

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN COUNCIL AGENDA

MEETING NO. FOUR

Monday, April 27, 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" - Caistor Centre 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 Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

3. **OPENING PETITION - Councillor Shelley Bradaric**

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

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

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

NOTE: Requests to address items on the agenda are restricted to specific items as follows per Section 6.7 of the Procedural By-law:

6.7 Public Comment at Council

There shall be no comments from the public permitted at Council unless:

- (a) a specific appointment has been scheduled; or,
- (b) an item is included under the “Other Business” or “Communications” or “Appointments” section of the agenda and relates to a matter which would normally be dealt with at Committee.

Chair to inquire if there are any members of the public present who wish to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

7. APPOINTMENTS/PRESENTATIONS

There are no appointments/presentations

8. REGIONAL COUNCILLOR'S REMARKS

9. CONFIRMATION OF MINUTES

9.1 Council Minutes

7

Re: Minutes March 23, 2026

CONFIDENTIAL MINUTES UNDER SEPARATE COVER

Moved By Councillor Jason Trombetta

- 1. That the minutes relating to the March 23, 2026, Council Meeting, be accepted; and,
- 2. That the confidential minutes relating to the closed session portion on March 23, 2026, Growth and Sustainability Committee 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 Public Meeting under the Planning Act

33

Re: Minutes - April 13, 2026

Moved By Councillor Joann Chechalk

- 1. That the minutes relating to the April 13, 2026, Public Meetings, be accepted.

9.3 Public Consultation

42

Re: Minutes - March 25, 2026

Moved By Councillor Jason Trombetta

- 1. That the minutes relating to the March 25, 2026, Public Consultation Meeting, be received.

10. COMMUNICATIONS

- 10.1 Joint Accessibility Advisory Committee 54
Re: Minutes - March 12, 2026

Moved By Councillor Mike Rehner

1. That the Joint Accessibility Advisory Committee Minutes dated March 12, 2026, be received.

- 10.2 Mayor's Youth Advisory Committee 58
Re: Minutes - March 4, 2026

Moved By Councillor Shelley Bradaric

1. That the Mayor's Youth Advisory Committee Minutes dated March 4, 2026, be received.

- 10.3 Age Friendly Advisory Committee 60
Re: Minutes - March 6, 2026

Moved By Councillor Greg Maychak

1. That the West Lincoln Age Friendly Advisory Committee Minutes dated March 6, 2026, be received.

- 10.4 Niagara Regional Transit
Re: Request for Inclusion in Niagara Regional Transit intra-municipal Service for West Lincoln

Moved By Councillor William Reilly

WHEREAS West Lincoln did not opt in to local intramunicipal transit service through the amalgamation process; and
WHEREAS there is a growing demand from West Lincoln residents for local transit services; and
WHEREAS many of the residents who are moving to West Lincoln are accustomed to utilizing local transit; and
WHEREAS The Town of West Lincoln is expecting unprecedented growth; and
WHEREAS the population of The Town of West Lincoln is approximately 16,500, and is expected to grow to over 39,000 by 2051; and
WHEREAS the largest portion of that growth will be in the urban centre of Smithville; and
WHEREAS The Town of West Lincoln is the largest municipality by geographic area in the Niagara Region; and
WHEREAS it was agreed upon by local area municipalities and the Regional Municipality of Niagara, through the Triple Majority process in the establishment of the Niagara Transit Commission and in the

adoption of the Niagara Service Standards Strategy, that Niagara Transit would plan for and work towards all local municipalities receiving transit services fairly and equitably;

THEREFORE the Mayor and Council of West Lincoln request that Niagara Transit present options for the introduction of intramunicipal transit service in West Lincoln; and

THEREFORE Mayor and Council direct the Clerk to send this request as official correspondence to the Niagara Transit Commission

11. MAYOR'S REMARKS

12. REPORT OF COMMITTEE

- 12.1 Growth and Sustainability Committee 62
Re: Minutes - April 13, 2026

Moved By Councillor Joann Chechalk

1. That the minutes relating to the April 13, 2026, Growth and Sustainability Committee Meeting, be accepted.

- 12.2 Infrastructure Committee 69
Re: Minutes - April 13, 2026

Moved By Councillor William Reilly

1. That the minutes relating to the April 13, 2026, Infrastructure Committee Meeting, be accepted.

13. STAFF REPORTS

- 13.1 Manager of Finance/Deputy Treasurer (Steve Emslie) and Property Tax and Payroll Coordinator (Sarah Petrina) 73
Re: Recommendation Report T-07-2026 - 2026 Tax Rate By-Law

Moved By Councillor Shelley Bradaric

1. That, Recommendation Report T-07-2026, titled "2026 Tax Rate By-Law", dated April 27, 2026, be received; and,
2. That, the 2026 tax rates, attached as Schedule A to this report, be approved; and,
3. That, By-Law 2026-17, to set the rates of taxation for the year 2026, be approved.

- 13.2 Fire Chief (Tim Hofsink) 80
Re: Information Report WLFD-05-2026 - Monthly Update – March 2026

Moved By Councillor Jason Trombetta

1. That, Information Report WLFD-05-2026 titled "Monthly Update - March 2026", dated April 27, 2026, be received.

- 13.3 Director, Legal and Legislative Services (Jessica Dyson) and CAO (Truper McBride)
Re: Recommendation Report LLS-04-202 - Regional Governance Review – Bill 100 (Better Regional Governance Act, 2026)

Moved By Councillor Shelley Bradaric

1. That, Recommendation Report LLS-04-2026 titled “Regional Governance Review – Bill 100 (Better Regional Governance Act, 2026)” dated April 27th, 2026 be received; and,
2. That, Council provide direction to administration on the municipality’s position regarding Bill 100 to inform a submission to the Province.

14. RECONSIDERATION

(“Definition”) This section is for a Member of Council to introduce a motion to reconsider action taken at this Council Meeting or the previous regular Council meeting. A motion to reconsider must be made by a Council Member who voted in the majority on the matter to be reconsidered. The Chair may rule that a motion to reconsider will be dealt with at the next following Council Meeting if for some reason it cannot be dealt with at this meeting.

15. NOTICE OF MOTION TO RESCIND

(“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.

16. OTHER BUSINESS

- 16.1 Members of Council
Re: Council Remarks

17. 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.

18. CONFIDENTIAL MATTERS

There are no confidential matters

19. DISCLOSURE OF CONFIDENTIAL MATTERS

20. BY-LAWS

Moved By Councillor Jason Trombetta

1. That leave be granted to introduce By-Laws 2026-17, 2026-18, 2026-19, 2026-20, 2026-21, and 2026-22, 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.

| | | |
|------|---|-----|
| 20.1 | BY-LAW 2026-17 Being a By-law to adopt the estimates for the Year 2026 and to set the Rates of Taxation for the Year 2026 | 88 |
| 20.2 | BY-LAW 2026-18 Being a By-law to adopt the Affordable Housing Community Improvement Plan, as a Policy Document, for the Community Improvement Project area within the Township of West Lincoln, pursuant to the boundaries of the community of Smithville Urban Area Boundaries. | 92 |
| 20.3 | BY-LAW 2026-19 Being a By-law to designate the Affordable Housing Community Improvement Project are to the community of Smithville Urban Area Boundaries. | 95 |
| 20.4 | BY-LAW 2026-20 A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln. Housekeeping Amendment | 120 |
| 20.5 | BY-LAW 2026-21 A By-law to authorize an agreement between the Corporation of the Township of West Lincoln and Walker Construction Limited for the 2026 Road Rehabilitation Work Project | 125 |
| 20.6 | BY-LAW 2026-22 A By-law to adopt, confirm and ratify matters dealt with by Council Resolution | 126 |

21. ADJOURNMENT

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



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
COUNCIL MINUTES

MEETING NO. THREE

March 23, 2026, 5:00 p.m.

Township Administration Building
318 Canborough Street, Smithville, Ontario

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

Absent: Councillor Jason Trombetta

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

Attendees: John Ganann
Albert Witteveen, Regional Councillor
Dave Tamminga

1. **SINGING OF "O CANADA" - Smithville Christian High School**

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

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

3. OPENING PETITION - Greg Maychak

Councillor Maychak 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)

5.1 Councillor William Reilly - BY-LAW 2026-11

5.2 Councillor William Reilly - BY-LAW 2026-12

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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6.7 Public Comment at Council

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- (a) a specific appointment has been scheduled; or,
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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.

There were no members of the public present who wish to address specific items on the agenda.

7. APPOINTMENTS/PRESENTATIONS

7.1 Jason Reynar, Lerner LLP

Re: Municipal Governance and Restructuring Information
POWERPOINT PRESENTATION

Jason Reynar gave a brief presentation on Municipal Restructuring attached to these minutes as Schedule "A".

8. CONFIDENTIAL MATTERS

Moved By Councillor Joann Chechalk

Seconded By Councillor Shelley Bradaric

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

8.1 Jason Reynar, Lerner's LLP

Re: OLT Appeal information and Direction

Applicable Closed Session Exemption(s):

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and,
- Advice that is subject to solicitor-client privilege, including communications necessary for that purpose

8.1 Jason Reynar, Lerner's LLP and Gerrit Boerema, Director of Growth and Sustainability

9. DISCLOSURE OF CONFIDENTIAL MATTERS

1. That Council direct Administration to defend the position of the Committee of Adjustment before the OLT, including delegating the authority to the CAO or his designate to negotiate a settlement; and,
2. That administration return to Council for approval of any settlement proposed.

10. REGIONAL COUNCILLOR'S REMARKS

Regional Councillor Albert Witteveen provided an update on traffic concerns.

11. CONFIRMATION OF MINUTES

11.1 Council Minutes

Re: Minutes - February 23, 2026

Moved By Councillor Mike Rehner

Seconded By Councillor William Reilly

1. That the minutes relating to the February 23, 2026, Council Meeting, and the recommendations contained therein, be accepted.

Carried

12. COMMUNICATIONS

12.1 West Lincoln Age Friendly Advisory Committee

Re: Minutes - February 6, 2026

Moved By Councillor Greg Maychak

Seconded By Councillor William Reilly

1. That the West Lincoln Age Friendly Advisory Committee Minutes dated February 6, 2026, be received.

Carried

12.2 Director, Growth and Sustainability (Gerrit Boerema)

Re: Resolution requiring land - Wade Road (Phelps Homes Ltd.)

Moved By Councillor Mike Rehner

Seconded By Councillor Shelley Bradaric

1. That Council, as per article 4 of the Minutes of Settlement approved by the OMB for Case No. PL170875, accept the transfer of lands identified in Schedule B of said Minutes and legally described as Part Lot 8, Plan M97, as confirmed by PL30BA1694 being, Part 6 on 30R14063 and being Part 6 on 30R14109, save and except Part 1 on 30R15840, Township of West Lincoln, be accepted by the Township.

Carried

13. MAYOR'S REMARKS

The Mayor read from a prepared statement attached to these minutes as Schedule "B"

14. REPORT OF COMMITTEE

14.1 Growth and Sustainability Committee

Re: Minutes - March 2, 2026

Moved By Councillor Shelley Bradaric
Seconded By Councillor Greg Maychak

1. That the minutes relating to the March 2, 2026, Growth and Sustainability Committee Meeting, be accepted.

Carried

14.2 Infrastructure Committee

Re: Minutes - March 2, 2026

Moved By Councillor William Reilly
Seconded By Councillor Shelley Bradaric

1. That the minutes relating to the March 2, 2026, Infrastructure Committee Meeting, be accepted.

Carried

14.3 Corporate Services Committee

Re: Minutes - March 9, 2026

Moved By Councillor Shelley Bradaric
Seconded By Councillor Greg Maychak

1. That the minutes relating to the March 9, 2026, Corporate Services Committee Meeting, be accepted.

Carried

14.4 Community and Protective Services Committee

Re: Minutes - March 9, 2026

Moved By Councillor Greg Maychak
Seconded By Councillor William Reilly

1. That the minutes relating to the March 9, 2026, Community and Protective Services Committee Meeting, be accepted.

Carried

15. RECONSIDERATION

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17. OTHER BUSINESS

17.1 Members of Council

Re: Council Remarks

Councillor Maychak

Re: YMCA-March Break Program and Summer Camp

Councillor Bradaric

Re: March Break Program and Community Centre Ping Pong Table

Councillor Reilly

Re: March 4, 2026 attended Engineering Technical Lunch
March 23, 2026 Crossing Guard Appreciation Day

Councillor Checkalk

Re: April 22, 2026, Mayor’s Luncheon
May 9, 2026, Niagara Farm Day

Mayor Ganann

Re: Speech Contest

18. 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

19. BY-LAWS

Councillor William Reilly joined the meeting at 5:38 pm.

Moved By Councillor Shelley Bradaric
Seconded By Councillor Joann Chechalk

1. That leave be granted to introduce By-Laws 2026-10, 2026-11, 2026-12, 2026-13, 2026-14, 2026-15, and 2026-16 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

Moved By Councillor Shelley Bradaric
Seconded By Councillor Joann Chechalk

1. That leave be granted to introduce By-Laws 2026-11 and 2026-12, 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.

| | For | Against | Conflict |
|-----------------------------|------------|----------------|-----------------|
| Councillor Shelley Bradaric | X | | |
| Mayor Cheryl Ganann | X | | |
| Councillor Mike Rehner | | X | |
| Councillor William Reilly | | | X |
| Councillor Joann Chechalk | X | | |
| Councillor Greg Maychak | X | | |
| Results | 4 | 1 | 1 |

Carried (4 to 1)

19.1 BY-LAW 2026-10

A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln
6910 Silver Street

19.2 BY-LAW 2026-11

Being a By-law adopt Amendment NO. 68 to the Official Plan for the Township of West Lincoln
Morgan Ave. - College Street

Councillor William Reilly declared a conflict on this item.

19.3 BY-LAW 2026-12

A By-law to amend Zoning By-law No. 2017-70, as amended, of the Township of West Lincoln
132 College Street

Councillor William Reilly declared a conflict on this item.

19.4 BY-LAW 2026-13

Being a By-law to amend By-law 89-2000 which regulates Traffic and Parking on Township Roads

19.5 BY-LAW 2026-14

A By-law to establish an Emergency Management Program for the Township of West Lincoln and to authorize the execution of Shared Service Agreements for the provision of Emergency Management Services between the Town of Lincoln, Town of Pelham, Township of Wainfleet, and Township of West Lincoln

19.6 BY-LAW 2026-15

Being a By-law to Establish an Administrative Penalty System

19.7 BY-LAW 2026-16

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 7.55 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN



Municipal Restructuring

Township of West Lincoln Council Presentation

March 23, 2026 – Open Session

Jason Reynar, General Counsel to the Township of West Lincoln

jreynar@lernalers.ca | 416.775.7723



Office of the Regional Chair | Bob Gale
1815 Sir Isaac Brock Way, PO Box 1042 Thorold, ON L2V 4T7
Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-685-6243
Email: Bob.Gale@niagararegion.ca
www.niagararegion.ca

February 5, 2026

Dear Niagara Region Mayors,

Enclosed, please find a letter that I have submitted to the Minister of Municipal Affairs and Housing in my role as Regional Chair, outlining the urgent need for municipal governance reform here in Niagara. This letter highlights the ongoing issues Niagara's fragmented, outdated and unwieldy governance structure continues to cause, including unsustainable tax increases that hurt residents and threaten the loss of jobs and investment, delayed decision making and a lack of coordination on priorities like transit, housing service delivery and economic development.

This letter makes clear the urgent need for change, but it also makes clear that any changes must be locally informed and supported here in Niagara. Based on previous consultations with many of you, and previous reports, I am deeply contemplating a 4-city or a 1-city model to maximize efficiencies and benefits to the communities we serve.

To that end, I am writing to you all to request your input and co-operation as we review potential governance changes to address the challenges our region faces. The changes under consideration should include but not be limited to a reduction in the number of municipal elected officials in the region - currently 126, which is more than the number of MPPs in the entire provincial legislature - as well as a potential municipal restructuring, including consideration of municipal amalgamations, that streamlines the governance process, reduces the size of government and brings taxpayers better value for money.

I welcome any written comments you wish to share with me. I recognize that there will be a range of views on the best path forward and I am committed to ensuring that Niagara's voice is clear, constructive and focused on better outcomes for our residents and businesses. To support swift consideration and implementation of potential changes, I will be submitting initial recommendations to the minister no later than the first week of March. **Please ensure you have communicated your feedback to me no later than Tuesday, March 3, 2026.**

The goal of these changes is simple: To adopt an outcome that is locally informed, that protects taxpayers and their hard-earned money, and that provides residents of Niagara with the best possible level of municipal services. Thank you to each and every one of you for the passion you show for your communities.

Sincerely,

Bob Gale
Chair, Regional Municipality of Niagara

What is “restructuring”? (s. 172)

- (a) annexing part of a municipality to another municipality,
- (b) annexing a geographic area that does not form part of a municipality to a municipality,
- (c) amalgamating a municipality with another municipality,
- (d) separating a local municipality from an upper-tier municipality for municipal purposes,
- (e) joining a local municipality to an upper-tier municipality for municipal purposes,
- (f) dissolving all or part of a municipality, and
- (g) incorporating the inhabitants of a geographic area as a municipality.

Restructuring Pathways

1. Under the [*Municipal Act, 2001*](#)
 - Relevant regulations: [O. Reg. 204/03](#) and [O. Reg. 216/96](#)
2. Through specific legislation passed by the Province (e.g., *City of Toronto Act, 1997*)

3 Options under the *Municipal Act*

- A. Municipal restructuring proposal (s. 173)
- B. MMAH Minister establishes a restructuring commission (ss. 174 to 178)
- C. By application, in limited circumstances (e.g., dissolve a single-tier municipality), to the Ontario Land Tribunal (ss. 180 to 183)

Option A: Restructuring Proposal

- Municipally led
- Joint draft restructuring proposal and boundary adjustment agreement



Option A: Restructuring Proposal (cont'd)

Required Process:

1. Municipal Negotiation & Drafting
2. Public Consultation
3. Voting Requirements: "Double Majority"

Option A: Restructuring Proposal (cont'd)

Final Approval and Implementation:

- Councils' approval of final restructuring proposal
- If all statutory requirements are met, Minister may implement the proposal by Order (s. 173)
- Minister may return the proposal for reconsideration

Option B: Restructuring Commission

Key Purpose:

Provide an independent, province-appointed body to study local restructuring needs, ensure consultation, and develop a comprehensive proposal



Option B: Restructuring Commission (cont'd)

Process Summary:

- Required consultation
- Draft proposal made public
- At least one public meeting and written submissions
- Commission's Order to implement restructuring (if statutory requirements are met)

Resource: <https://www.centralelgin.org/en/news/Infographic-July-19-2022.pdf>

Municipal Restructuring

Municipal restructuring is conducted, pursuant to Section 171 – 179 of the Municipal Act, 2001 and implementing Ontario Regulation 216/96. A general overview of the municipal restructuring process is outlined below.

Method 1

Municipal Restructuring Proposal

A municipality submits a request to another Municipality that land be transferred from one jurisdiction to another, for a specified reason.



Method 2

Provincial Commission

At the request of a Municipality, the Minister of Municipal Affairs & Housing may establish a Commission to develop a proposal for restructuring municipalities in a geographic area.

Province Has Final Say

"...s. 92(8) [of the *Constitution Act*] gave provincial Legislatures the right to create legal bodies for the management of municipal affairs, a right which included the right to amalgamate such bodies and establish their geographic boundaries...

Any ambiguity about whether a constitutional norm restricted a province from making changes to municipal institutions without municipal consent was resolved in that case in favour of the province's jurisdiction to do so"

East York (Borough) v. Ontario, [1997 CanLII 1316](#) (Court of Appeal for Ontario)

Amalgamation

was supposed to bring
cost savings, smaller
government and lower taxes,
it didn't.

Municipal employee
compensation up

52.8%

Property tax up

50%

Long-term
debt increased

111%

FRASER
INSTITUTE

Municipal Amalgamation in Ontario

By Professors Lydia
Miljan & Zachary
Spicer

May 2015

[Fraser Institute study on
Municipal Amalgamation in
Ontario, 2015](#)

Transitional Board (O. Reg. 204/03)

7. (1) If a restructuring proposal provides for one or more municipalities to be dissolved, incorporated or amalgamated, the **Minister or a commission may**, for transitional purposes, **establish a board** as a corporation.

(2) The Minister or a commission may establish the **composition** of a board established under subsection (1).

(3) If a restructuring proposal provides for a municipality to be dissolved or amalgamated, the Minister or a commission may provide that, until the municipality is dissolved or amalgamated,

(a) **the board** established under subsection (1) may **exercise specified powers of the council** of the municipality;

(b) the council of the municipality shall not exercise specified powers without the approval of the board. [...]

(5) If a restructuring proposal provides for municipalities to be amalgamated, the Minister or a commission may provide that, until the municipalities are amalgamated, the board established under subsection (1) may exercise specified powers the council of the municipality that will result from the amalgamation will have when the amalgamation occurs.

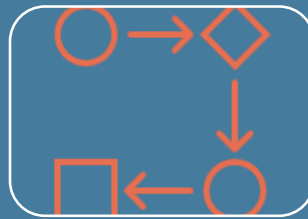
Preparing for Future Discussions



People



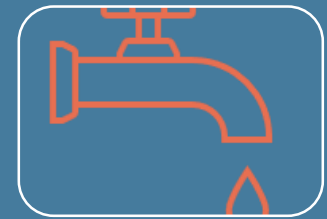
Governance



Process



By-law &
Policy



Infrastructure



Jason Reynar

General Counsel to the Township of West
Lincoln



416.775.7723



jreynar@lerner.ca



<https://ca.linkedin.com/in/jasonwreynar>



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

MEETING NO.THREE

April 13, 2026, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

Attendees: John Ganann
Ryan Anderson
John MacIntosh
Jeremy Brown
Albert Witteveen, Regional Councillor
Rob Cosby
Lucus Cuff
John Mateseje
Linda Mateseje
Michelle Diplock

1. **Consultation Meeting – Telecommunication Tower – Township of West Lincoln**

2. **EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION**

This is a Public Meeting to provide an opportunity for committee and the public to provide comments on a proposed telecommunication Tower, submitted by Signum Wireless on 5724 Regional Road 20, Concession 6, Part Lot 26, Part Lot 27

3. **PURPOSE OF THE PUBLIC MEETING**

In accordance with the Township's Telecommunication Tower policy, the Township of West Lincoln is required to host a consultation meeting to receive input from the public on the construction of a proposed wireless communication tower.

Please note that the establishment of new telecommunications facilities is under the jurisdiction of the Federal Government which is the approval authority for telecommunication towers and requires all proponents of new facilities to consult with the local planning authorities to ensure local protocols and surroundings are considered during the mandated site selection process. The Township of West Lincoln Telecommunications Policy requires public consultation for any proposal of a telecommunication facility.

4. **Consultation Meeting**

The Chair inquired to the Senior Planner, Robin Shugan to explain the purpose and reason for the proposed Telecommunication Tower Application.

In response to the Chair, Robin Shugan, Senior Planner gave a brief explanation in regard to the purpose and reason for the proposed Telecommunication Tower.

The Chair inquired if the applicant or their authorized agent was present to speak to the proposal?

Lucus Cuff, Planner, Fontur International Inc. (Signum Wireless Towers Inc.)

Lucus Cuff, Planner, Fontur International Inc. provided a powerpoint presentation attached as Schedule "A" to these minutes providing a brief explanation of the purpose and the benefits in regards to the proposed Telecommunication Tower.

The Chair inquired if there are any oral or written submissions on the proposal from anyone present? and Members of the public should keep in mind that this meeting is anticipated to be the only public meeting and therefore this may be your only opportunity to provide oral and/or written comments to the Township with respect to this application. Any comments received at this consultation meeting will be noted by Committee in their recommendation to the Federal Government. Members of the public are also reminded to provide their name and street for the record when coming forward to the microphone.

Ryan Anderson, resident

Ryan Anderson stated he had concerns about health issues that telecommunication towers can cause. He stated they produce radiation which could lead to cancer and other health issues, and he also recommended a 500 metre radius from all residential homes is where the Towers should be located. Ryan also commented that the Smithville Bypass should be decided on prior to the Telecommunication Tower proposal.

John Mataseje, resident

John Mataseje stated he lives approximately 180 metres away from the proposed tower and he also noted he was concerned for the health of his bee hives. He also stated that he had a concern with the location of the proposed tower and that the lights flash all night making it difficult for residents.

Linda Mataseje, resident

Linda Mataseje was concerned about health concerns and the radiation the tower can produce for the young children in the area.

John MacIntosh, property owner of the proposed tower location

John MacIntosh explained that he had no health concerns and that there are 100 bee hives on the property. He noted he would have not agreed to the proposal if there were concerns. John stated that he believes the tower is for better service.

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

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

The Chair asked if Council had any questions of clarification for Administration with respect to this application?

Councillor Reilly,

Councillor Reilly inquired to the Director, Growth and Sustainability, Gerrit Boerema, if this tower was different compared to the other towers in the urban area.

In response to Councillor Reilly's inquiry, the Director, Growth and Sustainability, Gerrit Boerema explained that would be something they could review with Lucus Cuff, Planner, Fontur International Inc. (Signum Wireless Towers Inc.).

Councillor Maychak,

Councillor Maychak stated to the Director, Growth and Sustainability, Gerrit Boerema, that he had three concerns regarding the health concerns for the residents, if bees will be impacted, and if this proposed tower will service all of Smithville. Councillor Maychak also inquired if the Director, Growth and Sustainability, Gerrit Boerema, reviewed any Health Canada reports on health concerns and location of the proposed Tower.

In response to Councillor Maychak, Director, Growth and Sustainability, Gerrit Boerema, explained that there were no written comments prior to this meeting, this is the first time staff have heard concerns with health issues and the bee hives. The Director, Growth and Sustainability, Gerrit Boerema also noted that staff have not had the opportunity to check with Health Canada but will look into it. The Director, Growth and Sustainability, Gerrit Boerema reminded Council that they are not the final approver for this proposal, this consultation meeting is an opportunity to provide comments and concerns. The Director, Growth and Sustainability, Gerrit Boerema, also commented that the Federal Government are the regulatory authority, however they do have to follow the Township's Policy on these Towers.

Councillor Maychak inquired to the Planner, Fontur International Inc., Lucus Cuff, does Health Canada consult with the regulatory authority at the Federal level to make sure these proposal meet those safety standards.

In response to Councillor's Maychaks inquiry, Planner, Fontur International Inc., Lucus Cuff explained that before any equipment is put on a tower or roof, a third party engineering team use a "Safety Code 6" study to test them, all equipment will be in the radio frequency range to not to cause any health effects. The study is sent to either ISAT or Health Canada before any equipment is operated on.

Councillor Rehner had commented that the proposed Telecommunication Tower exceeded the Township Policy for circulation. Councillor Rehner did inquire to the

Director, Growth and Sustainability, Gerrit Boerema if the Township brought this proposal to the attention of Health Canada.

In response to Councillor Rehner's inquiry the Director, Growth and Sustainability, Gerrit Boerema explained that the process that was done in the past was the applicant receive copy of a recommendation report and comments to take for their approvals. Municipalities can't slow down the process of the proposal to obtain information, this proposal is regulated through the Federal Government.

CAO, Truper McBride, explained that these are common concerns that are heard when these proposals come in, they are located in urban and rural areas, Health Canada does have detailed responses to the concerns on health issues. The recommendations will have more detail when brought to Committee.

Councillor Rehner had an inquiry to the Planner, Fontur International Inc. Lucus Cuff about the location when West Lincoln is a large area that you could have towers 500 meters from residents.

In response to Councillor Rehner, Planner, Fontur International Inc. Lucus Cuff explained that the search areas are from Bell, Rogers and residents in those areas are asked if they would lease their land for the tower, and in the rural area the coverage is only 1.5 - 2 km. He also noted that technology is very complex and that he would have to get that answer at a later time.

Councillor Bradaric inquired to Planner, Fontur International Inc., Lucus Cuff if there is monitoring of the radiation from the tower.

In response to Councillor Baradaric's inquiry the Planner, Fontur International Inc., Lucus Cuff explained that they refer to the Safety Code 6 engineering report but will look into the inquiry and report back at a later time.

Councillor Reilly, inquired to the Director, Growth and Sustainability, Gerrit Boerema, if Council does not support this proposal and what would be the next step.

In response to Councillor Reilly, the Director, Growth and Sustainability, Gerrit Boerema explained that he was unsure what would happen, and that he could follow up with the applicant.

Councillor Maychak inquired to the Planner, Fontur International Inc., Lucus Cuff, if there are any incentives to the Township for supporting these towers.

In response to Councillor Maychak, Planner, Fontur International Inc. Lucus Cuff explained that Signum Wireless welcomes municipalities to put their equipment on the Tower at a lower cost, just be responsible for hydro.

The Chair asked if any Members of Committee had any final questions of clarification to Administration or written submissions on the proposed Telecommunications Tower proposal?

The Chair stated that a recommendation Report will be brought to a future Committee Meeting. If you wish to be further notified of this application, please sign the sheet at the side table near the Council Chambers door.

The Chair stated that this consultation meeting with respect to the proposed Telecommunications Tower Proposal is concluded at the hour of 7:18 p.m.

Site Alteration Application submitted by Pamela Wood and Darryl Dudych – Agent (Jeremy Brown) 2814 Caistor Centre Road File No: 3000-003-26

1. This is a public meeting to consider an application for a Site Alteration submitted by:

2. EXPLANATION OF THE PURPOSE AND EFFECT OF THE APPLICATION

Under the Township's Site Alteration By-law Council must hold a public meeting for the purpose of informing the public for the proposed site alteration.

The purpose of this public meeting is to receive comments from the public and is the only opportunity to provide Council feedback with respect to the application.

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

Please be aware that Council debate of the application will occur at a subsequent meeting with an accompanying recommendation report regarding the proposed site alteration permit.

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

3. PUBLIC MEETING

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

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

The Chair asked the Chief Building Official, Ben Agro to please explain the purpose and reason for the Site Alteration Application.

In response to the Chair, the Chief Building Official, Ben Agro gave a brief explanation in regard to the purpose and reason for the proposed Site Alteration Application.

4. COUNCIL QUESTIONS TO ADMINISTRATION

The Chair asked if Council had any questions of clarification for Administration with respect to this site alteration application?

There was none.

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

Jeremy Brown, Niagara Planning Consultant

Jeremy Brown, Niagara Planning Consultant gave a brief explanation of the property known as 2814 Caistor Centre Road, which is part of the Dudych Family Farm, a local agricultural community through AJ Farm Corporation. Jeremy Brown also noted that they harvest 3000 acres of hay annually throughout Southern Ontario, the mulch barn is the proposed expansion of this existing farm work and the use is to provide organic livestock bedding and high-quality mulch to local agriculture and landscapers.

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

Councillor Maychak inquired to staff if there were any concerns from residents.

In response to Councillor Maychak, Director, Growth and Sustainability Gerrit Boerema explained that numerous reports of concerns were received in the last few months. The Director noted that he can't say if the concerns were directed around the site alteration, but he did state other issues were going on with this property when the property was inspected by by-law.

Councillor Rehner inquired to Director, Growth and Sustainability Gerrit Boerema if the site alteration permits address other complaints?

In response to Councillor Rehner the Director, Growth and Sustainability Gerrit Boerema explained that there are orders issued on the property. He stated that the site alteration combined with those orders would address the by-law issues on the property. He noted the issues were related to non-permitted use, and building without a permit. The Director noted that the applicant is seeking permission for the mulch business.

Councillor Chechalk inquired to staff regarding the rezoning to permit the garden centre will the application requirements be submitted and cleared by May 15, 2026.

In response to Councillor Chechalk, Director, Growth and Sustainability Gerrit Boerema explained that the applicants have indicated that they would like to submit prior to May 15th, the applicants would have to follow the Township's standard procedure and then the Public Meeting would be scheduled. He indicated that they maybe looking around July 15th if everything was completed by the middle of May.

5. PUBLIC SUBMISSIONS

The Chair state 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 Site Alteration Application. When coming forward to speak, please provide your full name and Speakers will be allowed up to five (5) minutes to make comments to Council, after which Council may ask questions of clarification related to the submission. Individuals are allowed to speak once to an application.

There were none

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

There were none

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

There were none

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

There were none

6. CONCLUDING APPLICANT/AGENT COMMENTS

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

There were none

7. MEMBERS OF THE COMMITTEE

The Chair asked if any Members of Committee have any final questions of clarification only to Administration or written submissions on the proposed Site Alteration Application?

There were none

The Chair stated that a recommendation Report will be brought to a future Committee meeting whereby Council will debate the merits of this application. No decision will be made this evening to allow Administration time to review comments received during this public meeting and provide final recommendations to Council. being considered by the Committee this evening. 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 stated that this public meeting with respect to the proposed Site Alteration Application is concluded at the hour of 7:38 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JOANN
CHECHALK, CHAIR



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN
PUBLIC CONSULTATION MINUTES

Public Consultation Regarding Municipal Governance

March 25, 2026, 5:00 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

Council:

- Mayor Cheryl Ganann
- Councillor Shelley Bradaric
- Councillor Mike Rehner
- Councillor William Reilly
- Councillor Jason Trombetta (attended virtually)
- Councillor Joann Chechalk
- Councillor Greg Maychak

Staff:

- Justin Paylove, Manager, Legislative Services/Clerk
- Truper McBride, CAO
- Jessica Dyson, Director, Legal and Legislative Services
- Tim Hofsink, Fire Chief
- Zoli Rakonjac, Deputy Fire Chief
- Sarah Trzok, Administrative Assistant, Fire Services
- Barb Hutchinson, Coordinator, Legislative Services/Deputy Clerk
- Tim Carr, Enforcement Officer
- Kevin Geoghegan, IT Help Desk Analyst

Attendees:

- Dorothy Henderson
- Pat Nelson
- John P. Smith
- Kathy Whybourne
- Shawn Lampman
- Bann Nuven
- Klaas Zeldenrust
- Beverley Johnson
- Vince Emanuele
- Katherine Breddy
- Albert Witteveen, Regional Councillor
- John Ganann

1. 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.

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

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

3. MAYOR'S REMARKS

The Mayor gave a brief explanation in regard to the Public Consultation meeting and an overview of the Regional Governance conversation.

4. PUBLIC CONSULTATION

Dorothy Henderson, resident

Dorothy Henderson read from a prepared statement attached as Schedule "A", explaining that she does not believe the amalgamation should be forced and that it will not be a benefit to the Township.

Kathy Whybourne, resident

Kathy Whybourne, noted that she was not in favour of forced amalgamation as she believes West Lincoln will be left out and not get the services or support that is needed. She also noted that she believes the Region is a waste, they only build for the present and not for the future of growth.

Shawn Lampman, resident

Shawn Lampman, read from a prepared statement attached as Schedule "B" noting that he is not in favour of amalgamation and one city models, he also gave a brief explanation on his thoughts on how amalgamating would not make the issues better for Niagara.

Beverley Johnson, resident

Beverly Johnson, had a question if the Niagara Region was part of the new project for the Legion Villa and she also commented what would happen if there was no longer a Niagara Region. She also commented that she does not agree with the amalgamation.

Beverley Johnson, resident

Beverly Johnson, commented that she does not agree with the forced amalgamation.

John Smith, resident

John Smith, expressed that he was from Hamilton and was never offered what West Lincoln offers and explained he does not agree with amalgamation.

Katharine Breddy, resident

Katharine Breddy, expressed that we will lose the community connection if we were to amalgamate and therefore does not support amalgamation.

Kathy Whybourne, resident

Kathy Whybourne, noted that amalgamation historically resulted in increased taxes, and noted she does not support amalgamation.

John Ganann, resident

John Ganann read from a prepared statement attached as Schedule "C" and expressed he is against forced amalgamation.

Vince Emanuele, resident

Vince Emanuele expressed he was not in favour of amalgamation

Emily Fowl, resident

Emily Fowl expressed that she is against amalgamation.

Mayor Ganann,

Mayor Ganann noted her appreciation for those who came out to the meeting and noted another will occur in the future.

5. ADJOURNMENT

The Mayor to declare this meeting adjourned at the hour of 6:25 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

MAYOR CHERYL GANANN

Amalgamation Niagara

Township of West Lincoln Special Council Meeting March 25, 2026

I didn't know much about amalgamation in Ontario so I did some research prior to the meeting tonight.

It is well documented that the Progressive Conservative Party has long championed amalgamation.

A report from the Frazer Institute May 26, 2015 concluded that their analysis suggests that amalgamation did not result in cost saving or lower taxes and that there was no tangible benefit to amalgamation.

History of Amalgamation in Ontario

The Progressive Conservative government was elected in 1995 with 880 municipalities by 2000 it was reduced to 444 municipalities,

15 years after amalgamation the conventional wisdom is that it was done in a haphazard way and was forced on municipalities.

Progressive Conservatives came to power with an election document "The Common Sense Revolution" which included various pledges such as legal aid reform, cutting taxes, reducing government waste with vague mention of municipal restructuring.

The Progressive Conservative argument was:

- Too much government federal, provincial, municipal and school board
- Need to avoid overlap and duplication

Progressive Conservatives said:

"We will sit down with the municipalities to discuss ways of reducing entanglement and bureaucracy with an eye to eliminating waste and duplication as well as unfair downloading by the province" (1996)

Bill 26 The Savings and Restructuring Act

This gave municipalities the option of voluntary amalgamation. Few municipalities did so.

In 1996 the Progressive Conservatives announced amalgamation of Toronto municipalities.

Chatham and constituent municipalities of Kent County were amalgamated by provincially appointed commissioner Peter Meyboom. 21 municipalities had been considering restructuring but were unable to reach agreement.

In Feb. 1997 Peter Megboom held 5 days of meetings in Chatham and Kent. Each municipality had 1 hour to provide recommendations.

At the end of the meetings Peter Meyboom presented the draft to local councils providing 2 options.

1. A streamlined two-tier county system
2. 2. Unicity model which called for complete amalgamation of all lower tier municipalities and dissolution of county government.

Of the 22 municipalities 21 rejected total amalgamation. Despite the clear choice by affected municipalities Mayboom selected the unicity model and it became legislated.

Chatham Kent became the horrible example that no one wanted. This sent a clear message to the rest of the province to choose voluntary amalgamation or there would be consequences.

(Downey and Williams 1998 as cited in Frazer Institute 2015)

1999 Fewer Municipal Politicians Act

This amalgamated Hamilton Wentworth, Ottawa Carlton, Sudbury, Haldimand, Norfolk.

Despite local rejection to amalgamation Progressive Conservative politicians touted the following:

- Substantial cost and tax saving would result

These promises were not based on hard economic data or other quantitative analysis or data.

Research asserts that it is unlikely that Ontario amalgamation of any substantial size during 1999-2001 achieved cost savings and may have increased costs. (Found 242 as cited in Frazer Institute 2015)

There is considerable evidence that the provincial government believed that municipal restructuring would result in cost saving. (Scanton, 2000, Ibbitson 1997, as in Frazer Institute 2015)

Residents in Haldimand saw property tax increase by 53.3% and in Norfolk by 29.5%. The

Frazer report found that these intended benefits of amalgamation never materialized.

I'm not suggesting that this will happen in West Lincoln but because it has occurred elsewhere it could happen here.

Even in the face of stiff opposition in Dundas Ontario where local residents made clear their opposition their voices were not heard. Another case study of the City of Kawartha Lakes showed how local objections went unacknowledged by government. The community organized a successful de-amalgamation referendum the government dismissed the result and went ahead with their single tier model legislated by the special appointed advisor.

This could happen in Niagara despite local objection to a model put forward by a special appointed advisor. Niagara municipalities have been exposed to this by the former advisor Mr. Gale.

The Frazer report stated that in Ontario's largest cities it has been established that the promised tax savings and efficiency gains were never achieved. For the first time we can conclude that these intended benefits were not realized in rural Ontario as well.

What's to Fear about Amalgamation

Municipal amalgamation should be seen as an opportunity to achieve economic prosperity, increase in quality of life, growth and development and greater opportunities for all within the municipality. (West Lincoln Strategic Plan)

Amalgamation is seen as a threat to municipalities. The fear is loss of uniqueness and character, increase costs, and the silencing of the political voice of the residents.

The following research outlines the threat to local communities:

- Amalgamation took control over local issues and shifted them up to the supercity
- Overruling of local issues as there are different priorities for urban, suburban and rural communities
- Local communities lose control over their own destiny
(Saravanamotto, Neil, McKenny, Catherine, fix yourcity.subtract.com)

Treat to the democratic process:

- Amalgamation depresses voter turnout rates
- Decreases the number of candidates in local elections
- Negatively affects the level of attachment of residents

Taveres, Antonio, Municipal Amalgamation and Effect: A Review of Literature Dec.2018, *Miscellanea Geographica* 22(1)

- Amalgamation negatively affects social norms to vote in local and national elections
- Reduction in the power of the individual vote
- Results in distance from elected politicians
- An increase in jurisdiction size decreases voter turnout

(Is small Beautiful? Transitional and Structural effects of Municipal Amalgamation on voter turnout in Local and National elections Electoral Studies Volume 70, April 2021, 102284)

That these findings are robust across countries suggest that these results are unavoidable outcomes of amalgamation.

Conclusions:

The discussions about amalgamation in Niagara are not new. Despite Premier Ford's assertion that amalgamation in Niagara will be decided by Niagara I find it difficult to believe. The history of amalgamation in Ontario which is well documented states that if the Progressive Conservative Government wants to force amalgamation they can and will regardless of the opposition of the people.

There is ample evidence from research that suggests the following:

- There is no tangible benefit to amalgamation for larger or smaller municipalities despite the government's claims of cost saving
- Amalgamation poses a real threat to the democratic process
- Forced amalgamation poses a threat to the maintenance of the unique character of each municipality.

If you look at the municipalities of Niagara you will see how distinctly unique each are. NOTL and West Lincoln present very different qualities and needs. It would be absurd to even think they could be aligned.

I do not believe based on the research that there is any benefit in amalgamation and frankly I do not understand this government's inability /unwillingness to recognize this.

I do not trust Premier Ford's assertion that amalgamation is in the hands of Niagara. I believe that if this Progressive Conservative Government wants amalgamation they will impose the model they want!

Possible solutions:

- In an attempt avoid imposed amalgamation developing a model other than the one city or four city models that would attempt to combine municipalities with common characteristics while maintaining the integrity of the municipality might satisfy the government
- Continue to investigate Intermunicipal co-operation agreements that would look at reducing costs and sharing resources

Sources:

<http://www.frazerinstitute.org>. Mijan, Lydia and Spicer Zacary, Municipal Amalgamation in Ontario. May 26,2015 Frazer Institute

<http://www.IMFG.org>. IMFG Perspectives, Spicer, Zacary, Too Big Yet Still too Small: The Mixed Legacy of the Montreal and Toronto Amalgamations

<http://www.unbc.ca> Impacts of Municipal Reform on Small Municipalities in Canada

Electoral Studies. Is Small Beautiful. Transitional and Structural effects of Municipal Amalgamation on voter turnout at Local and National levels Volume 70 April 2021 102284

Substack.com fixyourcity. Saravanamotto,Neil, McKenny, Catherine, Municipal Amalgamation didn't really work. There are three responses.

Taveres, Antonio, Municipal Amalgamation and the Effect, Review of Literature Dec.18 2018
Miscellanea Geographica 22(1)

①

My name is Shawn Lampman. I am currently on med-leave from my position at the DSBN as an Educational Assistant while I wait for spine surgery, and I have lived in West Lincoln for my entire 25 years of life.

~~While I regret the reason for being here,~~ I appreciate the opportunity to provide comments regarding Niagara Region's governance and potential amalgamation. In case I run out of time, I want to clearly state for the record that I am opposed to amalgamation under both the four city and one city models, I am opposed to the shrinking of regional and municipal council, and I am against a weighted vote at the regional level.

The main metric cited for investigating amalgamation is the region's annual tax increase of 6.3 percent this year. However, ~~when you look more closely,~~ 4.4 percent of that increase is dedicated to the Niagara Regional Police budget. That increase is provincially regulated, meaning governance reform or amalgamation would not change it. Removing the police budget from the calculation leaves an increase of roughly 1.9 percent. A tax increase of that size is generally considered low. In fact, the average residential tax increase across Canada is often estimated between 5 and 10 percent. Compared to that national trend, a 1.9 percent increase to cover inflation and service costs is quite reasonable.

Amalgamation would ~~likely~~ make the issue worse, not better. In previous municipal amalgamations across Ontario, property taxes rose, in some cases by as much as 50 percent. Historical research also shows that rural and suburban communities see taxes increase to match the higher service standards of nearby urban centres, even when those services are not extended to them. For example, under a one city model, West Lincoln residents could be paying higher taxes for "regional" public transportation, despite having no bus routes, train lines, or bike lanes added to our municipality. Burdening rural residents with the cost of urban services without actually providing those services is not cost savings by any metric.

~~Ontario's history with amalgamations shows that municipal councils become less connected to residents after consolidation.~~ While amalgamation is often intended to increase efficiency, the evidence suggests that larger municipal governments struggle to address the specific needs of smaller communities that have been absorbed. Residents in smaller municipalities like West Lincoln would likely end up paying higher

2

taxes while having less influence over the decisions that shape our communities. That does not create stronger governance. It creates governance that is ~~further~~ removed from the people it is meant to serve.

Another argument alongside the amalgamation one is reducing the number of councillors to save money. I am firmly against cutting the size of council. Our councillors are paid around 30,000 dollars annually, while councillors in cities like Hamilton or Toronto earn ~~between 125 and 150~~ thousand dollars. Reducing the number of councillors here would not produce meaningful savings, ~~but~~ it would reduce representation, especially for West Lincoln.

** Reducing council would shift burden to make hiring additional people necessary.*

The next issue I wish to discuss is the weighted-vote at the regional level. Under the proposed weighted voting model for ~~Niagara~~ Regional Council, the balance of power would shift ~~dramatically~~ toward the region's largest cities. The ~~estimated~~ weights based on population would allocate 9 votes to St. Catharines, 6 to Niagara Falls, and 4 to Welland. Together, those three municipalities would control 19 out of the 32 total votes. In practice, that means representatives from ~~just~~ three cities could pass measures affecting the entire region without support from any of the other nine municipalities, including smaller communities such as West Lincoln, Pelham, or Wainfleet. Regional councils exist to balance urban and rural interests across all member municipalities, but a heavily weighted system concentrates decision-making power in a few large population centres. Over time, this could erode trust in regional governance and leave many communities feeling that decisions about regional services, infrastructure, and planning are being made without meaningful input from the municipalities most affected.

Niagara's strength has always been the diversity of its communities. Municipalities have distinct priorities and identities. Local councils understand their communities in ways a centralized body cannot replicate, and that local knowledge is essential when making decisions that affect residents' daily lives.

For these reasons, I strongly believe that amalgamation would move Niagara Region in the wrong direction. The financial argument for amalgamation simply does not hold up under scrutiny, and the democratic argument is even weaker. What we would gain in theoretical "efficiency" we would lose in local accountability, representation, and accessibility.

Toronto Amalgamation (1998)

- Studies found that Toronto's municipal spending increased by \$750 million within the first few years after amalgamation.
- Rather than reducing costs, operating budgets expanded as services were standardized across the new megacity.

Hamilton Amalgamation (2001)

- 15 years after amalgamation, there was no meaningful cost savings or prolonged reduction in property taxes.
- Many policies adopted after Hamilton's amalgamation, such as area-rated transit taxation, show that blending jurisdictions does not automatically create equitable or efficient tax systems.

Fraser Institute Study (2001)

- Found that municipal spending in Toronto increased 13% in the first three years after amalgamation.

IMFG Paper – University of Toronto (2015)

- Concluded that amalgamation rarely produces long-term cost savings and often results in higher administrative and wage costs.

Ontario Municipal Experience (general trend)

- Several Ontario amalgamations saw property taxes rise 20–50% in suburban or rural areas after service levels were equalized.

KPMG Review of Toronto Amalgamation

- Predicted \$300 million in savings from amalgamation.
- Later reviews found those savings never fully materialized.

Public Sector Wage Equalization

- After amalgamation, employee wages often increase because lower-paid municipal staff are brought up to the highest wage scale across the merged municipalities.

Average Councillor Representation

Before amalgamation:

- Smaller municipalities often had 1 councillor per 3,000–6,000 residents

After amalgamation:

- Representation can drop to 1 councillor per 20,000–60,000 residents

Example:

- Toronto now has 1 councillor per roughly 115,000 residents

↳ municipal employee compensation +52.8%
↳ property tax increase +50%
↳ long-term municipal debt increased +11%

Dear Mayor and Council:

This letter is to advise you that I am **opposed** to amalgamation into a one tier government or a four city model in Niagara. I see no benefits nor savings in money. As seen in other municipalities such as Hamilton, costs have actually increased for residents.

However, I do think that a review is in order for departments in the Niagara Region including the Police and Water/Waste Water delivery. I feel that the Policing budget should be on a user pay system where the ones who are needing the most policing should pay the most, not on the "property assessment method presently used". Water and Waste Water should be set up so that those municipalities should be paying for the upgrades required to separate the storm water and waste water systems (I know of one municipality that was given extra money and frittered away their money on recreation and so required a bigger waste water treatment plant).

On the question of the number of Councillors in the Region, I feel that the numbers should be fairer, where each local municipality gets a mayor and one regional councillor but gives the three larger municipalities one extra councillor. This would reduce the regional representatives to 27.

John Ganann
128 Rock Street, Box 342,
Smithville, ON
L0R2A0

**Joint Accessibility Advisory Committee of
Lincoln, West Lincoln, Pelham, Thorold, Niagara-on-the-Lake,
Grimsby and Port Colborne
Meeting Minutes
Thursday, March 12, 2026
City of Thorold City Hall, Committee Room 1
3540 Schmon Parkway
6:30 p.m. – 8:30 p.m.**

Present: Joey Hewitt (Thorold), Rhys Evans (Pelham), Rebecca Hill (Lincoln), Jennifer Thiessen (Lincoln), Dan Whipple (Pelham) Dave Antaya (NOTL), Dianne Rintjema (Lincoln), Jennifer Korstanje (Grimsby) Janice Desroches (Thorold), Justin Letourneau, City of Thorold, Donna Herrington (The Herrington Group).

Regrets: Jennifer Thiessen (Lincoln), Lisa Peso (Grimsby), Laura Slade (Port Colborne)

1. Call to order

Dan called the meeting to order at 6:33 p.m.

2. Presentation – Grimsby Master Beamer Plan, Niagara Peninsula Conservation Authority, Kerry Royer and Natalie Green

Kerry and Nancy presented the status of the Beamer site and asked the JAAC for input on accessibility features of the site. Accessibility washrooms are needed and it was suggested to install them close to the main parking lot. Also, there were some questions about access to the accessible lookout area.

It was suggested that NPCA consider conducting an accessibility audit of the site. The committee also suggested that good accessible signage is needed throughout the site, possibly with the addition of QR codes.

The JAAC remains available to NPCA to consult on accessibility as needed.

3. Approval of the Agenda

Be it resolved that the agenda is approved as presented. Moved by Dave Antaya, seconded by Rhys Evans. CARRIED.

4. Approval of the Minutes of January 8, 2026

Be it resolved that the minutes of January 8, 2026, are approved as presented. Moved by Rhys Evans, seconded by Joey Hewitt. CARRIED.

Business Arising from the Minutes:

5. No Barrier Business Accessibility Award – Lincoln – Update

Donna clarified that this award was a project of the Lincoln Chamber of Commerce and is separate from the JAAC awards.

Dianne indicated that wording describing the award has been created. Donna will circulate this to the committee. The committee is welcome to offer feedback. The committee will select the winner for the Chamber in September.

6. Community Guides/Website Accessibility Pages Subcommittee Update

Donna apologized for not bringing the subcommittee together before this meeting. She will schedule a follow-up meeting after March Break.

7. Accessibility Matters Here Award – Campaign to begin in April 2026

Donna presented the potential logos for review by the group. All logos were reviewed but Logo 9 was the preferred design. The committee asked that the international symbol of access (the active wheelchair) be used. The committee asked for the sunflower symbol to have its traditional colouring. Also, the group asked that the symbols representing disabilities be slightly larger and placed in a circle around the wording. Donna will discuss it with the designer and send an updated version via email for review and approval.

This choice will be shared with the St. Catharines AAC, and we will compare notes and hopefully agree on a project logo.

The campaign will begin April 10, 2026, with nominations closing and being reviewed at our next meeting on May 14, 2026.

The committee was asked to actively search for nominees and to circulate campaign materials within their networks. Nominations can be brought by JAAC members or organizations can self-nominate.

New Business:

8. Multi-Year Accessibility Plan – Public and Staff Consultation Questions Review

Donna had previously sent an email to the committee and the Administrative Group about the MYAP and the public consultation process. The consultation questionnaires were reviewed; one for staff and one for public. The committee chose questions as requested by Donna.

The consultation process will begin on May 5, 2026, and will continue until June 30, 2026. Donna will circulate the survey response report via email and the individual MYAPs by September 1, 2026. The MYAPs will be approved at the September meeting of the JAAC and then go to Council for approval before the election.

9. Community News

a. Town of Pelham – Harold Black Park Renovation – Support Letter

Donna was asked for a support letter for renovations at Harold Black Park. Renovations include washroom changes and path installation; Donna will circulate the letter to the committee.

b. Thorold Curb cuts and Crosswalk

Donna received a complaint from a member of the public regarding the perceived need for curb cuts on Front Street. Donna asked the Thorold members to go with her to investigate. Joey and Janice will attend with Donna.

The City is compliant with the AODA in this area, but perhaps a crosswalk may be helpful to increase accessibility. She will arrange a visit through Thorold's Clerk.

c. NOTL Ribbon Cutting Ceremony Invitation – March 27, 2026

The JAAC has been invited to the Ribbon Cutting Ceremony for the Stop Gap Initiative ramps in NOTL. Dan will attempt to attend; Dave will be there. Janice will attend, and Donna will attend, if possible.

10. **Next Meeting** – Thursday May 14, 2026; 6:30-8:00 p.m. Hybrid Zoom/In-person

11. **Adjournment**

The meeting was adjourned at 8:00 p.m. Moved by Dan, seconded by Dave.

**TOWNSHIP OF WEST LINCOLN
MAYOR'S YOUTH ADVISORY COMMITTEE (MYAC)**

MEETING NO. TWO: Wednesday, March 4, 2026 – 3:30 p.m. Council Chambers

Mayor Ganann
Giselle Karaban
George Witt
Hannah Kurth
Carson McFarlane
Josh Harkin
Josh Reilly
Heather Harkin
Ally Haanstra
Jacquie Thrower, Executive Assistant

Guest Presenter: Janine Buffo, Human Resources Advisor

1. Welcome and Introduction of members/guests

Mayor Ganann welcomed Janine Buffo to the meeting and introduced her to Committee Members.

Giselle Karaban chaired the meeting.

2. Business Arising from Minutes – Acceptance of Feb 6, 2026 Minutes

The Committee accepted the February 6, 2026 Minutes.

3. Guest Speaker: Janine Buffo, Human Resources Advisor

Janine advised that she has been with the Township for almost two years and has approx. twenty years of human resources experience, Janine advised that she attended post secondary school for interior design and architecture and fire fighting before settling on Human Resources. Janine lives in West Lincoln and likes to help the community and is proud to work at the Township.

Janine stated that a Human Resources Advisor must have skills such as good communication, empathy, patience, be supportive and maintain a high level of confidentiality.

Janine advised that she always has an open door for staff to visit or make an appointment to see her to discuss issues that might be affecting them. Janine enjoys building a relationship with staff and having a safe place for employees by to chat with her and creating a positive work environment.

Janine advised that her job involves many tasks such as recruitment, job postings, employee support, group benefits, union negotiations and sometimes difficult conversations. Janine advised that she uses various methods to complete tasks such as lists, notes, outlook calendar and email folders. Janine advised her job offers a lot of variety and stated that each day is different. As the Township's Human Resource Advisor Janine is a member of the Human Resources Professional Association (HRPA). HRPA certified members must complete **66.67 hours** of Continuing Professional Development (CPD) every three years to maintain their designation. Janine advised that the Niagara Area Municipalities have a Human Resources Group that meets approx. every three or four months, which is a good resource for information to see what other municipalities are doing.

Janine must follow policy and employment laws and advised that her job includes a great deal of continuing education due to rules and regulations frequently changing.

4. Earth Day Clean Up - Saturday, April 25, 2026

Mayor Ganann encouraged Committee Members to respond to Jacquie's calendar invite for the April 25 Earth Day Clean Up event in order for Dog Got It to know how many Committee Members will be having lunch. The Committee will meet at 9:30 a.m. the West Lincoln Community Centre on Saturday, April 25, 2026. Jacquie advised that committee members will be provided garbage grabbers, gloves and garbage bags.


5. Mountainview LemonAID - Saturday, June 13, 2026

Mayor Ganann inquired if Committee members wanted to participate in the 5th Annual Mountainview LemonAID Day for FACS Niagara. The event is held in June and kids across Niagara host lemonade stands and donate the proceeds to support FACS Niagara, helping send children to weeklong day and overnight camps. Committee Members confirmed they would like to host a stand in West Lincoln. Mayor Ganann will confirm the details and the time for the event.

6. Next Meeting- April 1, 2026

The next meeting will be April 1, 2026 at 3:30 p.m.


Mayor Cheryl Ganann


Jacquie Thrower, Executive Assistant

**TOWNSHIP OF WEST LINCOLN
WEST LINCOLN AGE FRIENDLY ADVISORY COMMITTEE (WLAFAC)**

MEETING NO. THREE HELD: Mar 6, 2026, Township Administration Building, 318 Canborough Street, and Smithville – 9:00 a.m. Council Chambers

1. Welcome and Introduction of members/guests.

Presentation by WLMH and Foundation

Catherine Duffin, Director, Community Programs & Site Administrator WLMH

Dara MacLeod, Administrative Officer WLMHF

Fred Lilley, President of WLMH Auxiliary

David Sivlestro, Public Affairs, Hamilton Health Sciences

2. Thank you to Presenters

3. Information for Attendees

- a) How to Make a Donation to WLMH Foundation

- b) New Number 988 to Report Mental Problems

- c) Police request public to call non-emergency number if they see anything questionable.

After the presentation by the West Lincoln Memorial Hospital and the Foundation the Committee met briefly for a short meeting.

Chair: John Ganann

Members: Councillor Greg Maychak
Sue Langdon
Deb Thomas
Stuart Lord
Linda Sivyer
Christine Hopwood
Karen Parker
Toni Mills

Staff: Brianne Parsons, Recreation and Wellness
Programmer
Jacquie Thrower, Executive Assistant

4. Ratification of Minutes from last meeting – Feb 6 Minutes

The minutes of February 6, 2026, were ratified by the Committee.

5. Business Arising from Minutes

John confirmed the Upcoming Events below for the May 1 meeting and the June 12

Event.

6. Upcoming Events

May 1 Regular Meeting – Bill Young, Ontario Ancestors – Benefits of Journaling Confirmed

June 12 Event – George Ioannidis GERAS – Centre for Aging Research Confirmed - Inquiry Booth for Exhibitors

Lorraine Hulley, Rose Cottage Visiting Volunteers – Lorraine Hulley Confirmed

Past Topics: How to Talk with your Doctor.

Advanced Care Planning

7. Roundtable Discussion

Toni advised that today was World Day of Prayer and St. Anns Community Church was hosting an event today from 1:00 p.m.-3:00 p.m. with a Nigeria Pastor leading the event. Toni advised there would be refreshments served from Nigeria.

John advised that ping pong is now available at the West Lincoln Community Centre and advised the Committee to check the schedule since there are events at the library and the Community Centre daily. John stated that Family Day was a wonderful event with many activities including the library being open to the public.

Stuart suggested shuffleboard as an activity that the West Lincoln Community Centre could offer since only one player is required.

John advised that he is now a member of the Age Friendly Niagara Council. John advised that the Council is made of a group of local citizens, volunteers, community partners and municipal leaders who have joined together to make Niagara a “community for all ages”. they lobby the government and represent all age groups.

8. Next Meeting – April 10, 2026

The next meeting will be the second Friday of the month since the first Friday of the month (April 3) is Good Friday.

9. Adjournment

The meeting adjourned at 10:48 a.m.


Chair John Ganann


Jacquie Thrower, Executive Assistant

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

MEETING NO. THREE

April 13, 2026, 6:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

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

Attendees: John Ganann
Ryan Anderson*
John MacIntosh*
Jeremy Brown*
Albert Witteveen, Regional Councillor
Rob Cosby

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. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST

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

Public Meeting(s)

4. PUBLIC MEETING(S)

4.1 5724 Regional Road 20, CON 6 PT LOT 26 PT 27 (Signum Wireless)

Re: An application was submitted by Signum Wireless proposing to construct a new telecommunication tower on the subject lands. The proposed tower is planned to be 60 metres in height and is proposed to be a self-support communications tower withing a fenced-in compound that will occupy a ground compound area of approximately 144 square metres.

POWERPOINT PRESENTATION

4.2 2814 Caistor Centre Road (Concession 9, Part Lot 30) (Pamela Wood and Darryl Dudych) – Agent (Jeremy Brown) File No: 3000-003-26

Re: A site alteration permit was submitted by the owners (Pamela Wood and Darryl Dudych) of 2814 Caistor Centre Road to permit the importation of 3000 cubic meters of wood mulch material that the owners will use for wholesale to landscapers and garden centers. The use is part of a larger operation. The material being required with this application is on site temporarily and will be sold and removed throughout 3 months request. No permanent fill is requested on site. There is approximately 4000-5000 cubic meters of wood mulch already on site.

5. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of items on agenda

6. APPOINTMENTS/PRESENTATIONS

There were no appointments/presentations

7. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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

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

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

There were no members of the public present who wished to address any items on the Growth and Sustainability Committee agenda

8. COMMUNICATIONS

There were no communications

9. STAFF REPORTS

9.1 ITEM GS12-26

Senior Planner (Robin Shugan) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-09-2026 - Proposed Telecommunications Tower Located at 5724 Regional Road 20

Moved By Mayor Cheryl Ganann
Seconded By Councillor Shelley Bradaric

1. That Recommendation Report PD-09-2026, titled “Recommendation Report- Telecommunications Tower for 5724 Regional Road 20”, dated April 13, 2026, be received.

Carried as Amended

Moved By Mayor Cheryl Ganann
Seconded By Councillor Mike Rehner

That, this item be amended to remove recommendation 2.

Carried

9.2 ITEM GS13-26

Chief Building Official (Ben Agro) and Director, Growth and Sustainability (Gerrit Boerema)

Re: Information Report BLDG-01-2026 - Site Alteration Application 2814 Caistor Centre Road (Concession 9, Part Lot 30), West Lincoln, File No. 3000-003-26

Moved By Councillor Mike Rehner
Seconded By Councillor William Reilly

1. That Information Report BLDG-01-2026 titled “Site Alteration Application 2814 Caistor Centre Road (Concession 9, Part Lot 30), West Lincoln, File No. 3000-003-26,” dated April 13th, 2026, be received for Information.

Carried

9.3 ITEM GS14-26

Director, Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-11-2026 - Affordable Housing CIP Adoption

Moved By Mayor Cheryl Ganann
Seconded By Councillor William Reilly

1. That, Recommendation Report PD-11-2026 titled “Recommendation Report, Affordable Housing Community Improvement Plan (CIP)” dated April 13, 2026, be received; and,
2. That Council adopt the Affordable Housing CIP found in Schedule A to this report, and pass the necessary bylaws to implement the CIP and designate the CIP area, as found in Schedules C & D; and,
3. That Council re-allocate \$95,985.00 within the Planning Reserve from the Façade Improvement CIP Program to the Affordable Housing CIP program.

Carried

9.4 ITEM GS15-26

Director, Growth and Sustainability (Gerrit Boerema)
 Re: Recommendation Report PD-07-2026 - Budget Amendment – Economic Development Plan

Moved By Councillor William Reilly

Seconded By Councillor Shelley Bradaric

1. That Recommendation Report PD-07-2026 titled “Budget Amendment, Economic Development Plan”, dated April 13th, 2026, be received; and,
2. That Committee and Council approve a budget amendment to transfer up to \$45,000.00 from the Planning Reserve and from the Development Charge Reserve to fund the balance of the Economic Development Plan Project.

Carried

9.5 ITEM GS16-26

Director, Growth and Sustainability (Gerrit Boerema)
 Re: Recommendation Report PD-13-2026 - New Township Official Plan Project Award

Moved By Councillor Mike Rehner

Seconded By Mayor Cheryl Ganann

1. That Recommendation Report PD-13-2026, titled “Recommendation Report PD-13-2026 - New Township Official Plan Project Award”, dated April 13, 2026, be received; and,

2. That O2 Planning and Design be retained to complete the New Township's Official Plan, as outlined in RFP GS-01-2026.

Carried

9.6 ITEM GS17-26

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

Re: Recommendation Report PD-10-2026 – Township Initiated Housekeeping Amendment to Zoning By-law 2017-70, as amended.

Moved By Councillor William Reilly

Seconded By Councillor Greg Maychak

1. That, Recommendation Report PD-10-2026, titled "Recommendation Report - Township Initiated Housekeeping Amendment to Zoning By-law 2017-70, as amended", dated April 13, 2026, be received; and,
2. That, the attached Housekeeping Zoning By-law Amendment and Schedules be approved and the Mayor and Clerk be authorized to sign the By-law; and,
3. That, no further Public Meeting is required for the consideration of this By-law in accordance with Section 34(17) of the Planning Act.

Carried

10. OTHER BUSINESS

10.1 ITEM GS18-26

Members of Committee

Re: Other Business Matters of an Informative Nature

11. NEW BUSINESS

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

12. CONFIDENTIAL MATTERS

There were no confidential matters

13. DISCLOSURE OF CONFIDENTIAL MATTERS

14. ADJOURNMENT

The Chair declared the meeting adjourned at the hour of 8:18 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR JOANNE
CHECHALK, CHAIR

**TOWNSHIP OF WEST LINCOLN
INFRASTRUCTURE COMMITTEE
MINUTES**

MEETING NO.THREE

April 13, 2026, 7:30 p.m.

Township Administration Building

318 Canborough Street, Smithville, Ontario

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

Staff: Justin Paylove, Manager, Legislative Services/Clerk
Truper McBride, CAO
Mike DiPaola, Director, Infrastructure
Kevin Geoghegan, IT Help Desk Analyst
Gerrit Boerema, Director, Growth and Sustainability

Attendees: John Ganann
Rob Cosby
Albert Witteveen, Regional Councillor*

Attended part-time*

1. CHAIR - Councillor William Reilly

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

1. Comments can be made from members of the public for a matter that is on the agenda by advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.

2. The public may submit written comments for matters that are on the agenda to jpaylove@westlincoln.ca before 4:30 p.m. on the day of the meeting for consideration by the Committee. Comments received after 4:30 p.m. on the day of the Committee meeting will be considered at the following Council meeting. Comments submitted are included in the record.
3. This meeting will be livestreamed as well as recorded and available on the Township's website.

2. LAND ACKNOWLEDGEMENT STATEMENT

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

3. CHANGE IN ORDER OF ITEMS ON AGENDA

There were no change in order of Items on Agenda

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

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

5. APPOINTMENTS

There were no appointments/presentations.

6. REQUEST TO ADDRESS ITEMS ON THE AGENDA

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

One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five (5) minutes** to address their issue (some exceptions apply). A response may not be provided and the matter may be referred to staff.

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

There were no members of the public present who wished to address any items on the Infrastructure Committee agenda.

7. COMMUNICATIONS

There were no communications.

8. STAFF REPORTS

8.1 ITEM IC09-26

Manager, Capital Design and Delivery (Ray Vachon)

Re: Recommendation Report I-08-2026 - 2026 Road Rehabilitation Project Tender Award (INF 2026-01) - Budget Amendment BA2026-07

Moved By Councillor Mike Rehner

Seconded By Councillor Joann Chechalk

1. That Recommendation Report I-08-2026, titled “2026 Road Rehabilitation Project Tender Award (INF 2026-01) – Budget Amendment BA2026-07”, dated April 13, 2026, be received; and,
2. That the tender submission be awarded to Walker Construction Limited for the 2026 Road Rehabilitation work, in the amount of \$805,643.00 (excluding HST); and,
3. That the total project expenditure of \$900,000.00 be approved for this project; and,
4. That budget amendment BA2026-07 reflecting a project budget reduction of \$250,000.00, with reduced funding from the Capital Reserve, be approved; and,
5. That a by-law to authorize the Mayor and Clerk to enter into an agreement with Walker Construction Limited be passed.

Carried

9. OTHER BUSINESS

9.1 ITEM IC10-26

Members of Council

Re: Other Business Items of an Informative Nature

Councillor Maychak

Re: Kiwanis Bottle Drive

Councillor Chechalk

Re: Rob Cosby’ s Lifetime Achievement Award

Mayor Ganann
Re: Rob Cosby's dedication to the Township
Presentation – Albert Witteveen's mother for fostering children

Councillor Rehner
Re: Rob Cosby's dedication to the budget

Councillor Reilly
Re: Rob Cosby's dedication to the Township
Committee Meeting cancelled April; 20th
Mayor's Luncheon

10. NEW BUSINESS

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

11. CONFIDENTIAL MATTERS

There were no confidential matters.

12. DISCLOSURE OF CONFIDENTIAL MATTERS

13. ADJOURNMENT

The Chair to declare the meeting adjourned at the hour of 8:43 p.m.

JUSTIN PAYLOVE, MANAGER,
LEGISLATIVE SERVICES/CLERK

COUNCILLOR WILLIAM REILLY,
CHAIR

DATE: April 27, 2026
REPORT NO: T-07-2026
SUBJECT: **2026 Tax Rate By-Law**
CONTACT: Steve Emslie, Manager of Finance/Deputy Treasurer
Sarah Petrina, Property Tax and Payroll Coordinator

OVERVIEW:

- This report establishes the rates of taxation for the year 2026, in accordance with the approved 2026 operating and capital budget, and the 2026 Region of Niagara tax policy.
- Administration will use these rates in order to calculate the Final Tax Bills, to be issued to property owners in late June 2026, with due dates of July 31 and September 29, 2026.

RECOMMENDATION:

1. That, Recommendation Report T-07-2026, titled “2026 Tax Rate By-Law”, dated April 27, 2026, be received; and,
2. That, the 2026 tax rates, attached as Schedule A to this report, be approved; and,
3. That, By-Law 2026-17, to set the rates of taxation for the year 2026, be approved.

ALIGNMENT TO STRATEGIC PLAN:

Theme #4

- **Advance** – Organizational Capacity and Effectiveness

BACKGROUND:

At the January 12, 2026 All Committees meeting the 2026 Budget was adopted. With Council approved amendments the 2026 Budget reflects a general tax levy of \$10,506,490, an Urban Service Area levy of \$193,140 and a hospital levy of \$206,000. These levies are required to support the approved 2026 Operating Budget of \$26.3 million and the 2026 Capital Budget of \$4.5 million. This report outlines the Township’s 2026 tax rates, as well as the rates required to collect taxes on behalf of the Region of Niagara and the four area School Boards.

CURRENT SITUATION:

The tax rates are derived from the property assessment values provided by the Municipal Property Assessment Corporation (MPAC) and the tax ratios established by the Region of Niagara. The tax rates for the Township and the Region are based on their respective 2026 approved budget requirements, while the tax rates for education are provided by the Province. In accordance with the Municipal Act, tax policies are set at the regional level for all local municipalities. The Region of Niagara Council approved their 2026 Tax Policy on March 26, 2026. Details of the 2026 Tax Policy can be found in the Region of Niagara's Corporate Services Committee Report (CSC 2-2026).

Schedule A, attached to this report, outlines the 2026 Tax Rates, which includes the Township rates, the Regional rates and the Education rates. The Township rates are calculated based on the tax levy approved by Council as part of the 2026 budget. Overall, the Township portion of the tax bill (including the Hospital and Urban Service Area levies) accounts for 32% of the total tax bill.

The chart below breaks down the estimated total 2026 taxes for an average single detached residential home with an assessment of \$390,400.

| | 2025 Total Taxes | 2026 Total Taxes | \$ Change | % Change |
|--|--------------------|--------------------|------------------|--------------|
| Avg. Residential Assessment | \$ 390,400 | \$ 390,400 | \$ - | 0.00% |
| Municipal | \$ 1,733.78 | \$ 1,756.04 | \$ 22.26 | 1.28% |
| Hospital | \$ 34.98 | \$ 34.43 | \$ (0.55) | -1.57% |
| Total Township | \$ 1,768.76 | \$ 1,790.47 | \$ 21.71 | 1.23% |
| Region of Niagara | \$ 3,130.49 | \$ 3,305.88 | \$ 175.39 | 5.60% |
| Education | \$ 597.31 | \$ 597.31 | \$ - | 0.00% |
| Total with Region & Education | \$ 5,496.56 | \$ 5,693.66 | \$ 197.10 | 3.59% |
| Urban Service Area | \$ 71.78 | \$ 73.62 | \$ 1.84 | 2.56% |
| Total with Urban Service Area | \$ 5,568.34 | \$ 5,767.28 | \$ 198.94 | 3.57% |

FINANCIAL IMPLICATIONS:

Without setting rates of taxation for 2026, the Township would not be able to collect the necessary tax revenue required to provide services to the Township community in accordance with the approved 2026 budget. Property taxes are the largest source of revenue for the Township and fund more than 55% of service delivery.

Administration will issue a Final Tax Bill in late June, which will require two instalment payments: July 31 and September 29. The Final Tax Bill will collect not only the Township's property taxes, but also those of the Region of Niagara and the School

Boards. Administration will then remit funds to the Region of Niagara based on the dates outlined in their By-Law 2026-16 and to the School Boards based on legislated dates.

INTER-DEPARTMENTAL COMMENTS:

This report was reviewed by the CAO and the Legal and Legislative Services Department.

CONCLUSION:

It is recommended that Council approve the tax rates as outlined in Schedule A to allow Administration to proceed in preparing the Final Tax Bills in June 2026.

ATTACHMENTS:

| | |
|-------------------|---|
| Schedule A | Taxes Rates for 2026 and Schedule A to By-Law 2026-17 |
| Schedule B | By-Law 2026-17 Set the rates of taxation for 2026 |

Prepared by:

Sarah Petrina
Property Tax and Payroll Coordinator

Approved by:

Truper McBride
CAO

Reviewed & Submitted by:

Steve Emslie, CPA, CA
Manager of Finance/Deputy Treasurer

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2026-17

**BEING A BY-LAW TO ADOPT THE ESTIMATES FOR THE
YEAR 2026 AND TO SET THE RATES OF TAXATION
FOR THE YEAR 2026.**

WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act 2001, ch. 25 to adopt the tax ratios and tax rates for property classes set by the Regional Municipality of Niagara By-laws 2026-15 and 2026-16;

AND WHEREAS the tax ratios establish the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance and the Assessment Act R.S.O. 1990, ch. A.31, s.7 and s.8 as amended and Regulations thereto;

AND WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on the whole of rateable property according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sum set forth in Schedule "A", and hereto attached for the current year;

AND WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on rateable property in the urban area of Smithville to pay for the costs of street lighting and sidewalk construction, repair and maintenance and the removal of snow from sidewalks according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sums set forth in Schedule "A", and hereto attached for the current year;

AND WHEREAS the Municipal Act, 2001, ch. 25, Section 308 provides that an upper-tier municipality shall pass a by-law to establish a set of tax ratios for each property class where the residential property class tax ratio is 1.00 and the Regional Municipality of Niagara has passed By-law 2026-15 to establish such ratios;

AND WHEREAS the Municipal Act, 2001, ch. 25, Section 311 provides that for the purposes of raising the general upper-tier tax levy, the council of the upper-tier municipality shall pass a by-law directing the lower municipality to levy a separate tax rate as specified in the by-law on assessment in each property class in the lower tier municipality rateable for upper tier purposes and the Regional Municipality of Niagara has passed By-law 2026-16 to establish such rates, as set forth in Schedule "A";

AND WHEREAS the Education Act, R.S.O. 1990, ch. E.2, Ontario Regulation 400/98 as amended prescribes the education tax rates for each property class, as set forth in Schedule "A";

NOW THEREFORE the Council of the Corporation of the Township of West Lincoln enacts as follows:

1. The tax ratios and tax rate reductions for prescribed property classes set by the Regional Municipality of Niagara By-laws 2026-15 and 2026-16 are hereby adopted.
2. The estimates for the current year shall be as set forth in Schedule "A" attached to this by-law.
3. The rates of taxation per current value assessment for Township, West Lincoln Memorial Hospital (WLMH), Regional and Education shall be as set out in Schedule "A" attached to this by-law.
4. The rates of taxation per current value assessment for the urban service area of Smithville to pay for the costs of street lighting and sidewalk construction, repair

- and maintenance and the removal of snow from sidewalks shall be as set out in Schedule "A" attached to this by-law.
5. For payments in lieu of taxes due to the Corporation of the Township of West Lincoln, the actual amount due to the Corporation shall be based on the assessment roll and the tax rates for the year 2026, unless otherwise amended by the Municipal Act or any regulations as established by the Minister of Finance.
 6. For the railway rights of way taxes due to the Corporation of the Township of West Lincoln in accordance with the Regulations as established by the Minister of Finance, pursuant to the Municipal Act 2001, ch. 25, Section 315, the actual amount due to the Corporation shall be based on the assessment roll and the tax rates for the year 2026.
 7. If any section or portion of this by-law or of the Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Corporation of the Township of West Lincoln that all remaining sections and portions of this by-law and schedules continue in force and effect.
 8. For the year 2026 a pre-levy of taxes was authorized by by-law and that the levy provided for in Schedule "A" attached to this by-law shall be reduced by the amount of the interim levy for 2026 and the balance shall be due in two installments on July 31, 2026 and September 29, 2026.
 9. The said final tax levy shall become due and payable in two (2) installments as follows: Fifty percent (50%) of the final tax levy shall become due and payable on the 31st day of July; fifty percent (50%) of the final tax levy shall become due and payable on the 29th day of September and nonpayment of the amount on the dates stated in accordance with this section shall constitute default.
 11.
 - (a) "Default" in this section shall mean "the first day following the date taxes are due".
 - (b) There shall be imposed on all taxes a penalty for non-payment or late payment of taxes. Penalty and interest is fixed at a rate of 1.25%. Penalty and interest will accrue on unpaid taxes commencing the first day of default and also on the first day of each calendar month thereafter.
 12.
 - (a) On all taxes of the final tax levy in default on January 1, 2026, interest will be added at the rate of 1.25 percent per month for each month or fraction thereof of default.
 - (b) On all other taxes in default on January 1, 2026, interest shall be added at the rate of 1.25 percent per month or fraction thereof, and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.
 14. Penalties and interest added on all taxes of the final tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid final tax levy.
 15. The Treasurer shall send, either via mail or electronic delivery, to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.
 16. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
 17. All taxes shall be paid into the office of the Treasurer or to such financial institutions authorized by the Municipal Act and approved by the Treasurer.
 18. This by-law shall come into force and effect upon the date of the final reading thereof.

READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 27
DAY OF APRIL 2026

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

TOWNSHIP OF WEST LINCOLN

SCHEDULE A TO BY-LAW 2026-17

TAX RATES FOR 2026

| Assessment Class | Code | Assessment | Township Tax Rate | Region Tax Rate | Waste Tax Rate | Transit Tax Rate | Education Tax Rate | WLMH Levy Tax Rate | TOTAL | Urban Service Area (USA) | | Total with USA |
|-------------------------------|------|---------------|-------------------|-----------------|----------------|------------------|--------------------|--------------------|-------------------|--------------------------|-------------------|-------------------|
| | | | | | | | | | | Street Lights Tax Rate | Sidewalk Tax Rate | |
| Residential | (RT) | 1,866,812,572 | 0.00449804 | 0.00774131 | 0.00048715 | 0.00023947 | 0.00153000 | 0.00008819 | 0.01458416 | 0.00005096 | 0.00013762 | 0.01477274 |
| Multi-Residential | (MT) | 8,747,000 | 0.00886114 | 0.01525038 | 0.00095969 | 0.00047176 | 0.00153000 | 0.00017373 | 0.02724670 | 0.00010038 | 0.00027111 | 0.02761819 |
| New Multi-Residential | (NT) | 0 | 0.00449804 | 0.00774131 | 0.00048715 | 0.00023947 | 0.00153000 | 0.00008819 | 0.01458416 | 0.00005096 | 0.00013762 | 0.01477273 |
| Small business on farm | (C7) | 26,800 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00220000 | 0.00015300 | 0.02484767 | 0.00008840 | 0.00023875 | 0.02517483 |
| Commercial | (CT) | 70,676,327 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial excess land | (CU) | 887,600 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial vacant land | (CX) | 3,069,800 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Shopping centre | (ST) | 8,143,000 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Shopping centre excess land | (SU) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial-New Construction | (XT) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Comm-New Const excess land | (XU) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Industrial | (IT) | 47,788,300 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Industrial excess land | (IU) | 184,400 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Industrial vacant land | (IX) | 930,000 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| New Industrial | (JT) | 0 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Large industrial | (LT) | 1,170,300 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Large industrial excess land | (LU) | 251,600 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Pipeline | (PT) | 29,231,000 | 0.00765612 | 0.01317648 | 0.00082918 | 0.00040760 | 0.00880000 | 0.00015011 | 0.03101949 | 0.00008673 | 0.00023424 | 0.03134046 |
| Farmlands | (FT) | 501,317,210 | 0.00112451 | 0.00193533 | 0.00012179 | 0.00005987 | 0.00038250 | 0.00002205 | 0.00364605 | 0.00001274 | 0.00003440 | 0.00369319 |
| Managed forests | (TT) | 2,620,500 | 0.00112451 | 0.00193533 | 0.00012179 | 0.00005987 | 0.00038250 | 0.00002205 | 0.00364605 | 0.00001274 | 0.00003440 | 0.00369319 |
| Farmland Awaiting Development | (R1) | 0 | 0.00337353 | 0.00580598 | 0.00036536 | 0.00017960 | 0.00114750 | 0.00006614 | 0.01093811 | 0.00003822 | 0.00010321 | 0.01107954 |

DATE: April 20, 2026
REPORT NO: WLFD-05-2026
SUBJECT: **Monthly Update – March 2026**
CONTACT: Tim Hofsink, Fire Chief

OVERVIEW:

- This report will address March 2026 fire responses and activities.

RECOMMENDATION:

1. That, Information Report WLFD-05-2026 titled “Monthly Update – March 2026”, dated April 27, 2026, be received.

ALIGNMENT TO STRATEGIC PLAN:

Theme #1 and #4

- **Build** – a safe, connected, caring and active community
- **Advance** – organizational capacity and effectiveness

Recruits: Recruit training has been focused on the final portion of the recruit program, Hazardous Materials responses. The group has carried out some of the training online and have been practicing with the physical training materials. Testing for the final element of their recruit training is scheduled for early June, after which the group will graduate as fully certified firefighters.

Retirement: Captain Mike Perry

Promotions: The testing and selection process for the Training Officer-Lieutenant position is underway for the vacant position at Station 1. The promotional process for filling the vacancy of Captain at Station 2 will proceed in the coming months.

Training: This month, firefighters continued to drill on hose advancement techniques. Fire Hose advancement can be challenging due to fire conditions and the need to heavily coordinated teamwork. Newer fire line management techniques have been developed and are being implemented to help ensure that the firefighters in West Lincoln are remaining current with the changing fire environments that they face.

Firefighters participated in table-top emergency scenarios where all had an opportunity to “command” a scene and provide radio reports. This resulted in a great group discussion where ideas were shared on strategies and tactics.

The team also held medical training presented by our recruit team covering the issues our firefighters encounter most at emergency scenes such as bleed control, CPR and Airway management. After the presentations, firefighters were able to put their skills to the test, participating in various medical scenarios while being evaluated by senior firefighter staff.

West Lincoln's Officer team continued into their third month of Incident Command training. This training teaches a standardized approach to the command, control and coordination of emergencies. The goal of this training is to ensure that all officers are trained to the same standard, so that common language and techniques are applied consistently at all our emergency calls.

Fire Prevention / Public Education:

March 13- Fire safety/story time at St Martin school, four classes and about 80 kids.

March 26- Food truck event at Smithville Public School 4-7pm

Several fire inspections were conducted at various locations.

Apparatus Fleet: Tablet installations are continuing with the remainder of the apparatus to be outfitted with the new tablets in the coming months. In terms of Capital equipment projects, WLFD has now taken possession of two new battery-operated ventilation fans in March, with the third one on order. These new fans provide additional operational capabilities over our previous older gas-powered fan, allowing for ventilation within structures without negatively impacting the environment. These fans can also serve to provide rehab cooling and misting at incidents during the summer months. We also received notice from the supplier that the Station 2 SCBA compressor that was ordered this past December should be arriving in mid-April.

Fire Services Activities: Training continues to be centre-stage at WLFD, with multiple different courses underway. West Lincoln's team of firefighters display eager willingness to learn and upgrade their skills, ensuring that the community will be well served by professional, prepared firefighters.

A cohort of firefighters in West Lincoln continue to train together for fitness, with some members preparing for fitness competitions as well as running races. The team is made stronger by these individuals working together to become physically stronger, as well as to bring members of the team closer together.

A number of community events are being planned by the members of both stations, with a drive-through barbeque planned at Station 2 for Saturday, April 25.

FINANCIAL IMPLICATIONS:

There are no financial implications as a result of this information report.

INTER-DEPARTMENTAL COMMENTS:

This report was reviewed by the Director of Corporate Services/CFO, CAO and Clerk.

CONCLUSION:

This report is to inform Committee and Council of the March 2026 operations of West Lincoln Fire and Emergency Services.

SCHEDULE(S):

Schedule A – WLFD March Responses

Prepared & Submitted by:

Approved by:

Tim Hofsink
Fire Chief

Cynthia Summers
Director, Community and Protective Services

Truper McBride
CAO

Jurisdiction

WEST LINCOLN

2026 MONTHLY DISPATCHES BY DETERMINANT

| Determinant Group | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|--|-----------|-----------|-----------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|
| ⊕ Burning Complaint | | | 2 | | | | | | | | | | 2 |
| ⊕ Carbon Monoxide | | 1 | 2 | | | | | | | | | | 3 |
| ⊕ Emergency Assistance | 1 | 1 | 2 | | | | | | | | | | 4 |
| ⊕ Grass/Tree/Brush Fire | | 1 | | | | | | | | | | | 1 |
| ⊕ Hazmat | | | 1 | | | | | | | | | | 1 |
| ⊕ Medical | 7 | 8 | 9 | | | | | | | | | | 24 |
| ⊕ MVCs | 6 | 8 | 5 | | | | | | | | | | 19 |
| ⊕ Non-Emergency Assistance | | | | | | | | | | | | | |
| ⊕ Non-Emergency Medical | | 3 | | | | | | | | | | | 3 |
| ⊕ Other Fire | | | 1 | | | | | | | | | | 1 |
| ⊕ Preliminary Assignment | 1 | 1 | | | | | | | | | | | 2 |
| ⊕ Remote Alarm | 3 | 2 | 3 | | | | | | | | | | 8 |
| ⊕ Rescue | | | | | | | | | | | | | |
| ⊕ Structure Fire | | 2 | | | | | | | | | | | 2 |
| ⊕ Unknown 911 | | | | | | | | | | | | | |
| ⊕ Vehicle Fire | | 2 | | | | | | | | | | | 2 |
| ⊕ Water Rescue | | | | | | | | | | | | | |
| Total Responses within Municipality | 18 | 29 | 25 | | | | | | | | | | 72 |

WEST LINCOLN

12

Year-to-Date Responses Out of Area

72

Total Events This Year

DATE: April 27, 2026

REPORT NO: LLS-04-2026

SUBJECT: **Regional Governance Review – Bill 100 (Better Regional Governance Act, 2026)**

CONTACT: Jessica Dyson, Director, Legal and Legislative Services
Truper McBride, CAO

OVERVIEW:

- The Ministry of Municipal Affairs and Housing introduced the *Better Regional Governance Act, 2026* which proposes to changes to the governance structure of Durham, Halton, Muskoka, Niagara, Peel, Simcoe, Waterloo, and York including:
 - Allowing the Minister to appoint upper-tier council heads of council with strong chair powers that mirror strong mayor powers
 - Reduce Simcoe County Council from 32 to 17 members, and Niagara Regional Council from 32 to 13 members with both councils composed of the mayors of each lower-tier municipality plus the appointed head-of-council
 - Require all regional governments except Niagara to review their council composition following the 2026 municipal election
 - Develop a weighted voting framework for Niagara Regional Council
- Bill 100 signals the Province’s intent to modernize regional governance, with a focus on housing delivery and infrastructure alignment.
- Proposed strong chair powers and potential provincial appointments raise concerns about reduced local accountability and democratic decision-making.
- Administration is looking to gather and consolidate municipal input on Bill 100 (*Better Regional Governance Act, 2026*) in order to prepare and submit formal comments to the Province, ensuring local priorities, concerns, and governance principles are clearly represented in the consultation process.

RECOMMENDATION:

1. That, Recommendation Report LLS-04-2026 titled “Regional Governance Review – Bill 100 (Better Regional Governance Act, 2026)” dated April 27th, 2026 be received; and,
2. That, Council provide direction to administration on the municipality’s position regarding Bill 100 to inform a submission to the Province.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 2 & 5

- Champion – strategic and responsible growth
- Advance – organizational capacity and effectiveness

BACKGROUND:

The Province of Ontario has introduced Bill 100 as part of a broader effort to modernize regional governance and better align municipal structures with provincial priorities related to housing and infrastructure delivery.

Municipalities within Niagara Region have been actively engaged in governance reform discussions, including local initiatives such as reviews of council size and broader examinations of service delivery and governance structures.

CURRENT SITUATION:

Bill 100 proposes significant restructuring of upper-tier municipal governance across Ontario, with most changes anticipated to take effect following the 2026 municipal election. Although the legislation does not explicitly mandate municipal amalgamation, it remains unclear how the introduction of a provincially appointed “strong chair” model may influence future structural changes, including the potential for consolidation.

The Province has indicated that the intent of the legislation is to accelerate decision-making, reduce governance costs through the elimination of part-time elected councillors, and better align municipal actions with provincial priorities, particularly in the areas of housing and infrastructure.

At present, Bill 100 has passed First Reading and is under consideration at Second Reading at Queen’s Park.

Core Structural Changes

Bill 100 introduces several fundamental changes to upper-tier governance. The legislation would authorize the Minister of Municipal Affairs and Housing to appoint and remove heads of council, including regional chairs and wardens, in designated upper-tier municipalities such as Durham, Halton, Muskoka, Niagara, Peel, Waterloo, York, and Simcoe. In instances where the Minister does not make an appointment, councils would retain the ability to appoint a chair internally. This approach effectively replaces or overrides the direct election of regional chairs in these jurisdictions.

In addition, the legislation introduces “strong chair” powers, granting appointed chairs enhanced executive authority similar to the Province’s strong mayor framework. These powers are intended to accelerate housing approvals, streamline infrastructure-related decision-making, and improve alignment with provincial priorities. Under this model, it is possible that an unelected, provincially appointed chair could override decisions made by directly elected mayors within Niagara Region.

The legislation also proposes a significant restructuring of regional councils. In Niagara Region, council composition would be reduced from approximately 32 members to 13, consisting of the 12 local mayors and the regional chair. A similar restructuring is proposed for Simcoe County, where council would be reduced from 32 to 17 members.

Bill 100 further enables the Province to establish weighted voting systems for upper-tier councils. This would allow certain members to hold more than one vote, with voting power potentially allocated based on population or other criteria. However, the specific details of how weighted voting would be implemented are expected to be defined through regulation following Royal Assent, and remain unclear at this time. Without this clarity on weighted voting, the real impacts of this new governance regime can not be fully understood and may have significant implications for West Lincoln at the regional table.

The legislation also requires upper-tier municipalities to undertake reviews of council composition following the 2026 municipal election. Niagara Region is subject to a modified timeline, with its first required review scheduled after 2034 and subsequent reviews every second election thereafter. It is further unclear whether strong chair powers would be able to override council composition decisions made by the Council itself.

In terms of election-related provisions, amendments to the Municipal Elections Act may result in certain nominations for regional chair positions being voided or withdrawn to reflect the transition away from elected regional leadership.

Local Governance Initiatives

In parallel with provincial action, Niagara Regional Council initiated a comprehensive governance and service delivery review in February 2026. This reflects a broader regional commitment to proactively examining how services are structured and delivered.

As part of this work, there has been ongoing consideration of alternative service delivery models, including publicly owned water and wastewater corporations and locally governed public service boards responsible for services such as regional roads, public health, and emergency services. These efforts demonstrate that governance reform is already actively underway within Niagara, independent of provincial direction.

Implications

Bill 100 represents a significant shift away from a local democratically elected regional leadership model toward a provincially influenced and appointed executive structure. While the Province has indicated that these changes will reduce duplication, improve efficiency, and accelerate housing delivery, there is limited publicly available data to substantiate these outcomes.

The proposed framework suggests a more centralized decision-making model that may enable faster outcomes, but with reduced opportunity for deliberation among elected representatives. The introduction of strong chair powers, particularly when combined with provincial appointment authority, raises important questions regarding the balance

between efficiency and democratic accountability.

The reduction in council size would also result in decreased representation at the regional level, while the introduction of weighted voting introduces additional uncertainty regarding how influence will be distributed among municipalities of varying size. Until further details are provided through regulation, the full impact of these changes remains difficult to assess.

Collectively, these elements raise broader considerations regarding local autonomy, the concentration of decision-making authority, and the preservation of meaningful municipal representation within regional governance structures.

FINANCIAL IMPLICATIONS:

Further analysis will be required as additional details are released by the Province, particularly to fully assess the financial, operational, and governance implications of the proposed changes and their potential impact on municipal responsibilities and service delivery.

INTER-DEPARTMENTAL COMMENTS:

Governance review remains an ongoing and active area of discussion at the Senior Leadership Team (SLT) level, reflecting its importance across all municipal functions. SLT is regularly engaged in monitoring developments related to Bill 100 and broader regional governance reform, ensuring that the organization remains informed and responsive as the legislative and policy landscape evolves. This continuous engagement ensures that the municipality is well-positioned to respond effectively and contribute meaningfully to the broader conversation on governance reform.

CONCLUSION:

Bill 100 represents a significant structural reform to regional governance in Ontario by centralizing authority within upper-tier municipalities, empowering provincially appointed leadership, and reducing the size and autonomy of regional councils.

While the legislation is intended to streamline decision-making and better align municipal actions with provincial priorities, it also introduces substantial changes to governance structures, representation, and accountability. Continued monitoring and engagement will be essential to ensure that municipal perspectives are clearly communicated as the Province advances the legislation and develops the supporting regulatory framework.

Prepared & Submitted by:

Approved by:

Jessica Dyson
Director, Legal and Legislative Services

Truper McBride
CAO

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW 2026-17

**BEING A BY-LAW TO ADOPT THE ESTIMATES FOR THE
YEAR 2026 AND TO SET THE RATES OF TAXATION
FOR THE YEAR 2026.**

WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act 2001, ch. 25 to adopt the tax ratios and tax rates for property classes set by the Regional Municipality of Niagara By-laws 2026-15 and 2026-16;

AND WHEREAS the tax ratios establish the relative amount of taxation to be borne by each property class;

AND WHEREAS the property classes have been prescribed by the Minister of Finance and the Assessment Act R.S.O. 1990, ch. A.31, s.7 and s.8 as amended and Regulations thereto;

AND WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on the whole of rateable property according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sum set forth in Schedule "A", and hereto attached for the current year;

AND WHEREAS it is necessary for the Council of the Corporation of the Township of West Lincoln, pursuant to the Municipal Act to levy on rateable property in the urban area of Smithville to pay for the costs of street lighting and sidewalk construction, repair and maintenance and the removal of snow from sidewalks according to the last revised assessment roll for the Corporation of the Township of West Lincoln the sums set forth in Schedule "A", and hereto attached for the current year;

AND WHEREAS the Municipal Act, 2001, ch. 25, Section 308 provides that an upper-tier municipality shall pass a by-law to establish a set of tax ratios for each property class where the residential property class tax ratio is 1.00 and the Regional Municipality of Niagara has passed By-law 2026-15 to establish such ratios;

AND WHEREAS the Municipal Act, 2001, ch. 25, Section 311 provides that for the purposes of raising the general upper-tier tax levy, the council of the upper-tier municipality shall pass a by-law directing the lower municipality to levy a separate tax rate as specified in the by-law on assessment in each property class in the lower tier municipality rateable for upper tier purposes and the Regional Municipality of Niagara has passed By-law 2026-16 to establish such rates, as set forth in Schedule "A";

AND WHEREAS the Education Act, R.S.O. 1990, ch. E.2, Ontario Regulation 400/98 as amended prescribes the education tax rates for each property class, as set forth in Schedule "A";

NOW THEREFORE the Council of the Corporation of the Township of West Lincoln enacts as follows:

1. The tax ratios and tax rate reductions for prescribed property classes set by the Regional Municipality of Niagara By-laws 2026-15 and 2026-16 are hereby adopted.
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 6. For the railway rights of way taxes due to the Corporation of the Township of West Lincoln in accordance with the Regulations as established by the Minister of Finance, pursuant to the Municipal Act 2001, ch. 25, Section 315, the actual amount due to the Corporation shall be based on the assessment roll and the tax rates for the year 2026.
 7. If any section or portion of this by-law or of the Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council for the Corporation of the Township of West Lincoln that all remaining sections and portions of this by-law and schedules continue in force and effect.
 8. For the year 2026 a pre-levy of taxes was authorized by by-law and that the levy provided for in Schedule "A" attached to this by-law shall be reduced by the amount of the interim levy for 2026 and the balance shall be due in two installments on July 31, 2026 and September 29, 2026.
 9. The said final tax levy shall become due and payable in two (2) installments as follows: Fifty percent (50%) of the final tax levy shall become due and payable on the 31st day of July; fifty percent (50%) of the final tax levy shall become due and payable on the 29th day of September and nonpayment of the amount on the dates stated in accordance with this section shall constitute default.
 11. (a) "Default" in this section shall mean "the first day following the date taxes are due".
(b) There shall be imposed on all taxes a penalty for non-payment or late payment of taxes. Penalty and interest is fixed at a rate of 1.25%. Penalty and interest will accrue on unpaid taxes commencing the first day of default and also on the first day of each calendar month thereafter.
 12. (a) On all taxes of the final tax levy in default on January 1, 2026, interest will be added at the rate of 1.25 percent per month for each month or fraction thereof of default.
(b) On all other taxes in default on January 1, 2026, interest shall be added at the rate of 1.25 percent per month or fraction thereof, and all by-laws and parts of by-laws inconsistent with this policy are hereby rescinded.
 14. Penalties and interest added on all taxes of the final tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid final tax levy.
 15. The Treasurer shall send, either via mail or electronic delivery, to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.
 16. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
 17. All taxes shall be paid into the office of the Treasurer or to such financial institutions authorized by the Municipal Act and approved by the Treasurer.
 18. This by-law shall come into force and effect upon the date of the final reading thereof.

READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS 27
DAY OF APRIL 2026

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

TOWNSHIP OF WEST LINCOLN

SCHEDULE A TO BY-LAW 2026-17

TAX RATES FOR 2026

| Assessment Class | Code | Assessment | Township Tax Rate | Region Tax Rate | Waste Tax Rate | Transit Tax Rate | Education Tax Rate | WLMH Levy Tax Rate | TOTAL | Urban Service Area (USA) | | Total with USA |
|-------------------------------|------|---------------|-------------------|-----------------|----------------|------------------|--------------------|--------------------|-------------------|--------------------------|-------------------|-------------------|
| | | | | | | | | | | Street Lights Tax Rate | Sidewalk Tax Rate | |
| Residential | (RT) | 1,866,812,572 | 0.00449804 | 0.00774131 | 0.00048715 | 0.00023947 | 0.00153000 | 0.00008819 | 0.01458416 | 0.00005096 | 0.00013762 | 0.01477274 |
| Multi-Residential | (MT) | 8,747,000 | 0.00886114 | 0.01525038 | 0.00095969 | 0.00047176 | 0.00153000 | 0.00017373 | 0.02724670 | 0.00010038 | 0.00027111 | 0.02761819 |
| New Multi-Residential | (NT) | 0 | 0.00449804 | 0.00774131 | 0.00048715 | 0.00023947 | 0.00153000 | 0.00008819 | 0.01458416 | 0.00005096 | 0.00013762 | 0.01477273 |
| Small business on farm | (C7) | 26,800 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00220000 | 0.00015300 | 0.02484767 | 0.00008840 | 0.00023875 | 0.02517483 |
| Commercial | (CT) | 70,676,327 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial excess land | (CU) | 887,600 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial vacant land | (CX) | 3,069,800 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Shopping centre | (ST) | 8,143,000 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Shopping centre excess land | (SU) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Commercial-New Construction | (XT) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Comm-New Const excess land | (XU) | 0 | 0.00780365 | 0.01343040 | 0.00084516 | 0.00041546 | 0.00880000 | 0.00015300 | 0.03144767 | 0.00008840 | 0.00023875 | 0.03177483 |
| Industrial | (IT) | 47,788,300 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Industrial excess land | (IU) | 184,400 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Industrial vacant land | (IX) | 930,000 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| New Industrial | (JT) | 0 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Large industrial | (LT) | 1,170,300 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Large industrial excess land | (LU) | 251,600 | 0.01182985 | 0.02035965 | 0.00128120 | 0.00062981 | 0.00880000 | 0.00023194 | 0.04313245 | 0.00013402 | 0.00036194 | 0.04362840 |
| Pipeline | (PT) | 29,231,000 | 0.00765612 | 0.01317648 | 0.00082918 | 0.00040760 | 0.00880000 | 0.00015011 | 0.03101949 | 0.00008673 | 0.00023424 | 0.03134046 |
| Farmlands | (FT) | 501,317,210 | 0.00112451 | 0.00193533 | 0.00012179 | 0.00005987 | 0.00038250 | 0.00002205 | 0.00364605 | 0.00001274 | 0.00003440 | 0.00369319 |
| Managed forests | (TT) | 2,620,500 | 0.00112451 | 0.00193533 | 0.00012179 | 0.00005987 | 0.00038250 | 0.00002205 | 0.00364605 | 0.00001274 | 0.00003440 | 0.00369319 |
| Farmland Awaiting Development | (R1) | 0 | 0.00337353 | 0.00580598 | 0.00036536 | 0.00017960 | 0.00114750 | 0.00006614 | 0.01093811 | 0.00003822 | 0.00010321 | 0.01107954 |

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NUMBER NO. 2026-18

BEING A BY-LAW TO DESIGNATE THE AFFORDABLE HOUSING COMMUNITY IMPROVEMENT PROJECT AREA TO THE COMMUNITY OF SMITHVILLE URBAN AREA BOUNDARIES.

WHEREAS pursuant to Section 28(1) of the Planning Act, defines a “Community Improvement Project Area” as a “municipality or an area within a municipality, the community improvement of which in the opinion of Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”; and

WHEREAS Section 28(2) of Part IV of the Planning Act, R.S.O. 1990, c. P.13, as amended, empowers the Council of a municipality in which an Official Plan is in effect and contains provisions relating to community improvement to designate the whole or any part of the municipality covered by the Official Plan as a Community Improvement Project Area; and

WHEREAS the Township of West Lincoln’s Official Plan, contains policies allowing for community improvement planning; and

WHEREAS the Corporation of the Township of West Lincoln deems it appropriate to designate the Community of Smithville Urban Area as the area for community improvement planning, in accordance with the map attached as Schedule 1 to this By-law;

AND WHEREAS before a by-law adopting a Community Improvement Plan can be adopted, the Community Improvement Project Area must be designated;

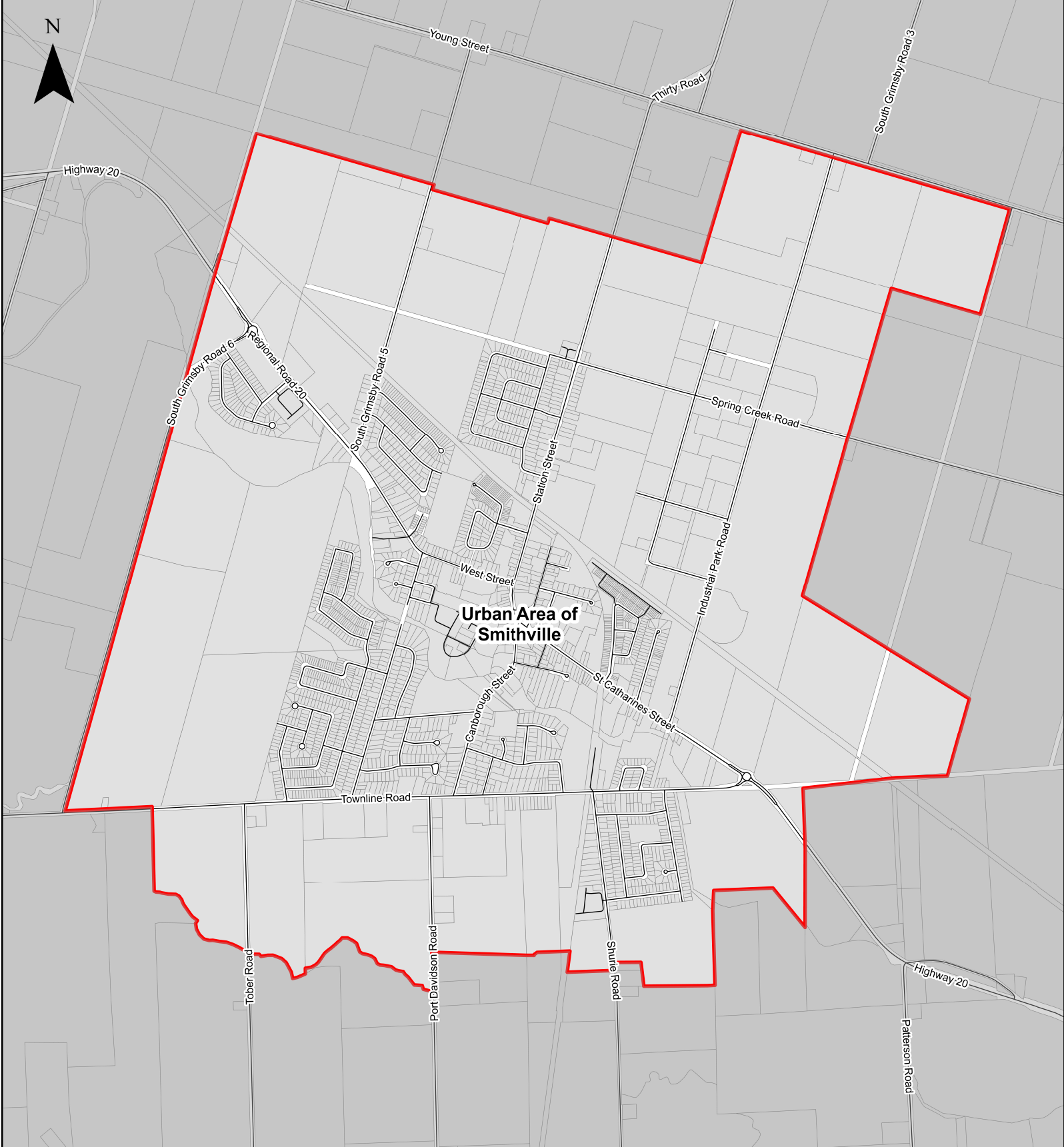
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

1. That the Affordable Housing Community Improvement Project area, consisting of the map attached as Schedule 1 to this By-law, is adopted for use in the Township of West Lincoln.
2. That this By-law shall come into force and effect in accordance with the provisions of the Planning Act.

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

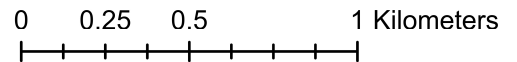
MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK



Township of West Lincoln

Affordable Housing Community Improvement Project Area



Legend



Township of West Lincoln
Affordable Housing
Community Improvement
Project Area

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NUMBER NO. 2026-19

BEING A BY-LAW TO ADOPT THE AFFORDABLE HOUSING COMMUNITY IMPROVEMENT PLAN, AS A POLICY DOCUMENT, FOR THE COMMUNITY IMPROVEMENT PROJECT AREA WITHIN THE TOWNSHIP OF WEST LINCOLN, PURSUANT TO THE BOUNDARIES OF THE COMMUNITY OF SMITHVILLE URBAN AREA BOUNDARIES.

WHEREAS By-law 2026-18, being a by-law to designate a Community Improvement Project Area for the Affordable Housing Community Improvement Plan, was passed by the Council of the Township of West Lincoln on the 23 day of March 2026 pursuant to Section 28(2) of Part IV of the Planning Act, R.S.O. 1990, c. P. 13, as amended; and

WHEREAS in accordance with the provisions of Section 28 of the Planning Act, R.S.O. 1990, c. P.13, as amended, where a By-law has been passed to designate a Community Improvement Project Area, Council may put in place a Community Improvement Plan which identifies measures that the municipality may take to facilitate and accelerate community improvement within the community improvement area; and

WHEREAS the Council of the Township of West Lincoln has approved and adopted the Affordable Housing Community Improvement Plan pursuant to its authority under Section 28(4) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

WHEREAS the Affordable Housing Community Improvement Plan conforms to the Township of West Lincoln's Official Plan; and

WHEREAS the Council of the Township of West Lincoln held a Statutory Public Meeting with respect to the Affordable Housing Community Improvement Plan on February, 9, 2026, pursuant to its authority under Section 17 of the Planning Act, R.S.O. 1990, c. P.13;

AND WHEREAS Council has deemed it necessary to adopt a community improvement plan for the community improvement project area of the Community of Smithville Urban Area.

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

1. That the Affordable Housing Community Improvement Plan, consisting of the attached Plan document including its maps attached as Schedule 1 to this By-law, is adopted for use in the Township of West Lincoln.
2. That this By-law shall come into force and effect in accordance with the provisions of the *Planning Act*.

READ A FIRST, SECOND AND THIRD

TIME AND FINALLY PASSED THIS

27 DAY OF APRIL, 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

West Lincoln

Your Future Naturally



Smithville

The Township of West Lincoln

*Affordable Housing Community
Improvement Plan*

April 2026

| | | | | | |
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1 Introduction

The Township of West Lincoln is facing an increasing gap in household income and housing costs. Along with limited rental availability and a high cost of living, the Township can use a Community Improvement Plan (CIP) to encourage a diverse mix of housing options, particularly for low-to-moderate income households. This proposed Affordable Housing CIP will provide the Township with a toolbox of options that can be used to meet the Township's housing goals.

1.1 Defining a Community Improvement Plan (CIP)

A CIP is a tool that the Township of West Lincoln can use to improve the community. It provides the Township with the opportunity to offer grants or other forms of financial and non-financial support to meet local goals. A CIP can also provide the foundation to partner with local residents, developers, and community organizations to reduce financial barriers in building a range of housing options, including affordable housing and adding Additional Residential Units (ARUs).



2 Creation of the Affordable Housing CIP

To launch the creation of this CIP the Township hosted an online survey in October 2025 to gather community feedback and identify current housing challenges impacting residents. A background report was prepared in December 2025 to support the creation of this Affordable Housing CIP. The report discussed the current legislative context, including Provincial, Regional and Local policies, options for incentive programs, CIP best practices and case studies, and drafted the vision and goals for this CIP.

The background report was made available online to the public in January 2026 and a local, in-person engagement session on January 14 followed. Feedback from public engagement, Council, and the Ministry of Municipal Affairs and Housing has informed the creation of the Township of West Lincoln's Affordable Housing CIP.

2.1 Legislative Authority

The Township of West Lincoln legally cannot mandate private developers to build affordable housing, however the *Planning Act, R.S.O. 1990 c. P.13*, section 28, provides the authority for a Council to enact a Community Improvement Plan (CIP). An Affordable Housing CIP is a tool that encourages private landowners and developers to build affordable housing units by offering financial and non-financial incentives to overcome obstacles that may prevent the creation of these units.

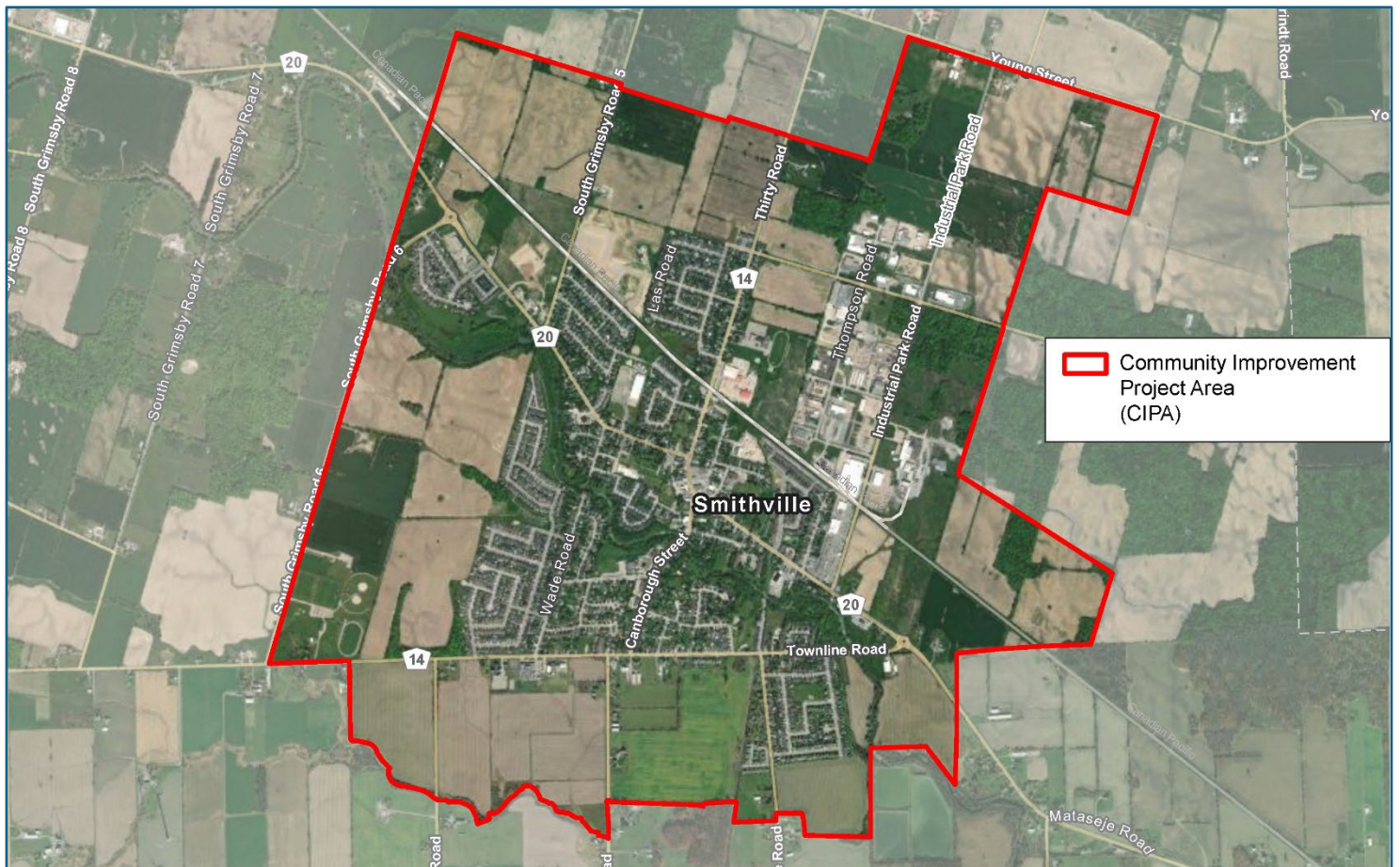
The Township's Official Plan outlines its directions for Community Improvement Policies in Section 18.10, including the criteria for implementing a Community Improvement Project Area (CIPA). This Affordable Housing CIP encourages redevelopment of the existing built environment and contributes to coordinated public and private community improvement.

The Affordable Housing CIP is designed to conform with current Provincial, Regional, and Local legislation and policies.

3 Community Improvement Project Area

The Affordable Housing CIP applies to the whole of Smithville, with its boundaries aligned with the boundaries of the designated urban area of Smithville (see *Schedule 1*). The Community Improvement Project Area (CIPA) is established through a separate By-law and administered separately from the CIP. This allows for the adjustment of CIPA boundaries without amendment to the CIP itself, but through Township amendment to the CIPA By-law itself. Any changes to the geographic area of the Affordable Housing CIP will be made through a public process.

Figure 1: Community Improvement Project Area Boundary



4 Vision, Goals, and Objectives

The Township is building towards complete communities that offer a diverse range of affordable housing options that will meet the needs of current and future West Lincoln residents. The vision of this CIP is:

To invest in the liveability of our community by providing the Township with a toolbox of incentive programs for affordable housing for people of all ages and stages, connecting people to amenities, and creating a more inclusive West Lincoln for all.

This Affordable Housing CIP will support the creation of affordable housing units through the following goals and objectives:

► **Expand the Supply of Affordable Housing in Smithville**

- Support the development of new affordable units, with emphasis on family-sized and seniors' units.
- Encourage the creation of purpose-built rental housing to address current market gaps.
- Promote gentle density solutions such as additional residential units (ARUs) and secondary suites.

► **Diversify Housing Options to Serve All Ages and Stages**

- Increase the range of unit types, including multi-unit buildings, accessible units, family-sized dwellings, seniors' housing, and supportive housing.
- Encourage accessible housing forms that align with West Lincoln's rural character while meeting community needs.
- Support housing that enables residents to live, grow, and age within the community.

► ***Reduce Barriers to Affordable Housing Development***

- Provide flexible, predictable incentive programs that reduce development costs.
- Streamline processes and clarify requirements for applicants, including homeowners and small-scale builders.
- Support partnerships with non-profits, private developers, and other levels of government.

► ***Encourage Resident Participation in Housing Solutions***

- Promote the development of additional dwelling units, garden suites, and other small-scale affordable housing options on existing lots.
- Provide information, guidance, and incentives to homeowners to increase uptake of small-scale rental opportunities.

► ***Maximize the Impact of Municipal Funding***

- Fully and strategically utilize the annual CIP funding allocated by Council.
- Prioritize incentives that deliver the greatest community benefit and support long-term affordability.
- Monitor program outcomes to ensure funding is directed to the most effective programs.



5 Financial Incentive Programs

As part of the Township's Affordable Housing CIP, the Township may utilize any of the programs listed below. These financial incentive programs are subject to available funding, the Township's capital budget, and other available resources.

Applicants may be eligible to apply for more than one incentive program for a single project where the project meets the eligibility requirements of each program. However, the Township may establish a maximum funding amount per property or per project through the applicable program application forms, to ensure fair distribution of available funding.

Costs that are incurred by the applicant prior to the submission of an application shall not be considered for funding.

To be eligible for any of the incentive programs listed in this CIP, applicants must meet the following criteria:

- a) The lands and buildings specified in the application must be located within the By-law designated CIPA.
- b) Applicants must be the registered homeowner or property owner or have written authorization from the owner to apply for any programs in this CIP.
- c) Applicants should demonstrate the ability to commence work within a specified timeframe and complete the project within a set number of years (e.g., two years), ensuring that funds support projects that can be delivered in a timely manner. This may be done in accordance with the incentive program's application form.
- d) Projects must commit to achieving defined affordability outcomes. For example, meeting or exceeding the Provincial Planning Statement, 2024 Affordability definition for rental rates, duration of affordability, and target populations (e.g., families, seniors).
- e) Proposed projects must comply with applicable zoning, building codes, and planning requirements or demonstrate a clear pathway to obtaining required approvals.

- f) Applicants should provide a basic pro forma, cost estimate, or other financial documentation to show that the project is viable and that CIP funds are necessary to close the affordability gap.
- g) Projects should contribute to the CIP's goals such as increasing affordable rentals, creating family-sized or seniors' units, or adding gentle-density options like ARUs.
- h) Properties that are participating in any financial incentive program must be in good standing with the Township at the time of application, and should not have outstanding property tax arrears, unresolved property standards issues, or building orders.

5.1 Municipal Fees Grant Program

A municipal fee grant program to reduce the costs of creating *affordable housing* by providing a grant through the form of a rebate to cover municipal planning and building fees for eligible projects, encouraging homeowners, landlords, non-profits, and developers to bring forward applications that add to the local housing supply. Eligible projects include *affordable housing* projects approved for financial assistance under either a Canada Mortgage and Housing Corporation (CMHC), Federal, Provincial or Regional housing development program for the purposes of incorporating new affordable rental housing. Providing a grant to cover the costs of municipal fees does not ensure the project will be approved by the Township.

Eligible Costs: Up to 100% of the costs incurred to seek approvals for affordable housing providers and non-profits to develop new affordable housing units, specifically Township Planning Application Fees and Building Permit Fees.

5.2 Additional Residential Unit (ARU) Grant

A grant to support the creation of new additional residential units such as basement suites, garden suites, or coach houses by assisting with eligible construction, finishing, or building code compliance costs, helping expand small-scale rental supply throughout the Township.

Eligible Costs: Up to \$5000 of the costs incurred to construct or convert an ARU where permitted. This includes legalizing and/or bringing up to code existing basement ARUs.

5.3 Accessible Design Top-Up Grant

A top-up grant to incorporate a universal or barrier-free design within a new residential unit (e.g. apartment, ARU, secondary suite) receiving one of the other financial incentives in this CIP. The grant would be available to landowners for creating new housing units in a way that is designed for accessibility beyond the minimum standards of the Ontario Building Code. This grant would be provided to the applicant upon proof of completion of construction of the new accessible unit.

Eligible Costs: Up to \$3,000 of the costs incurred on design and construction of an accessible or barrier free unit.

5.4 Family-Sized or Seniors' Unit Top-Up Grant

A top-up grant for projects receiving one of the other financial incentives in this CIP. This grant provides additional support to projects that create purpose-built family-sized or seniors' units, recognizing the growing need for multi-bedroom and attainable housing options.

Eligible Costs: Up to \$1500 of the costs incurred for the construction of a family-sized or seniors' unit, as defined in this CIP.

5.5 Home Upgrade Support Grant

A grant to assist eligible homeowners with minor home upgrades when such improvements are necessary to accommodate new affordable or attainable units.

Eligible Costs: Up to \$1500 of the costs incurred to upgrade home services to accommodate the addition of affordable dwelling units to existing residential homes. Upgrades could include upsizing water connections, improving electrical capacity, or upgrading HVAC systems.



6 Non-Financial Incentive Programs

In addition to the financial incentives outlined above, the Township may use other non-financial incentive programs that are developed as part of the Township's CIP.

6.1 Education and Capacity-Building Workshops

The Township may consider providing workshops, guides, and technical support materials to help residents, landowners, and builders understand the process of creating additional residential units, undertaking gentle density, and accessing available incentives.

6.2 Housing Concierge / Client Support Service

To support homeowners interested in creating Additional Residential Units (ARUs), the Township may offer a dedicated staff contact to guide applicants through approvals, help troubleshoot issues, and streamline the application and permitting process. This concierge service intended to assist applicants in navigating municipal processes. It does not include the preparation of applications, drawings, or technical studies, nor does it involve securing approvals for funding on behalf of the applicant. Applicants remain responsible for preparing and submitting all required materials and retaining any necessary professional services.

6.3 Housing Reserve

The Township may consider establishing an annual reserve fund dedicated to supporting housing initiatives that require additional funding beyond what is available through the existing CIP program budgets. This reserve can act as a safety net for projects that address urgent housing needs, ensuring that financial barriers do not hinder the development of essential affordable units.

7 Implementation Plan

The Affordable Housing CIP will require the allocation of municipal resources and staff time to effectively implement.

7.1 Implementation Period

The Affordable Housing CIP is planned to be implemented over a five-year period, beginning in April 2026. Council may choose to open an application period for a specified amount of time (e.g. from January to March annually) or accept rolling applications and review them on a first-come, first-served basis, closing the application period when available funding is exhausted.

Council may choose to review the implementation period at any time, revising it through an amendment to the CIP. Council shall review the Affordable Housing CIP as appropriate and consider continuing the funding of the financial incentive programs through the municipal capital budget process or alternate funding opportunities.

7.2 Administration

The roles and responsibilities of the Township Council for implementing this Affordable Housing CIP include:

- a. **Establishing the Active Financial Incentive Programs:** Council may choose which incentive programs are active for any given year, and each program's duration.
- b. **Recognize an Annual CIP Budget:** Annually, Council will be responsible for determining the community improvement budget for each active incentive as part of the annual municipal budget process.
- c. **Designate a Plan Administrator for the CIP:** Council shall delegate responsibility for the CIP and its implementation to the Director of Growth and Sustainability, or designate.

Once the above steps have been met by Township Council, responsibility for the CIP and its implementation will rest with the Plan Administrator. The Plan Administrator is an assigned Township staff member, responsible for:

- a. Conducting pre-application meetings with interested applicants to discuss eligibility;
- b. Reviewing incentive applications for approval or refusal;
- c. Marketing the CIP;
- d. Monitoring the CIP and providing update reports to Council which provide data on CIP uptake, including project costs and resulting benefits;
- e. Providing recommendations on incentive programs, including timelines and budgets, to Council; and
- f. Providing reasons for application refusal or approval in the form of a staff report in the case of an appeal.

The Plan Administrator will accept applications and distribute financial incentives as approved by Council on a first-come, first-served basis until funding for that year has been fully allocated. Alternatively, the Plan Administrator may set an annual or bi-annual deadline for application submissions, with all applications evaluated according to that deadline. In cases where an application is refused or accepted, the applicant has a right to appeal the decision to Council who may then make a decision on whether to approve or refuse the application. If the decision is appealed to Council, a staff report will be prepared to outline the Plan Administrator's decision.

7.3 Applying for Incentives

Both the applicant and the Plan Administrator must follow the steps outlined below for submitting, processing, evaluating and approving or denying a CIP application. A property owner may apply for more than one incentive program for the same project where eligibility requirements are met. However, the Township may establish limits on the number of applications per property within a given year and the total funding available per project through the program guidelines or financial agreement.

An applicant is required to take the following steps:

- a. Book a pre-application meeting with Township staff to go over requirements for the application;

- b. Use the appropriate application form to submit the application and any other necessary documentation to the Township;
- c. The applicant must be the registered property owner or have written consent from the registered property owner;
- d. The application will be reviewed by the Plan Administrator for completion and compliance with general and program-specific eligibility requirements;
- e. If approved:
 - i. Municipal Fees Grant Program: the applicant will be notified, enter into a financial agreement with the Township and may begin work, with the grant being paid out at time of occupancy permit;
 - ii. Additional Residential Unit (ARU) Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - iii. Family-sized or Seniors' Unit Top-Up Grant: the applicant will be notified and enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - iv. Accessible Design Top-up Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
 - v. Home Upgrade Support Grant: the applicant will be notified, enter into a financial agreement with the Township, with funding payable to the applicant upon proof of completion;
- f. If rejected, the applicant may appeal to Township Council; and
- g. When the applicant has completed the project, they must submit a statement of project completion to the Township.

The Plan Administrator is required to take the following steps:

- a. Conduct pre-application meetings with interested applicants to confirm application processes, eligibility and requirements for a complete application (e.g. documentation, studies, plans);
- b. Review and evaluate submitted applications and supporting materials for approval or refusal;
- c. Inform applicants of their application status (e.g. approved, rejected, pending);
- d. Review statements of project completion.

Note: The Township reserves the right to inspect any property and building, or audit final costs at the owner's expense. Further, should the applicant fall into default of any of the requirements of the incentive program or other requirements established by the Township, incentives may be delayed, reduced, or cancelled. Applicants may be required to repay benefits to the Township.

7.4 Application Requirements

Applications for the incentives provided through the Affordable Housing CIP are required to meet the following requirements, as outlined below:

- Submit a copy of a signed and completed application form and any other supporting documents, as required by the Plan Administrator including:
 - A statement describing how the proposed project meets CIP goals and objectives;
 - Photographs of the existing buildings or property condition;
 - Where available, historical drawings or photographs;
 - Building permit or site development application;
 - Design drawings, rendering, elevation, grading, or any other specifications of the proposed project, as determined by the Township and prepared by a qualified professional;
 - A minimum of three cost estimates for the proposed project work, done by a licensed consultant or contractor;
 - A detailed budget for the proposed project;

- Any additional documentation or information deemed necessary by the Plan Administrator as determined during the pre-application meeting.

Application requirements will be outlined in a tailored application form for each financial incentive program. Once an application has been approved, the landowner will be required to enter into a financial or legal agreement with the Township to implement the incentive program requirements and may be required to register the agreement on title. Registration on title may be required for projects receiving funding for the Municipal Fees Grant Program to ensure the affordability requirements of the program are secured.

The Township is not responsible for any costs incurred through the preparation of an application for any of the financial incentive programs, or the costs for the preparation or registration of any required agreement(s) on title.

7.5 Plan and By-law Amendments

When there is an identified need for amendment to this Plan or its implementing By-law, Township Council must approve these changes through an amendment to the CIP and/or implementing By-laws.

An amendment to the CIP will not be required to:

- a. Reduce funding levels for the financial incentive programs;
- b. Discontinue or cancel any of the programs identified.

An amendment will be required to the CIP and/or implementing By-laws to:

- a. Redefine the Community Improvement Project Area;
- b. Extend the implementation period of the CIP;
- c. Increase the maximum funding levels of the financial programs; and/or,
- d. Add any new financial incentive programs.

Changes to program eligibility requirements may be made administratively, through the updating of the applicable CIP application form.

8 Monitoring Plan

The purpose of the Monitoring Plan is to ensure that CIP programs are receiving uptake, creating benefits, and determine whether the CIP vision, goals and objectives are being reached. The Monitoring Plan will assist in:

- Tracking and identifying allocated CIP funding and where in the community it has been applied for;
- Assessing the completion of the CIP vision, goals and objectives to evaluate program strengths and areas for improvement;
- Considering whether changes or amendments to program criteria, eligibility, finances, or the CIP and/or CIPA itself should be made; and
- Tracking CIP Financial Incentive Program uptake and results for Council review.

As part of the CIP reporting process, data will be collected on an on-going basis during implementation to keep Township staff and Council up to date on CIP application statuses, funding amounts, and outcomes of the CIP. On-going data collection will include:

- a. Successful Applications:** number of applications, incentive programs applied for, approved value of grants by program, approved value of grants total, project completion timing and payments, project completion photos, and property tax assessment after completion of project (if relevant).
- b. Promotional and Marketing Tracking:** number of outreach activities, website visits, inquiries received, and social media engagements.
- c. Economic and Community Outcomes:** number of units of housing created, by type and level of affordability.

8.1 Annual Reporting

The Plan Administrator will be responsible for the creation of an annual report to Township Council which summarizes the data collected on the CIP uptake and successes, as described below.

1. Expand the Supply of Housing in Smithville

- Number of new housing units and ARUs created.
- Percentage of affordable housing share in the Township.
- Percentage of affordable owner-housing.
- Percentage of affordable renter-housing.

2. Diversify Housing Options to Serve All Ages and Stages

- Number of new seniors' units created.
- Number of new family-sized units created.
- Number of new housing units created by housing type.
- Total value given to the Family-sized or Seniors' Units Top Up Grant and Accessibility Top Up Grant programs.

3. Reduce Barriers to Affordable Housing Development

- Record length of time from the receipt of an application for an affordable housing unit to the date of approval.
- Overview of partnerships created as a result of a CIP program application.

4. Encourage Resident Participation in Housing Solutions

- Number of applications completed annually.

5. Maximize the Impact of Municipal Funding

- Monitor the total allotment of funding annually and the amount provided to incentive applications.

This report may include, but is not limited to, case studies, landowner and tenant feedback, how the CIP's goals/objectives are being met, recommendations for adjustments of programs or budgets, or recommendations for amendment.

9 Marketing Plan

The Marketing Plan is a set of recommendations for how the Township may choose to promote uptake of the Affordable Housing CIP and its incentives. The Marketing Plan identifies target markets, materials for marketing, and potential strategies to be used by the Township.

9.1 Target Markets

The following groups have been identified as target markets for the CIP:

- Affordable Housing providers;
- Homeowners and property owners within the CIPA;
- Non-profit organizations;
- ARU construction companies or vendors;
- Housing developers and real estate professionals; and
- Investors (individual or organizations) who wish to invest in the Township of West Lincoln or enhance investments through the programs offered.

9.2 Marketing Materials

The following materials and programs may be utilized by the Township to promote the CIP:

- **Direct outreach to developers and housing providers:** such as email newsletters, presentations tailored to organizations, information packages delivered to developer and housing provider offices, and one-on-one meetings to discuss the CIP and how they can benefit from it.
- **Information sessions or workshops:** such as hosting workshops and other events dedicated to promoting the uptake of the CIP and include information such as panels, banners, or other displays at municipal buildings and community and Township-led events to promote the CIP.

- **Partnerships with local organizations:** such as collaborating with community groups or individuals interested in housing advocacy to bring the CIP to a wider audience and amplify the outreach and engagement.
- **Online resources and guides:** such as a section of the Township's website dedicated to the CIP, social media campaigns showing project successes and opportunities to engage with the CIP, and accessible digital packages detailing CIP information.



10 Definitions

Additional Residential Unit (ARU) means a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas within a single detached, semi-detached or townhouse dwelling, or a building or structure ancillary to a single detached, semi-detached or townhouse dwelling.

Affordable Housing means:

In the case of ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

In the case of rental housing, the least expensive of:

- A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- A unit for which the rent is at or below the average market rent of a unit in the municipality.

Community Improvement means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary, as defined in the Planning Act, 1990.

Community Improvement Plan means a plan for the community improvement of a community improvement project area, as defined in the Planning Act, 1990.

Community Improvement Plan Area means a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason, as defined in the Planning Act, 1990.

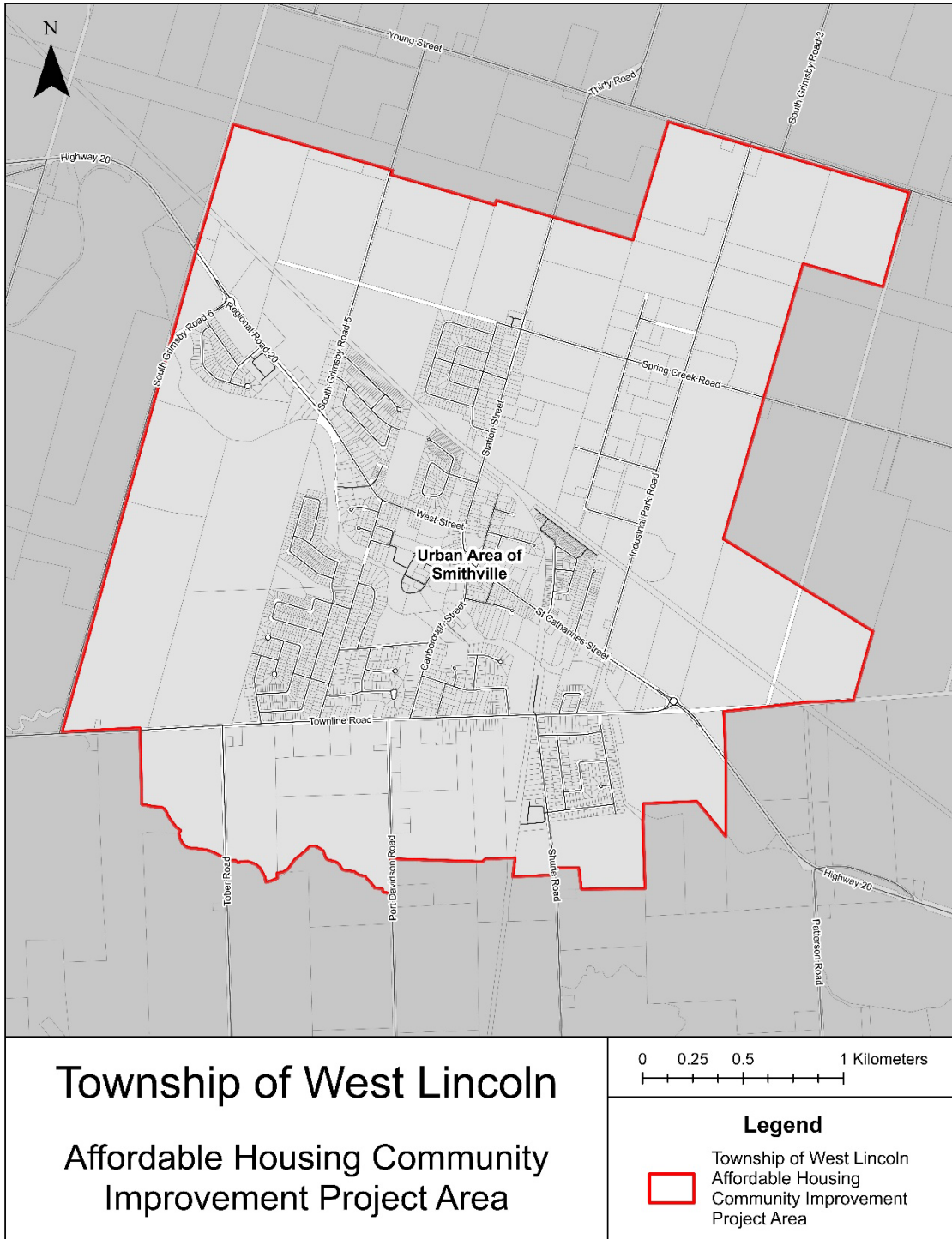
Eligible Costs means costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities, as defined in the Planning Act, 1990.

Family-Sized Unit means a unit that is designed to accommodate a family, including multi-generational families, with a minimum of 3+ bedrooms.

Seniors' Unit means a unit specifically designed for older adults (ages 65+) with age-friendly and accessible features.

Township means the Corporation of the Township of West Lincoln.

Schedule 1: Affordable Housing Community Improvement Project Area



THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-20

**A BY-LAW TO AMEND ZONING BY-LAW NO. 2017-70, AS AMENDED,
OF THE TOWNSHIP OF WEST LINCOLN**

WHEREAS the Township of West Lincoln Council is empowered to enact this By-Law by virtue of the Provisions of Section 34 of the Planning Act, 1990, as amended;

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

1. That, Part 1, Administration, Section 1.2.1 Administration and Enforcement, is hereby deleted and replaced with the following:

This By-law shall be administered by the municipal staff as appointed by the Council of the Township of West Lincoln. Any Enforcement Officer appointed by Council are each assigned the responsibility of enforcing this By-law for the purposes of Section 49 of the Planning Act.

2. That, Part 3, General Provisions, Section 3.11 (c)(i) On-Farm Diversified Uses, is hereby deleted and replaced with the following:

c) On-farm diversified uses shall not exceed the following size limits:

- i. The area of the lot permanently, temporarily or seasonally devoted to on-farm diversified uses shall not exceed the lesser of 2% of the lot area or 0.5 hectare, including the area of existing and new buildings and structures, required parking and loading areas, outside display and sales areas, outside storage areas, and any other areas of the lot used for the on-farm diversified use, excluding existing driveways shared with a permitted principal use on the lot and areas that produce a harvestable crop; and,

3. That, Part 3, General Provisions, Section 3.12.2 Driveways and Parking Aisles, specifically Table 3: Minimum and Maximum Widths for Driveways and Parking Aisles is amended as follows:

| Type of Driveway or Parking Aisle | Minimum Width | Maximum Width |
|--|----------------------|---|
| <i>Driveways for residential uses within a settlement area with less than five (5) dwelling units (By-law 2019-63 & 2022-32):</i> | | |
| <i>Driveway for a dwelling with a private garage</i> | 3 metres | <i>Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 6 metres</i> |
| <i>Driveway for a dwelling with no private garage</i> | | <i>60% of the lot frontage, to a maximum of 6 metres</i> |
| <i>Driveways for residential uses outside a settlement area with less than five (5) dwelling units (Bylaw 2019-63 & 2022-32):</i> | | |
| <i>Driveway for a dwelling with a private garage</i> | 3 metres | <i>Garage width plus 0.5 metre or 60% of the lot frontage, whichever is greater, to a maximum of 7.5 metres</i> |
| <i>Driveway for a dwelling with no private garage</i> | | <i>60% of the lot frontage, to a maximum of 7.5 metres</i> |
| <i>Driveways for residential uses with five (5) or more dwelling units and non-residential uses:</i> | | |
| Single traffic lane for travel in one direction | 3 metres | 6 metres |
| Double traffic lane for travel in one or two directions | 6 metres | 9 metres |
| Double traffic lane for travel in one or two directions plus one or more dedicated turning lanes where required in accordance with an approved site plan | 9 metres | 16 metres |
| Driveways for Agricultural Uses | | |
| Driveways for farm access or agricultural lots with residential uses | 3 metres | 16 metres |

4. That, Map 'S2' to Schedule 'A' of Zoning By-law No. 2017-70, as amended, is amended by changing the zoning as shown on Schedule 'A' attached hereto and forming part of the By-law from Residential Low Density (R1B) Zone and Development (D) Zone to Institutional (I-256) Zone.
5. That, Map 'S2' and 'S5' to Schedule 'A' of Zoning By-law No. 2017- 70, as amended, is amended by changing the zoning as shown on Schedule 'A' and 'A1' attached hereto from Development (D) Zone to Industrial Employment (M2-257) Zone.
6. That, Part 13 of Zoning By-law 2017-70 as amended, is hereby amended by adding the following to Part 13.2 and Table 29: Site-Specific Provisions:

| Site-Specific Provision # | Map # | Parent Zone(s) | Permitted Uses | Regulations |
|---------------------------|----------|----------------|---|---|
| 256 | S2 | I | As per the parent <i>zone</i> . | As per the parent zone, except: Permit the driveway, open space and existing sports fields located at the rear of the school. |
| 257 | S2 S5 | M2 | All permitted <i>uses</i> of the parent <i>zone</i> . | As per the parent zone including Class I Light Industrial Uses involving light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, that only involve indoor activities. |

7. That, all other provisions of By-law 2017-70, as amended, continue to apply.
8. That, this By-law shall become effective from and after the date of passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27 DAY OF APRIL, 2026.

MAYOR CHERYL GANANN

**JUSTIN PAYLOVE
CLERK**

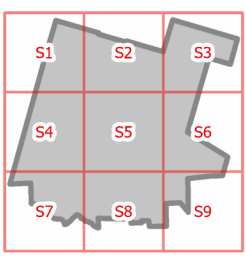
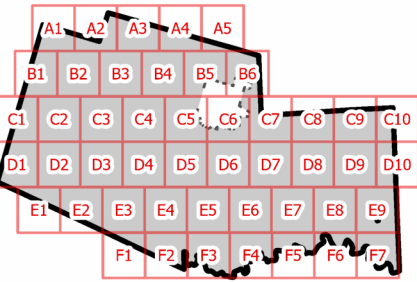
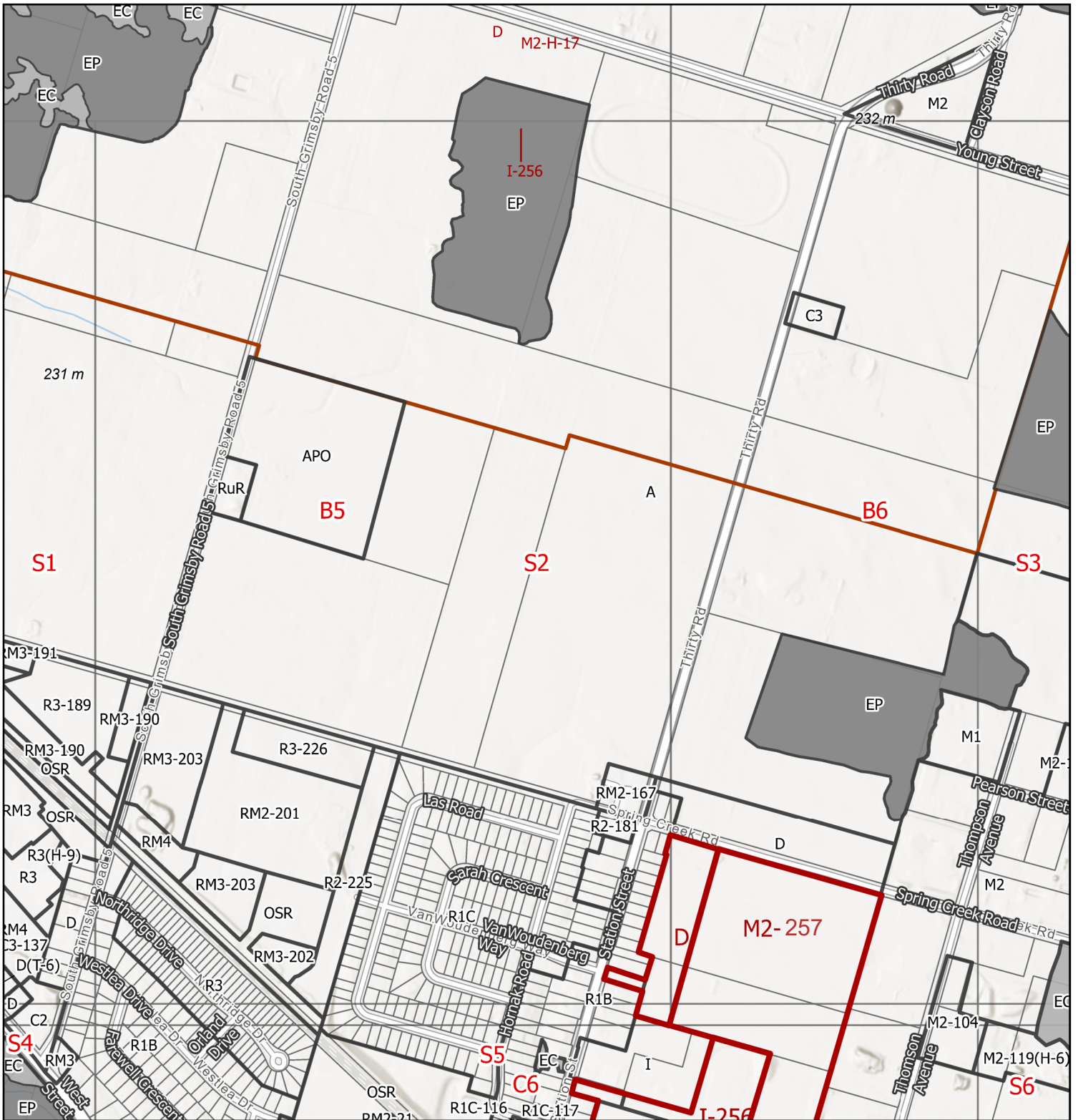
EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 2026-20

The Township's Comprehensive Zoning By-law 2017-70 was passed by the Council of the Corporation of the Township of West Lincoln on June 26, 2017. This By-law amends Zoning By-law 2017-70, as amended, to address issues and opportunities that have become apparent during implementation.

ZBA File: 1601-012-25 (Housekeeping By-law)

ZONING BY-LAW No.2017-70

SCHEDULE A



SCALE: 1:9,000

LEGEND

- ASSESSMENT_PARCELS
- WL_ZB_INDEX

ZONE

- OTHER
- EC
- EP
- SMITHVILLE BOUNDARY

MAP

S2

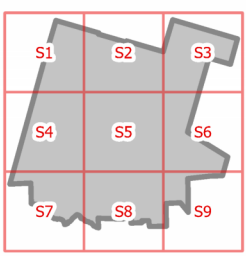
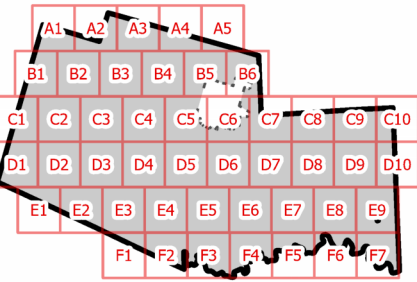
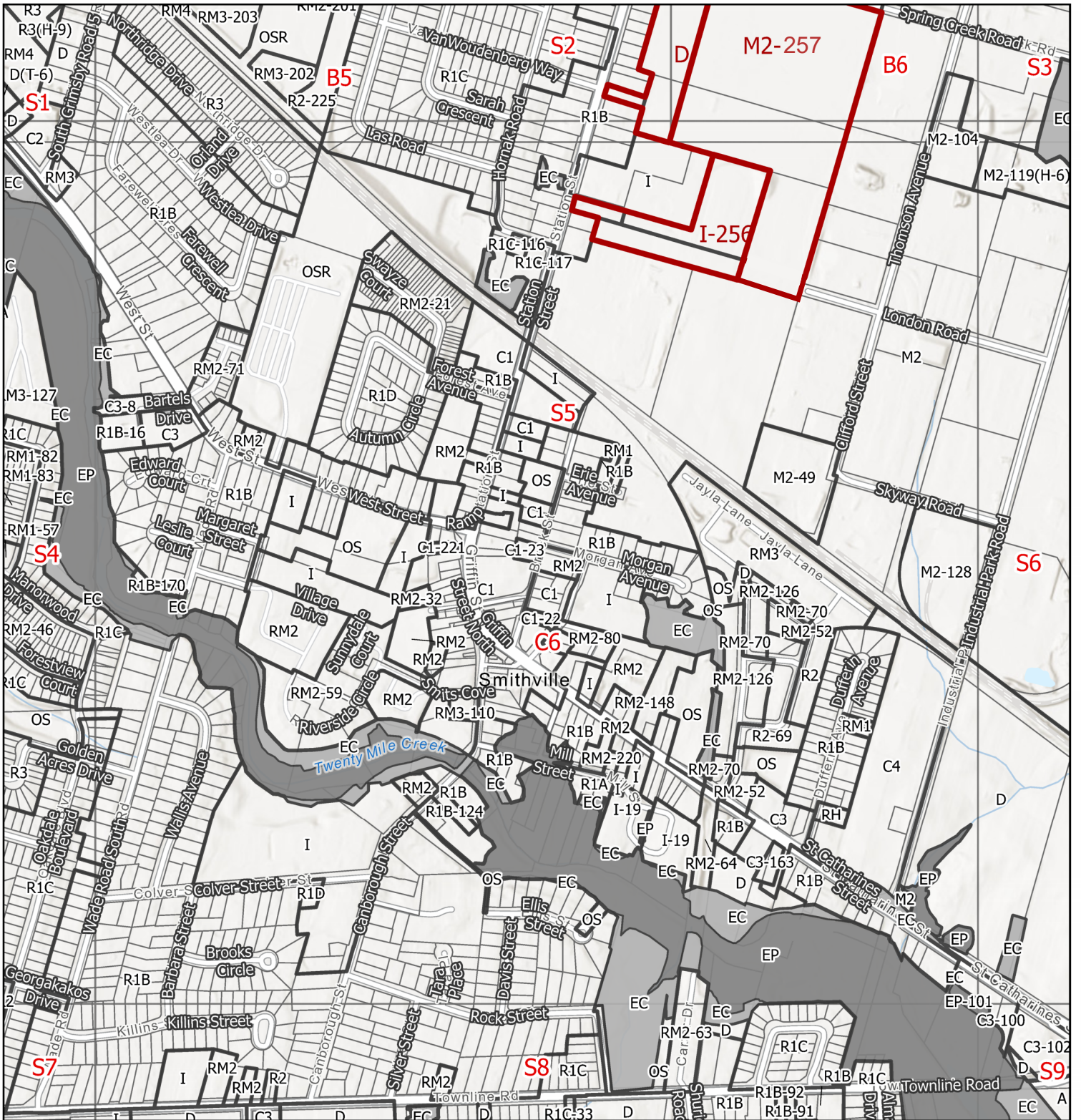
PAGE 49 OF 56



DATE PRINTED: SEPT 2024

ZONING BY-LAW No.2017-70

SCHEDULE A



SCALE: 1:9,000

LEGEND

- ASSESSMENT_PARCELS
- WL_ZB_INDEX

ZONE

- OTHER
- EC
- EP
- SMITHVILLE BOUNDARY

MAP

PAGE 52 OF 56



DATE PRINTED: SEPT 2024

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-21

A BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN AND WALKER CONSTRUCTION LIMITED FOR THE 2026 ROAD REHABILITATION WORK PROJECT

WHEREAS the Council of the Corporation of the Township of West Lincoln deems it expedient to enter into an agreement with Walker Construction Limited for the 2026 Road Rehabilitation Work Project.

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

1. That, the Council of the Corporation of the Township of West Lincoln enter into an agreement with Walker Construction Limited for the 2026 Road Rehabilitation Work Project; and,
2. That, the Mayor and Clerk be authorized to sign the above mentioned agreement, and any other related documents, and to affix the Corporate Seal thereto.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27 DAY OF APRIL 2026.

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NO. 2026-22

**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 April 27, 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
27 DAY OF APRIL, 2026.**

MAYOR CHERYL GANANN

JUSTIN PAYLOVE, CLERK