

**TOWNSHIP OF WEST LINCOLN  
PLANNING/BUILDING/ENVIRONMENTAL  
COMMITTEE MINUTES**

**MEETING NO. THREE**

**April 9, 2024, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

Council: Councillor William Reilly (Chair)  
Mayor Cheryl Ganann  
Councillor Shelley Bradaric  
Councillor Joann Chechalk  
Councillor Jason Trombetta

Absent: Councillor Terry Bell (Notification provided with regrets)  
Councillor Mike Rehner (Notification provided with regrets)

Staff: Donna DeFilippis, Interim Chief Administrative Officer and Treasurer  
Gerrit Boerema, Manager of Planning  
John Bartol, Chief Building Official  
Justin Paylove, Deputy Clerk  
Kevin Geoghegan, IT Help Desk Analyst

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**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 people 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 pecuniary interests and/or conflicts of interest disclosed.

Public Meeting(s)

**3. PUBLIC MEETING**

**3.1 3118 Grassie Road (Sikender (Sonny) Gulacha) - Site Alteration Application**

Re: An application for site alteration has been made to import fill to the property legally described as CON GORE A PT LOT 16 PT LOT;17 RD ALLOW at 3118 Grassie Road for the grading of the site around the new residence on the lot, as well as to ensure proper site drainage for future farm use. (Item No.: 3000-001-24).

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

There were no changes in the order of items on the agenda.

**5. APPOINTMENTS**

There were no appointments.

**6. REQUEST TO ADDRESS ITEMS ON THE AGENDA**

There were no requests to address items on the agenda.

**7. CONSENT AGENDA ITEMS**

There were no consent agenda items.

**8. COMMUNICATIONS**

**8.1 ITEM P16-24**

Regional Engineer (Jason Rice)

Re: Smithville PCB Site Remediation - 2022 and 2023 Site Operations Summary Report

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Shelley Bradaric

That, the correspondence received from Jason Rice, Regional Engineer (West Central Region) regarding "Smithville PCB Site Remediation - 2022 and 2023 Site Operations Summary Report" dated February 12, 2024, be received for information.

**Carried**

**9. STAFF REPORTS**

**9.1 ITEM P17-24**

Chief Building Official (John Bartol) and Director of Planning & Building (Brian Treble)

Re: Technical Report - Site Alteration Application - 3118 Grassie Road – Sikander Gulacha, File No.3000-001-24

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Shelley Bradaric

1. That, Technical Report PD-20-24, titled “Technical Report - Site Alteration Application - 3118 Grassie Road – Sikander Gulacha, File No.3000-001-24”, dated April 9<sup>th</sup>, 2024, be received; and
2. That, a recommendation report be provided at a future Council or Committee meeting.

**Carried**

## **9.2 ITEM P18-24**

Manager of Planning (Gerrit Boerema) and Director of Planning and Building (Brian Treble)

Re: Information Report PD-19-2024 - Temporary Use Agreement Registration

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Joann Chechalk

That Information Report PD-19-2024 titled, “Information Report, Temporary Use Agreement Registration”, dated April 9<sup>th</sup>, 2024, be received for information.

**Carried**

## **9.3 ITEM P19-24**

Chief Building Official (John Bartol) and Director of Building and Planning (Brian Treble)

Re: Recommendation Report PD-21-2024 - Amendment to the Building By-law 2019-83 Regarding Building Deposits and Fees

**Moved By** Mayor Cheryl Ganann

**Seconded By** Councillor Joann Chechalk

1. That, Recommendation Report PD-21-2024, titled “Recommendation Report – Amendment to the Building By-law 2019-83 Regarding Building Deposits and Fees.”, dated April 9<sup>th</sup> 2024, be received; and

2. That, a By-law to Amend By-law 2019-83, being a By-law under the Building Code Act respecting Construction, Demolition, Change of Use, Occupancy Permits, Transfer of Permits, Inspections and Associated Fees, be passed.

**Carried**

#### **9.4 ITEM P20-24**

Chief Building Official (John Bartol) and Director of Planning (Brian Treble)  
Re: Recommendation Report PD-22-2024 – New Parking of Motor Vehicles Not on Highways’ By-law and Amendment to Parking Related AMPS By-law

**Moved By** Councillor Shelley Bradaric

**Seconded By** Mayor Cheryl Ganann

1. That Recommendation report PD-22-2024, titled “Recommendation Report – New Parking of Motor Vehicles ‘Not on Highways’ By-law and Amendment to Parking Related AMPS By-law”, dated April 9<sup>th</sup>, 2024, be received; and
2. That a draft By-law attached as Schedule “A”, being a By-law to Regulate Private Property Parking, be passed; and
3. That a draft By-law attached as Schedule “B”, to amend By-law 2014-67 by adding Schedule G, be passed.

**Carried**

### **10. OTHER BUSINESS**

#### **10.1 ITEM P21-24**

Director of Planning and Building (Brian Treble)  
Re: OLT Case No. OLT-24-000030 - 2173 Regional Road 20 - Mizra Chaudhary (2594092 Ontario Inc.)

#### **VERBAL UPDATE**

Manager of Planning, Gerrit Boerema, provided a verbal update in regards to Ontario Land Tribunal case no. OLT-24-000030 - 2173 Regional Road 20 - Mizra Chaudhary (2594092 Ontario Inc.) on behalf of the Director of Planning and Building, Brian Treble.

#### **10.2 ITEM P22-24**

Members of Committee  
Re: Other Business Matters of an Informative Nature

Councillor Reilly  
Re: Solar Eclipse Glasses

Councillor Reilly explained that solar eclipse protective glasses can be donated to Astronomer's Without Borders, who provides them to individuals and organizations in less fortunate countries in the Global South.

**11. NEW BUSINESS**

There were no motions to introduce new items of business.

**12. CONFIDENTIAL MATTERS**

There were no confidential items.

**13. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 6:57 p.m.

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JUSTIN PAYLOVE, DEPUTY  
CLERK

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COUNCILLOR WILLIAM REILLY,  
CHAIR