

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

MEETING NO. ONE

February 9, 2026, 5:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

Absent: Councillor Shelley Bradaric, notification provided
Councillor Mike Rehner, notification provided

Attendees: John Ganann
Peggy Cook
Nancy Neville
Rodger Vaughan
Gord Szaszi
Kelsey Waugh*

Attended part-time*

1. CHAIR - Councillor Joann Chechalk

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk will provide the following announcements:

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

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

3. CONFIDENTIAL MATTERS

Councillor Greg Maychak joined the meeting at 5:32 pm.

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:

3.1 Kelsey Waugh, CIMA

Re: Educational Presentation - Parking Rules and Regulations

TRAINING

Applicable Closed Session Exemption(s):

- Educational Training Session (section 3.1)

3.1 Kelsey Waugh, CIMA

Re: Educational Presentation - Parking Rules and Regulations
TRAINING

4. DISCLOSURE OF CONFIDENTIAL MATTERS

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

There were no disclosure of pecuniary interest and/or conflict of interest

Public Meeting(s)

6. PUBLIC MEETING(S)

6.1 Community Improvement Plan - Township of West Lincoln

Re: The Township of West Lincoln is proposing an Affordable Housing Community Improvement Plan (CIP), a land use planning tool that allows municipalities like ours to provide financial incentives (grants and loans) and non-financial incentives to private landowners to encourage revitalization and development like housing.

6.2 Zoning By-law Amendment - Township of West Lincoln

Re: The Township of West Lincoln is initiating amendments to the Zoning By-law 2017-70, to address some minor updates to be addressed through housekeeping amendments to the Zoning By-law. The proposed amendments are changes to Part 1 Administration-Enforcement, Part 3 General Provisions - On-Farm Diversified Uses, Driveway and Parking Aisles, Part 13 and Schedule A - Zoning Employment Zones within the Spring Creek Heights Secondary Plan Area,

7. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of items on agenda

8. APPOINTMENTS/PRESENTATION

There were no appointments/presentations

9. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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

One (1) hour in total shall be allocated for this section of the agenda and each

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

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

10. COMMUNICATIONS

There were no communications

11. STAFF REPORTS

11.1 ITEM GS01-26

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

Re: Recommendation Report PD-04-2026 - Proposed Street Name for Abingdon Road Condominium File: 2000-91-22CDM

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

1. That, Recommendation Report PD-04-2026, titled "Proposed Street Name for Abingdon Road Condominium File: 2000-91-22CDM", dated February 9, 2026, be received; and,
2. That, the Township pass a by-law to name the proposed street within the Vacant Land Condominium Abingdon Road Development 'Kerrigan Lane' in accordance with Schedule 'A' of the attached Draft By-law.

Carried

11.2 ITEM GS02-26

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

Re: Information Report PD-03-2026 – Township Initiated Housekeeping Amendments to the Zoning By-law for Public Consultation

Moved By Mayor Cheryl Ganann

Seconded By Councillor William Reilly

1. That, Information Report PD-03-2026, titled “Information Report – Township Initiated Housekeeping Amendments to the Zoning By-law for Public Consultation”, dated February 9, 2026, be received for Information.

Carried

11.3 ITEM GS03-26

Director, Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-05-2026 - Affordable Housing Community Improvement Plan File No.1701-001-26

Moved By Councillor William Reilly

Seconded By Mayor Cheryl Ganann

1. That Information Report PD-05-2026 titled “Information Report, Affordable Housing Community Improvement Plan, File No. 1701-001-26” dated February 9, 2026 be received for information.

Carried)

12. OTHER BUSINESS

12.1 ITEM GS04-26

Members of Committee

Re: Other Business Matters of an Informative Nature

13. NEW BUSINESS

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

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 7:46 P.M.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR