and supported as altered by Council. This should be done for low growth periods or unusual circumstances, not as routine. The budget should support all spending without utilization of surplus. This action should be further reviewed by the 2027 budget preparation.

Lost

14. CONFIDENTIAL MATTERS

Moved By Councillor Jason Trombetta
Seconded By Councillor William Reilly

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:

14.1 Justin Paylove (Clerk)

Re: Proposed Budget Amendments - PBA-01-2025, PBA-03, PBA-04-2025, PBA-21-2025

FOR INFORMATION

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees

14.2 Justin Paylove (Clerk)

Re: Proposed Budget Amendments - PBA-06-2025, PBA-09-2025, PBA-20-2025

FOR INFORMATION

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees

14.3 Justin Paylove (Clerk)
Re: Proposed Budget Amendments - PBA-17-2026
FOR INFORMATION

Applicable closed session exemption(s):

- Personal matters about an identifiable individual, including municipal or local board employees

Carried

14.1 Justin Paylove (Clerk)
Re: Proposed Budget Amendments - PBA-01-2025, PBA-03-2025, PBA-04-2025, PBA-21-2025
FOR INFORMATION

14.2 Justin Paylove (Clerk)
Re: Proposed Budget Amendments - PBA-06-2025, PBA-09-2025, PBA-20-2025
FOR INFORMATION

14.3 Justin Paylove (Clerk)
Re: Proposed Budget Amendments - PBA-17-2026
FOR INFORMATION

15. PROPOSED BUDGET AMENDMENTS

15.1 PBA-01-2025, PBA-04-2025, PBA-21-2025

Moved By Councillor Mike Rehner
Seconded By _____

- A. That Administration amend the draft Operating and Capital budget by delaying the transition of the Fire Administrative Assistant to full-time status until July 1, 2026. This adjustment will decrease the Fire Department budget by \$18,000 for the 2026 fiscal year.
- B. That Administration amend the draft Operating and Capital budget by deferring the addition of the Fire Administrator Role to be considered for the 2027 budget.
- C. That the position of Fire Administrative Assistant be held at the 2025 level and not increased to full-time, and that all proposed increases in positions, full FTEs, or partials be brought to Council for review prior to commencement of the 2027 budget.

That, Administration Proceed with option _____

Lost

15.2 PBA-03-2025

Moved By Councillor Joann Chechalk

Seconded By Councillor Greg Maychak

That Administration amend the draft Operating and Capital budget by adding \$5,000 in user fee revenue to the Fire Department, to anticipate cost recovery efforts through MVC insurance claims and services.

Carried

Moved By Councillor Mike Rehner

Seconded By Councillor Joann Chechalk

That Administration amend the draft Operating and Capital budget by removing the proposed Events Planner position, for a total of \$98,600.

Lost

Moved By Councillor Mike Rehner

Seconded By Councillor Joann Chechalk

Administration Operating and Capital Budget remove proposed Events Planner position of \$98,600.

Lost

Moved By Councillor Mike Rehner

Seconded By Councillor Joann Chechalk

While there may not be full savings to the levy, the position of full-time Events Coordinator to be removed from this budget, to be reconsidered in 2028 after the new administrative staff have had time to fully consider departmental reorganization and skills required and report back to Council.

Lost

15.4 PBA-17-2026

Moved By _____

Seconded By _____

1. That the Customer Service/Administrative Assistant be held at 2025 spending level or part-time and not made a full time position for 2026, and
2. That the position be brought forward indicating justification to Council for review prior to the commencement of the 2027 Budget.

Lost

16. ADJOURNMENT

Moved By Councillor Joann Chechalk

Seconded By Councillor William Reilly

The Mayor declared this meeting adjourned at the hour of 11:44 p.m.

Carried

JUSTIN PAYLOVE, MANAGER
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN, CHAIR

COUNCILLOR
SHELLEY BRADARIC,
BUDGET CHAIR