



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. ONE

Monday, January 26, 2026, 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" - Smithville Public 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 Greg Maychak**

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

- 7.1 Elisabeth Zimmermann, Executive Director
Re: Coldest Night of the Year
FOR INFORMATION

8. REGIONAL COUNCILLOR'S REMARKS

9. CONFIRMATION OF MINUTES

- 9.1 Council Minutes 5
Re: Minutes - December 15, 2025
CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Shelley Bradaric

- 1. That the minutes relating to the December 15, 2025, Council Meeting, and the recommendations contained therein, be accepted; and,
- 2. That the confidential minutes relating to the closed session portion on December 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.

- 9.2 All Committees Meeting (including Public Meeting) 19
Re: Minutes - January 12, 2026
CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Jason Trombetta

- 1. That the minutes relating to the January 12, 2026, All Committees (including Public Meetings) meeting, and the recommendations contained therein, be accepted; and,

2. That the confidential minutes relating to the closed session portion on January 12, 2026, All Committees (including Public Meetings) 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.

9.3 Public Meeting Under the Planning Act
Re: Minutes - January 12, 2026

35

Moved By Councillor Joann Chechalk

1. That the minutes relating to the January 12, 2026, Public Meetings, be accepted.

10. **COMMUNICATIONS**

There are no communications

11. **MAYOR'S REMARKS**

12. **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.

13. **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.

14. **OTHER BUSINESS**

- 14.1 Members of Council
Re: Council Remarks

15. **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.

16. **CONFIDENTIAL MATTERS**

There are no confidential matters

17. **BY-LAWS**

Moved By Councillor William Reilly

1. That leave be granted to introduce By-Laws 2026-01, 2026-02, 2026-03, and 2026-04, 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.
- 17.1

BY-LAW 2026-01

52
- A By-law to authorize the conveyance of a portion of the Municipal Road Allowance formerly know as South Grimsby Road 10, being part of the road allowance between Lots 19 and 20, Concession 9, describes as Part 8 on Plan 30R-15936, Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara
- 17.2

BY-LAW 2026-02

53
- A By-law to permanently close and declare a surplus that part of South Grimsby Road 3, being Part of the Road Allowance between Lots J and Q, East Gore, describes as Part 2 on Plan 30R-16493, Township of West Lincoln (Geographic Township of South Grimsby) Regional Municipality of Niagara.
- 17.3

BY-LAW 2026-03

54
- A By-law to authorize the conveyance of a portion of the Municipal Road Allowance formerly known as South Grimsby Road 3, being Part of the Road Allowance between Lots J and Q, East Gore, describes as Part 2 on Plan 30R-16493, Township of West Lincoln (Geographic Township of South Grimsby) Regional Municipality of Niagara.
- 17.4

BY-LAW 2026-04

55
- A By-law to adopt, confirm and ratify matters dealt with by Council resolution.
18.

ADJOURNMENT

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



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COUNCIL MINUTES

MEETING NO. SEVENTEEN

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

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Justin Paylove, Manager, Legislative Services/Clerk
Truper McBride, CAO
Jessica Dyson, Director, Legal and Legislative Services
Cynthia Summers, Director, Community and Protective Services
Katelyn Repovs, Director, Corporate Services/CFO
Mike DiPaola, Director, Infrastructure

Attendees: Albert Witteveen, Regional Councillor
John Ganann

1. SINGING OF "O CANADA" - Gainsborough Public 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 William Reilly

Councillor Reilly read the opening petition.

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

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

There were no 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 were no appointments/presentations

8. REGIONAL COUNCILLOR’S REMARKS

Regional Councillor Witteveen read from a prepared statement which is attached to the minutes (as attached as Schedule “A”).

9. CONFIRMATION OF MINUTES

9.1 Council Minutes

Re: Minutes - November 24, 2025

CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Greg Maychak

Seconded By Councillor Shelley Bradaric

1. That the minutes relating to the November 24, 2025, Council Meeting, and the recommendations contained therein, be accepted; and,
2. That the confidential minutes relating to the closed session portion on November 24 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.

Carried

9.2 All Committees Meeting (including Public Meetings)

Re: Minutes - December 8, 2025

CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Joann Chechalk

Seconded By Councillor Mike Rehner

1. That the minutes relating to the December 8, 2025, All Committees (including Public Meetings) meeting, and the recommendations contained therein, be accepted; and,
2. That the confidential minutes relating to the closed session portion on December 8, 2025, All Committees (including Public Meetings) 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.

Carried

9.3 Public Meeting under the Planning Act

Re: Minutes - December 8, 2025

Moved By Councillor Jason Trombetta
Seconded By Councillor Shelley Bradaric

1. That the minutes relating to the December 8, 2025, Public Meetings, be accepted.

Carried

10. COMMUNICATIONS

10.1 Director, Corporate Services/CFO (Katelyn Repovs)

Re: Memo - 2026 Interim Tax By-law
FOR INFORMATION

11. MAYOR'S REMARKS

The Mayor read from a prepared statement, which is attached to the minutes as (Schedule "B").

12. STAFF REPORTS

12.1 Corporate Services Committee

1. Director, Legal and Legislative Services (Jessica Dyson)

Re: Recommendation Report LLS-15-2025 – Administration of Policies and Procedures

Moved By Councillor Shelley Bradaric
Seconded By Councillor William Reilly

1. That, Recommendation Report LLS-15-2025 titled "Administration of Policies and Procedures" dated December 15, 2025 be received; and,
2. That, the Administration of Policies and Procedures Policy attached as Scheudle 'A' to this report be approved; and,
3. That, administration be authorized to implement the policy across all departments and maintain the centralized registry to ensure ongoing consistency, compliance, and effective governance within the Township.

Carried

2. Manager, Finance/Deputy Treasurer (Steve Emslie) and Director, Corporate Services/CFO (Katelyn Repovs)

Re: Information Report T-21-2025 - Treasurer's Annual Statement for 2024 Development Charges

Moved By Councillor Mike Rehner

Seconded By Councillor William Reilly

1. That, Information Report T-21-2025, dated December 15, 2025, regarding "Treasurer's Annual Statement for 2024 Development Charges", be received; and,
2. That, this report and the accompanying schedules be made available to the public on the Township of West Lincoln's website.

Carried

3. Manager, Finance/Deputy Treasurer (Steve Emslie) and Director, Corporate Services/CFO (Katelyn Repovs)

Re: Recommendation Report T-20-2025 - Consolidated User Fees and Charges By-Law and 2026 User Fees and Charges

Moved By Councillor William Reilly

Seconded By Councillor Shelley Bradaric

1. That, Recommendation Report T-20-2025, titled "Consolidated User Fees and Charges By-Law and 2026 User Fees and Charges", dated December 15, 2025, be received; and,
2. That, Schedule "A", attached to this Report, outlining the Consolidated Schedule of Fees and Charges, be approved with an effective date of January 1, 2026 (unless otherwise indicated); and,
3. That, Schedule "B", outlining the Consolidated User Fees and Charges By-Law 2025-72, be approved, with an effective date of January 1, 2026.

Carried

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.

There were no notices of intent served by any Member of Council to introduce a motion to rescind action taken previously by Council.

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 Councillor Jason Trombetta

Re: Update to Regional Waste Management Service for 2026

Moved By Councillor Jason Trombetta

Seconded By Councillor William Reilly

That administration report back to Council at the next Infrastructure Committee meeting, in regards to potential service delivery models and information to assist the West Lincoln community with recycling based on new provincial mandated recycling regulations.

Carried

15.2 Members of Council

Re: Council Remarks

Councillor Maychak

Re: Acknowledged Councillor Reilly

Supporting West Lincoln Community Care in need

Councillor Bradaric

Re: Warm Wishes this Holiday Season

Councillor Trombetta

Re: Wished everyone a Merry Christmas and Happy New Year

Councillor Rehner:
Re: Wished everyone a Merry Christmas and Happy New Year

Councillor Chechalk
Re: Wished everyone a Merry Christmas and Happy New Year
Upcoming 3rd Annual New Years Levee January 3, 2025

Councillor Reilly
Re: Wished everyone a Merry Christmas and Happy New Year
Thanked Councillor Maychalk for all his Community Support
Blood Donar – December 26, 2025

Mayor Ganann
Re: Be mindful of others
Regional Budget ½ complete

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.

There were no new items of business

17. 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:

17.1 Manager, Legislative Services/Clerk (Justin Paylove)

Re: Citizen Appointments on Boards and Committees - MYAC

APPLICATION PROVIDED UNDER SEPARATE COVER

Applicable Closed Session Exemption(s):

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

17.2 Human Resources Advisor (Janine Buffo)

Re: Information Report - HR-01-2025

Applicable Closed Session Exemption(s):

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

17.3 Councillor William Reilly

Re: Verbal Update - Local Board Financial Update and Clarification

Applicable Closed Session Exemption(s):

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

Carried

17.1 Manager of Legislative Services/Clerk (Justin Paylove)

17.2 Human Resources Advisor (Janine Buffo)

17.3 Councillor William Reilly

18. DISCLOSURE OF CONFIDENTIAL MATTERS

Council approved the following motion in regards to Confidential Item 17.1

1. That, the following person(s) be and are hereby appointed to serve on the following Committee until their successor is appointed:
 1. Mayor's Youth Advisory Committee - Ally Haanstra; and,
2. That, a by-law be presented at the December 15, 2025 Council meeting to amend By-law 2023-03, being the appointment by-law for Boards and Committees, specifically Schedule C - Mayor's Youth Advisory Committee

Council received Confidential item 17.2 and 17.3 for information.

19. BY-LAWS

Moved By Councillor Greg Maychak

Seconded By Councillor William Reilly

1. That leave be granted to introduce By-Laws 2025-71, 2025-72, 2025-73, 2025-74, 2025-75, and 2025-76 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 2025-71

Being a By-law to provide for an Interim Tax Levy and to provide for the payment of taxes and to provide for the penalty and interest of fifteen percent (per annum)

19.2 BY-LAW 2025-72

A By-law to Consolidate Fees and Charges and to establish User Fees and Charges for Services, Activities or the Use of Property within the Township of West Lincoln

19.3 BY-LAW 2025-73

A By-law to Amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln.
(3750 Concession 1, Beamer)

19.4 BY-LAW 2025-74

A By-law to Amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln.

19.5 BY-LAW 2025-75

A By-law to amend By-law 2023-03 which confirmed various appointments and/or recommendation for appointments to Boards and Committees & Municipal Positions

19.6 BY-LAW 2025-76

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

20. ADJOURNMENT

The Mayor to declare this meeting adjourned at the hour of 8:13 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN, CHAIR

Schedule "A" to the December 15, 2025 Council Minutes

Good evening, Major, members of council, staff and members of the public

I would like to start with a couple of quick update from Niagara Region

Public Health meetings, First we were informed of the Niagara's

community substance use strategy. The current state is that we have

higher number of drinkers as to the Provincial average, substance use

being cannabis related emergency visits also exceed the provincial

average. The strategy recommends a 5 step approach such as to Build

resilience in children, youth and families, Promote harm reduction

principles broadly and reduce stigma. Strengthen partnerships across

all sectors, Improve access to treatment and services, lastly to support

safer communities. Next steps are to create an Action Table, Evaluation

Plan and have Continued Community Engagement to measure outcomes.

We were updated on the fall vaccine program for Influenza, COVID, RSV

immunization roll out which is being done as I speak. Additional vaccines

will be available this spring for those at high risk of infection.

At the December Public Health meeting the Winter Homelessness Plan

was being implemented for the upcoming winter season, making sure

there are enough shelter beds available for those that choose to shelter

in doors when the temps drop. This program has existed every season and

demand is monitored to make sure everyone is cared for in there

respected communities.

I had the opportunity at the end of November to join the Mayor and other community partners to be involved in the grand opening of the New West Lincoln Memorial Hospital. This was much anticipated as myself was involved in the early 2000's setting aside funds from our Township towards this new build. Also thanking this council for its support for making this come true. Our community will benefit from this investment for many generations.

On the Conservation front, many of you are aware of the changes being made by the Province to consolidate the Provinces 36 CA's into seven regional bodies overseen by a new agency. As a board member of the Niagara Peninsula Conservation Authority we are hesitant in this change not knowing of the details on how the new structure will effect grassroots participation in the management of our watershed. We are busy putting together a position and a list of concerns within the submission period. Many Conservation Authorities within the Province are not in favour of this change because the lack of clarity in which the Province is going. The deadline for submissions are December 22, 2025. The theme from the CA's is not to change but invest in modernization, supporting local capacity, and ensuring sustainable funding. I will keep council informed as

this process takes place and what the implications are for the Municipality.
And lastly I would like to wish everyone a Merry Christmas and a Happy
New Years.

Albert Witteveen

SCHEDULE "B" TO THE DECEMBER 15, 2025 COUNCIL MINUTES

Council Dec.15/25- Mayor's Remarks

It has only been three weeks since the November 24th Council meeting, but it has been quite busy as things have either ramped up to completion before the end of the year or have been carried out as an end of year activity

We held two different flag-raising events, the first to bring awareness against gender-based violence, that being the Gillian's Place Wrapped in Courage flag and additionally, we held the Positive-Living Niagara flag and red-scarf event to raise awareness in our community of the need for continued support.

The Christmas season was kicked off with our Kiwanis-led Tree-Lighting, "West Lincoln Shines" on a cold, blustery, wet night that chilled us all to the bone but certainly warmed the hearts of those who were willing to brave the elements. The Township is a solid, dependable partner in this event as are Smithville Christian High School, the former Knights of Columbus, Summer Heinen, Royal LePage Real Estate, Rebecca Mullin, Desjardins Insurance, Foodland and Stanpac. Thanks to all who were involved in this event. Both the bbq'd hotdogs and the gallons of hot chocolate were enjoyed by all in attendance.

Our parade on the other hand had wonderful weather...cold and crisp, but dry for walking participants and not too windy for the beautiful floats. Thanks to Councillors Bradaric, Chechalk, Maychak, Trombetta and Reilly for joining me in walking in this year's parade. Thanks also to the MYAC youth who came out to help with the parade.

The Township was busy with Holiday dinners these past 2 weeks with the Mayor's Youth Advisory Committee enjoying their Christmas dinner at Laki's on December 3rd, the various volunteers of Township Committees again at Laki's on the 10th and the Staff and Council dinner at the Legion this past Friday evening. The Township's Wellness Committee took on the organization of these latter two dinners including the invitations, menus, co-ordination with the venue staff, decorating and entertainment etc. They did an amazing job and certainly deserve our thanks for the work that was put into the success of these dinners. It was great to see that our entire Council was present at the Staff/Council dinner for 2025.

Representing West Lincoln, Director of Growth and Sustainability, Gerrit Boerema and his wife Nicole, joined John and I attended the Niagara Area Realtor's Association Christmas Dinner and Elimination Draw event that this year supported Big Brothers/Big Sisters with donations of gifts and money to support their efforts.

"West Lincoln Sparkles", our campaign to both light up and brighten up, our municipality has officially now closed the competition portion of that event, however there are so many beautifully decorated homes throughout our municipality that all add to the festive spirit! It is such a joy to drive throughout all areas of West Lincoln to see the creativity being demonstrated by so many residents. Well done, West Lincoln! Thanks to Communications Specialist, Beth Audet for organizing and publicizing this yearly event.

John and I also attended the Ker United Church Carol Sing and social this past Saturday evening. It is always wonderful to be able to hear someone play that old organ so beautifully as not many are able to do so these days. It was a lovely, light-hearted gathering of residents from each of the areas of West Lincoln followed by delicious warm apple cider and Christmas goodies. Special thanks to Ward 1 residents Anita Merritt, Wendy Veldman, Marilyn Stewart, Sherry Marshall assisted by Deacon Stephen Lasalle, for their continued dedicated efforts to keep the old yet beautiful Ker United Church as vibrant and relevant as possible.

The mornings of Dec.1 and Dec. 2nd saw all staff in Emergency Operation Centre Training sessions. Prior to these in person sessions, each staff member involved in the various roles was obligated to do a 2 hour on-line training module and test in preparation for the presentations, led by Cathy McGrath, our shared Emergency Management Coordinator. Hopefully, it won't ever be necessary to use this training, but it is of great comfort to know that everyone has been properly trained if it is ever needed in West Lincoln.

Today, at the invitation of local farm operators Cathy and Bill Vitucci, I attended the Niagara Peninsula Crop and Soil Improvement Association Seminar and their AGM, held from 9:30 - 3:30 at the Ancaster Fairgrounds. Councillor Witteveen was also in attendance as were many local farmers and owners/representatives of local Agricultural-related businesses.



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

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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 continues 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 resurfer 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

As I mentioned when I called this meeting to order, having completed the necessary business of our All Committees meeting including Public Meetings under the Planning Act, we are also having our Budget Amendment meeting this evening.

I will in fact be leaving the Chair and turning this next “meeting within a meeting” over to Councillor Bradaric who will serve as Budget Chair for the next portion of this evening’s agenda.

For the sake of members of the public who may be present or watching from home this evening or perhaps even planning to watch it at a later date knowing that West Lincoln’s 2026 Budget is being discussed, I want to provide a few comments for the public record as clarification as to “*where we are now and how we got to this point*” in the process. It is new and different, but this process has been mandated by the Provincial government through changes to the Municipal Act under which we are governed.

We were informed through a letter from the Minister of Municipal Affairs and Housing, Rob Flack, that as of May 1, 2025 West Lincoln, having 7 members of Council, was among the 170 municipalities being given Strong Mayor Powers. Under those powers, we learned that authority for some things could be delegated, but full budget responsibility was not one of those items.

I was, however, able to delegate the initial preparation of the budget to the CAO and Senior Staff guided by the expertise of our Chief Financial Officer.

Since we, as staff and Council members were aware of some concerns regarding whether or not last year’s timing of our Public Input Budget Survey actually could have an effect on our budget, that Public Budget Survey was done late Spring/early Summer so that survey results/input from the public could in fact influence decisions early in the process.

Staff worked diligently throughout the Summer and into the Fall and by Friday October 31st, I was informed that what had once been a potential 12% increase was at a reduced, yet still very alarming 9.73%.

By the following Monday, November 3rd when I first had a look at the entirety of the budget our CFO had worked extremely hard over the weekend and the increase was at 7.91%... at least going in the right direction - down!

By Thursday afternoon, November 6th, at a meeting with Senior Staff, I asked my questions and received detailed answers. I also asked if staff could once again look at their individual budgets and come back with a number closer to between 3-4 or even 5 %. At the next meeting on Tuesday November 11th, we were at a 5.36% increase to the levy - another improvement.

Using strong Mayor powers, I asked two things of staff.

1. Having learned that the Region and many other municipalities throughout Ontario have some type of Rate Stabilization Reserve, sometimes called a Taxpayer Relief Reserve, I asked staff to investigate setting up such a fund whereby a percentage or an amount, as yet undetermined, pulled from the previous year’s reported surplus could be allocated to help us move through the next couple of years or at least until some time as we begin to see some relief due to increased assessment growth and additionally to bring that report back to Council for discussion and approval sometime in Q2 or Q3 of 2026.

And 2, I additionally asked under Strong Mayor powers that \$100,000 be taken from the Contingency Reserve and directly used to offset the levy for 2026.

I was pleased to be able to turn what has been labelled as the Mayor's Budget over to Council at 3.98%. Council was given the full allowable under the legislation amount of 30 days to examine the budget and to bring forth to the Office of the Clerk, their written amendments to the budget presented on November 17th, to be debated by members of council. That is what is about to occur now. The amendments, submitted by members of council within that allocated timeframe will now be discussed, debated and voted upon.

Thank you to members of council for doing your due diligence in examining the budget and looking for further ways or areas to benefit our residents. And, thank you to Senior Staff and our CAO for supporting councillors as they worked through this process.



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

MEETING NO. ONE

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

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Jessica Dyson, Director, Legal and Legislative Services
Gerrit Boerema, Director, Growth and Sustainability
Katelyn Repovs, Director, Corporate Services/CFO
Kevin Geoghegan, IT Help Desk Analyst
Justin Paylove, Manager, Legislative Services/Clerk
Tm Hofsink, Fire Chief
Truper McBride, CAO
Cindy Summers, Director, Community and Protective Services
Robin Shugan, Senior Planner
Steve Emslie, Manager, Finance/Deputy Treasurer
Susan Smyth, Manager, Community Planning and Design
Mike DiPaola, Director, Infrastructure
Vanessa Holm, CEO, West Lincoln Library Services

Attendees: Rob Cosby
John Ganann
Adam Moote
Marlene Bergsma
Geoffrey Knapper

James Thomas
Dan Caco
Cindy Weir

Attended part-time:

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

1. Application for Zoning By-law Amendment

The Chair states this is a public meeting to consider an application for a Zoning By-law Amendment.

2. EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION

The intent of this application is 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.

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 future committee meeting when the accompanying recommendation report regarding the proposed Zoning By-law Amendment is presented.

4. Public Meeting

The Chair stated that 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 methods and dates by which notice of the Public Meeting was given.

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

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

In response to the Chair's inquiry, Manager, Community Planning and Design, Susan Smyth presented a brief powerpoint presentation and explained the purpose and reason for the proposed Zoning By-law Amendment attached as Schedule "A".

The Chair inquired to Council if they had any questions or clarification for administration with respect to this application.

Councillor Rehner inquired to the Manager, Community Planning and Design, Susan Smyth regarding if this aggregate was brought to the property without a permit and he also noted that why was the aggregate not removed, Councillor Rehner asked what they want to do with the rock.

In response to Councillor Rehner's inquiry the Manager, Community Planning and Design, Susan Smyth explained that in 2024 there was no permit issued, but she noted that this application is to bring the property into compliance. She also explained that based on a site visit with the Ministry, the rock/aggregate is from virgin rock and that the purpose of the rock/aggregate is for use of storage and resale. The Manager, Community Planning and Design, Susan Smyth commented that this is an information report on the process, and she also noted that a site plan would be required.

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

Adam Moote, AD Moote Consulting, agent for V & R Recycling

Adam Moote, AD Moote Consulting, introduced his colleague Geoffrey Knapper and stated he could answer questions in regard to the environmental side of the approvals, and he explained that he would be available regarding any planning questions. Adam Moote, AD Moote Consulting explained that he didn't have

anything further to add to the Manager, Community Planning and Design, Susan Smyth's presentation.

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

There were no questions or clarifications from Council to the applicant/agent.

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. 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.

Marlene Bergsma, resident - West Lincoln Green Team

Marlene Bergsma read from a prepared statement attached as Schedule "B" in regard to the restoration plan in the environmental area.

The Chair ask if Council have any questions of clarification from the presenter?

There were no questions of clarification from the presenter.

The Chair asked if there was anyone online that would like to make any oral or written submissions regarding the proposed Zoning By-law Amendment.

There was none.

The Chair asked if Council had any questions of clarification from the presenter

There were none.

The Chair invited the applicant to provide any closing comments to respond to any new information presented during this public meeting.

Adam Moote, AD Moote Consulting

Adam Moote advised Council that he agreed with some of the comments that were brought forward and he noted he will be working closely with administration, in regard to the final report.

The Chair asked if any Members of Committee have any final questions of clarification only to Administration or written submissions on the proposed Zoning By-law Amendment.

The Chair advised that a Recommendation Report will be brought forward at a future committee meeting whereby Council will debate the merits of this application and decide upon its recommendation.

The Chair also advised, if you wish to be further notified of this application, please sign the sheet at the side table near the Council Chambers door.

ADJOURNMENT

The Chair states that this public meeting with respect to the proposed Zoning By-law Amendment is concluded at the hour of 6:57 p.m.

5. Application for Zoning By-law Amendment

The Chair states this is a public meeting to consider an application for a Street Naming.

6. EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION

The intent of this application that was submitted is to propose 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

7. Purpose of the Public Meeting

This public meeting is being held in accordance with the Municipal Act S.O. 2001 Chapter 25 and the Township of West Lincoln's Procedural By-law and Street Naming Policy, being Policy POL-PD-OI-II for the street naming of the Abingdon Road and Regional Road 65 Condominium Development.

8. Public Meeting

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, Manager, Legislative Services/Clerk, Justin Paylove explained that proper notice was given.

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

In response to the Chair's inquiry, Senior Planner, Robin Shugan presented a brief powerpoint and explained the purpose and reason for the proposed Street Naming attached as Schedule "C".

The Chair inquired to Council if they had any questions or clarification for administration with respect to this application.

Councillor Trombetta stated that he wanted clarification if the applicant reviewed the list of street names.

In response to Councillor Trombetta, Senior Planner, Robin Shugan explained that the applicant did review the recommended list of street names but proposed these names, she also explained that they also chose an alternative name from the list.

Councillor Rehner had a question regarding the naming of a road when there is no road or development.

In Response to Councillor Rehner, Senior Planner, Robin Shugan explained that this is one of the conditions for the draft condo agreement that has to be fulfilled for the development agreement to move forward.

Councillor Maychak inquired about how do you describe this road, in terms of Street, Road, Lane etc.

In response to Councillor Maychak, Director, Growth and Sustainability, Gerrit Boerema explained that typically names are brought to Council it is just the road name and not the suffix. At the final recommendation report stage, operationally administration would recommend what is better suited for the condo development, such as a court or a lane. He also noted that this was a cul-de-sac with nine units and most of the suffix's would work. He also noted it is ultimately Council's decision.

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

James Thomas, AJ Clark and Associates - Agent

James Thomas gave a brief explanation on how the development began. He noted that the property was purchased in 2023 and that they have been working on clearing all of the conditions for approval. The draft plan was approved in 2023 and that the street naming is condition number six. He also stated that Magnolia was voted upon by the future purchasers of the conditionally sold property. He also noted if Magnolia is deemed to be inappropriate for this development, the alternative is Kerrigan.

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

Councillor Chechalk inquired if anyone would be offended if the road was named Kerrigan Circle.

In response to Councillor Chechalk, James Thomas, agent stated that the secondary name attached whether is Lane, Court is not an issue, he noted that the reason for Magnolia is what the future purchasers requested.

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. 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.

The Chair ask if Council have any questions of clarification from the presenter?

There were no questions of clarification from the presenter.

The Chair asked if there was anyone online that would like to make any oral or written submissions regarding the proposed Street Naming.

There was none.

The Chair asked if Council had any questions of clarification from the presenter
There were none.

The Chair invited the applicant to provide any closing comments to respond to any new information presented during this public meeting.

There were no closing comments.

The Chair asked if any Members of Committee have any final questions of clarification only to Administration or written submissions on the proposed Zoning By-law Amendment.

There were no final questions.

The Chair advised that a Recommendation Report will be brought forward at a future committee meeting whereby Council will debate the merits of this application and decide upon its recommendation.

The Chair also advised, if you wish to be further notified of this application, please sign the sheet at the side table near the Council Chambers door.

5. Adjournment

The Chair states that this public meeting with respect to street naming is concluded at the hour of 7:11 p.m.

JUSTIN PAYOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN,
CHAIR

Zoning By-law Application
File: 1601-013-25
6910 Silver Street / Bismark Road / Regional Road 65



Subject Land Details



Lands contain a single detached dwelling with a detached garage, and three other buildings associated with the site-specific zone that permits the salvage yard.

Balance is used for agricultural use including field crop production in the northwest corner and mid-section of the property.

Site is constrained by the Beaver Creek Provincially Significant Wetland (PSW) and significant woodlands and several permanent and intermittent streams.

Current Situation

Images of the shale rock pile that was deposited along the western edge of the site.



Requested Amendment

Proposal is seeking approvals to amend the site for a new site-specific zone that will include the following changes:

Modify the current A-5 zone boundaries which will require the removal of the salvage yard permissions from the northwest corner of the site which is being used for agricultural use and field crop production and swap it out for an area of the site that is centralized and zoned as agricultural (A).

Add the use for the storage, processing and resale of rock, shale and aggregate materials within a designated location on the site.

Reinstatement of the Environmental Conservation (EC) Zone buffer limit (30 metres) as well as the Environmental Protection (EP) Zone of the wetland along the western edge of the site with the requirement for restoration of vegetation for the long-term protection of the natural features.



Your Future Naturally.

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

Good evening,

My name is Marlene Bergsma and I am here on behalf of the West Lincoln Green Team which has members from across West Lincoln. The Green Team seeks to improve the health of the ecosystems across our community by promoting biodiversity and native pollinator habitat through education, advocacy and action. We have a great series of workshops coming up at the Library. Check the website to join us.

We are not speaking in regard to the land use aspects of this application, but we are speaking in favour of the amendment as it relates to environmental restoration.

V&R Recycling, by diverting material from the landfill, provides a valuable service to our community. The West Lincoln Green Team is grateful for the opportunity for the health of the provincially significant wetland of Beaver Creek, which runs through V&R's property, to be protected and enhanced. We are grateful for the efforts of staff, the Niagara Peninsula Conservation Authority, the Ministry of the Environment, Conservation and Parks, Niagara Region, and the Mississaugas of the Credit First Nation to hold property owners like V&R to account as they steward valuable ecosystem resources such as this watershed, woodland and intermittent streams. We are in favour of eliminating the encroachment into the Natural Environment System and of successfully restoring the system and the necessary buffer.

We have read the Information Report for the Zoning By-law Amendment Application for this site at 6910 Silver Street (File No. 1601-013-25). We have read and reviewed the Restoration Plan prepared by Colville Consulting.

We support the reinstatement of the Environmental Protection Zone of the wetland along the western edge of the site. We support the reinstatement of the 30-metre Environmental Conservation Zone buffer limit. We are in favour of the

requirement for restoration of vegetation -- for the long-term protection of the natural features.

We are in favour of the full planning review of the proposed zoning changes. We are in favour of requiring an Environmental Impact Study to reduce the possible impact of locating a Salvage Yard next to such an important Natural Environment System. We look forward to a detailed mitigation and restoration strategy, and to proof that there will be no further negative impacts or encroachment into the Natural Environment System and its necessary buffer.

We agree with Niagara Region that the proposed planting density is insufficient and should be substantially increased. We agree that both the species diversity and planting stock size (the caliper of the shrubs) should be enhanced to ensure ecological function and survival.

We agree that the restoration area must include the full extent of the natural feature and the necessary buffer zone, to protect these valuable features from the activities of the salvage yard and the storage and sale area for the rock and aggregate.

We agree that the monitoring of the program should extend for a minimum of three years following the planting to allow for meaningful assessment of establishment and success. A single inspection is not adequate.

With regard to the importance of ensuring the biodiversity of this provincially significant wetland, we are mindful of the importance of native pollinators such as bees, butterflies, moths and other insects to build a resilient web of life to support the overall health of the natural environment.

We have several questions and one recommendation.

1. Who will be responsible for the monitoring program?
2. Who will ultimately approve the density, diversity and species size of the restoration planting?
3. If, during the monitoring, there is insufficient establishment and success of the native plantings, what additional measures will be required?

4. If there is insufficient establishment and success of the restoration plantings, will the monitoring program be extended to allow for ongoing monitoring?

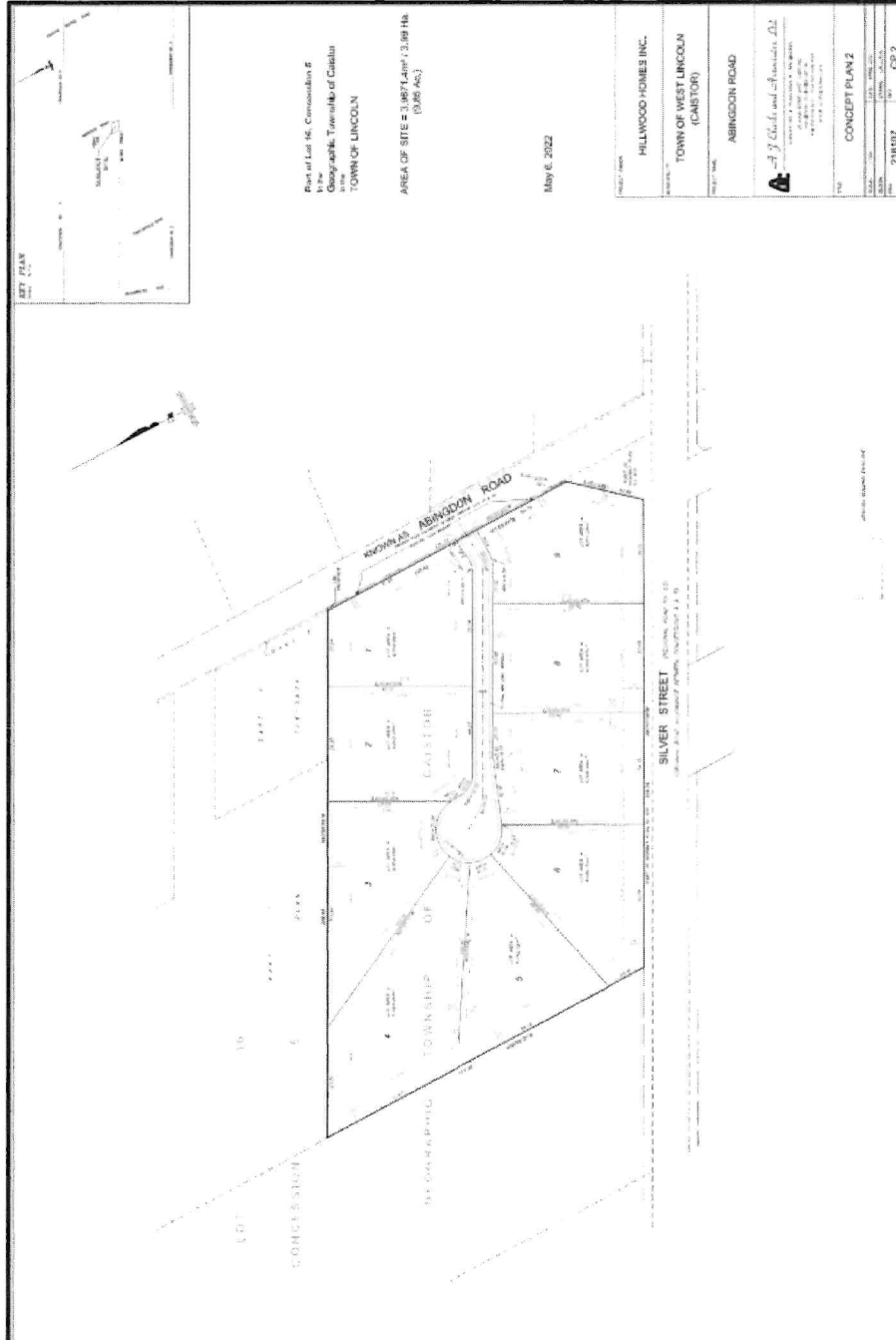
Our recommendation would be that the monitoring program be extended for as long as is needed to ensure meaningful establishment and success of the diversity of native species. Monoculture or plants that do not survive will not achieve the needed biodiversity and wildlife habitat goals.

Thank you.

For reference:

Table 1. Shrub Planting List			
Species	Size	Count	Approx. Cost
Gray Dogwood	60MM Plug	40	\$80.00
	1 GAL	10	\$60.00
Silky Dogwood	60MM Plug	30	\$60.00
Elderberry	60MM Plug	30	\$60.00
	1 GAL	10	\$60.00
Staghorn Sumac	60MM Plug	30	\$60.00
	1 GAL	20	\$120.00
Willow	60MM Plug	30	\$60.00
Total		200	\$560.00

Any areas disturbed by remediation efforts should afterwards be reseeded with an NPCA approved native meadow/wetland seed mix. A balanced wetland mixture provided by Sassafras Farms lists the price of this mix at \$360.00 per kilogram at a seeding rate of 9 kg/acre. This wetland mixture includes Fox Sedge, Soft Rush, Riverbank Wild Rye, Hop Sedge, Monkey Flower, Blue Vervain, Purple Stemmed Aster, Fringed Sedge, Joe Pye Weed, Boneset, Wool Grass, Swamp Milkweed, Rough Leaved Goldenrod and Dark Green Bulrush.



West Lincoln
 Your Future Naturally

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-01

A BY-LAW TO AUTHORIZE THE CONVEYANCE OF A PORTION OF THE MUNICIPAL ROAD ALLOWANCE FORMERLY KNOWN AS SOUTH GRIMSBY ROAD 10, BEING PART OF THE ROAD ALLOWANCE BETWEEN LOTS 19 AND 20, CONCESSION 9, DESCRIBED AS PART 8 ON PLAN 30R-15936; TOWNSHIP OF WEST LINCOLN (GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY), REGIONAL MUNICIPALITY OF NIAGARA

WHEREAS Sections 8 and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, permit a municipality to pass by-laws in accordance with the Act;

AND WHEREAS by By-law No. 2025-41, The Corporation of the Township of West Lincoln permanently closed and declared surplus the portion of the road allowance formerly known as South Grimsby Road 10, being Part of Lot 19, Concession 9, described as Parts 3, 4, 5, 10, 11, 12 & 13 on Plan 30R-15936, save and except Parts 1 & 2 of Plan 30R-16209 and part of the road allowance between Lots 19 & 20, Concession 9, being Part 8 on Plan 30R-15936; Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara.

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

1. That the portion of the road allowance formerly known as South Grimsby Road 10, being Part of Lot 19, Concession 9, described as being Part of the road allowance between Lots 19 and 20, Concession 9, described as Part 8 on Plan 30R-15936; Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara, be conveyed to the owner of 7526 Regional Road 20 of the abutting lands to the west designated as PIN 46056-0229(LT) and that the portion of the road allowance conveyed be merged with the adjacent lands.
2. As a condition of completion of the Transfer, the owner of the abutting lands shall be responsible for payment of the costs incurred by the Municipality in permanently closing the portion of the road allowance and completing the conveyance, including administrative, surveying and legal costs.
3. The Mayor and the Clerk of The Corporation of the Township of West Lincoln are hereby authorized to sign or execute such deeds or other documents as may be necessary to complete such conveyances.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
26 DAY OF JANUARY, 2026.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-02

A BY-LAW TO PERMANENTLY CLOSE AND DECLARE SURPLUS THAT PART OF SOUTH GRIMSBY ROAD 3, BEING PART OF THE ROAD ALLOWANCE BETWEEN LOTS J AND Q, EAST GORE, DESCRIBED AS PART 2 ON PLAN 30R-16493; TOWNSHIP OF WEST LINCOLN (GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY), REGIONAL MUNICIPALITY OF NIAGARA

WHEREAS Sections 11 and 27 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, permit a Council to pass bylaws in respect of any highway or part of a highway which is under the jurisdiction of the municipality;

AND WHEREAS the Council of the Corporation of the Township of West Lincoln desires to permanently close and declare surplus part of South Grimsby Road 3 Road Allowance, being part of the road allowance between Lots J And Q, East Gore, Described as Part 2 on Plan 30R-16493; Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara;

AND WHEREAS Section 34(1) of the Municipal Act requires that before passing a by-law for permanently closing a highway or any part of a highway, a municipality shall give public notice of its intention to pass the by-law;

AND WHEREAS public notice of Council's intention to pass a by-law to permanently close the part of the road allowance aforementioned was given on May 12, 2025.

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

1. That part of South Grimsby Road 3 Road Allowance, being part of the road allowance between Lots J And Q, East Gore, Described as Part 2 on Plan 30R-16493; Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara be and the same is permanently closed and declared to be surplus.
2. That a certified copy of this by-law be registered in the proper Land Registry Office.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
26 DAY OF JANUARY, 2026**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-03

A BY-LAW TO AUTHORIZE THE CONVEYANCE OF A PORTION OF THE MUNICIPAL ROAD ALLOWANCE FORMERLY KNOWN AS SOUTH GRIMSBY ROAD 3, BEING PART OF THE ROAD ALLOWANCE BETWEEN LOTS J AND Q, EAST GORE, DESCRIBED AS PART 2 ON PLAN 30R-16493; TOWNSHIP OF WEST LINCOLN (GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY), REGIONAL MUNICIPALITY OF NIAGARA

WHEREAS Sections 8 and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, permit a municipality to pass by-laws in accordance with the Act;

AND WHEREAS by By-law No. 2026-02, The Corporation of the Township of West Lincoln permanently closed the portion of the road allowance formerly known as South Grimsby Road 3, being part of the road allowance between Lots J And Q, East Gore, Described as Part 2 on Plan 30R-16493; Township of West Lincoln (Geographic Township of South Grimsby), Regional Municipality of Niagara.

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

1. That the portion of the road allowance formerly known as South Grimsby Road 3, being part of the road allowance between Lots J And Q, East Gore, Described as Part 2 on Plan 30R-16493, Regional Municipality of Niagara, be conveyed to the owner of 3416 South Grimsby Road 3 of the abutting lands to the east designated as PIN 46048-0011(LT) and that the portion of the road allowance conveyed be merged with the adjacent lands.
2. As a condition of completion of the Transfer, the owner of the abutting lands shall be responsible for payment of the costs incurred by the Municipality in permanently closing the portion of the road allowance and completing the conveyance, including administrative, surveying and legal costs.
3. The Mayor and the Clerk of The Corporation of the Township of West Lincoln are hereby authorized to sign or execute such deeds or other documents as may be necessary to complete such conveyances.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
26 DAY OF JANUARY, 2026.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-04

**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 January 26, 2026 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
26 DAY OF JANUARY, 2026.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK