



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

**MEETING NO. ONE**

**Monday, January 13, 2025, 6:30 p.m.**

**Township Administration Building**

**318 Canborough Street, Smithville, Ontario**

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

Staff: Dennis Fisher, Fire Chief  
Mike DiPaola, Director of Operations  
Gerrit Boerema, Director of Growth and Sustainability  
Susan Smyth, Senior Planner  
Katelyn Repovs, Director of Corporate Services/CFO  
Wendy Beaty, Coordinator of Recreation Services  
Justin Paylove, Director of Legal and Legislative Services/Clerk  
Kevin Geoghegan, IT Help Desk Analyst  
Truper McBride, CAO

Attendees: Rodger Vaughan  
Fred Stoffels  
Mike Sullivan  
Michael Black  
Larry Pomerants  
Nancy Neville\*  
John Ganann  
Mark Doerrsum  
Rob Wood  
Gordon Szaszi\*

John Vuckovic  
Sue VanBurren  
Macy Lacasse  
Kayla Jokobszon  
Olivia Garby  
Peter Jovic  
Rhonda Tuckett  
Alex Jovic  
Lilian Jovic  
Peggy Cook\*

\*Attended Part-time

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## **1. CHAIR - Mayor Cheryl Ganann**

Prior to commencing with the All Committees (Including Public Meetings) meeting agenda, the Mayor noted the following:

1. Comments from the public for a matter that is on the agenda may be provided in person by attending the meeting and advising the Chair during the "Request to Address an Item on the Agenda" Section of the agenda.
2. For those individuals that are unable to attend the meeting in person, you may submit comments for matters that are on the agenda by either
  - a. emailing [jpaylove@westlincoln.ca](mailto: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; OR,
  - b. by contacting the Clerk's Department to request a Zoom Link to attend the meeting virtually.
3. Tonight's All Committees Meeting will be livestreamed as well as recorded and available on the Township's website by visiting [events.westlincoln/meetings](http://events.westlincoln.meetings)

## **2. LAND ACKNOWLEDGEMENT STATEMENT**

The chair read the following 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 changes in the order of items on the agenda.

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

There were no pecuniary interests and/or conflicts of interest disclosed.

**5. APPOINTMENTS**

- 5.1 Peggy Cook and Gord Szaszi  
Re: Community Improvement Plan - Waiving of Development Fees  
**POWERPOINT PRESENTATION**

**6. PUBLIC MEETING(S)**

- 6.1 9127 Regional Road 20 - Mr. Larry Pomerantz (Agent) on behalf of Mr. Giovanni Diflavio (Owner)

An application for an Extension to a Temporary Use By-law (By-law 2024-10 – T13) Mr. Larry Pomerantz (Agent) on behalf of Mr. Giovanni Diflavio (Owner) – Municipally known as 9127 Regional Road 20.  
**File No. 1601-010-23**

- 6.2 7793 Young Street - Poly Dome Ontario Inc. (Serberras Engineering Group– Brandon Barnim–Agent)

An application for a Zoning Bylaw Amendment has been made to rezone the property legally described as  
as South Grimsby Gore A, Part Lot 14 RP 30R2653 Parts 1 and 2, RP 30R11938 Parts 1 and 2, in the former  
Township of South Grimsby, Municipally known as 7793 Young Street  
**File No.: 1601-013-24**

**7. 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.

The Chair inquired if there were any members of the public present who wished to address a specific item on the agenda as permitted by Section 6.7 of the Procedural By-law.

In response to the Chair's inquiry, there were no members of the public who wished to address a specific item on the agenda.

## **8. CONSENT AGENDA ITEMS**

### **8.1 CONSENT AGENDA ITEMS:**

There were no consent agenda items.

## **9. COMMUNICATIONS**

There were no communications.

## **10. STAFF REPORTS**

### **10.1 Growth and Sustainability Committee**

10.1.1 Director of Growth and Sustainability (Gerrit Boerema) and Senior Planner (Madyson Etzl)

Re: Technical Report PD-01-2025 Application for Zoning Bylaw Amendment – 7880 Concession 7 Road and 7793 Young Street

**Moved By** Councillor Shelley Bradaric

**Seconded By** Councillor William Reilly

1. That, Technical Report PD-01-2025, titled "Application for Zoning Bylaw Amendment – 7880 Concession 7 Road and 7793 Young Street" dated January 13<sup>th</sup> 2025, be received; and,
2. That, a Recommendation Report be submitted to a future Committee meeting once a full administration and agency review has been completed.

**Carried**

10.1.2 Senior Planner (Susan Smyth) and Director of Growth and Sustainability (Gerrit Boerema)

Re: Technical Report PD-02-2025 Extension Request for Temporary Use (T13) at 9127 Regional Road 20 (File No. 1601-010-23)

**Moved By** Councillor William Reilly

**Seconded By** Councillor Mike Rehner

1. That Technical Report PD-02-2025 titled "Extension Request for Temporary Use (T13) at 9127 Regional Road 20 (File No. 1601-010-23)" be received; and,
2. That, a Recommendation Report be submitted to a future Growth and Sustainability Committee and Council meeting once a full Staff and agency review has been completed.

**Carried**

## 10.2 Community and Protective Services Committee

### 10.2.1 Fire Chief (Dennis Fisher)

Re: Information Report WLFD-01-2025 - Monthly Update – December 2024

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor Shelley Bradaric

That, Information Report WLFD-01-2025 titled “Monthly Update – December 2024” dated January 13, 2025, be received for information.

**Carried**

### 10.2.2 Coordinator of Recreation Services (Wendy Beaty) and Director of Operations (Mike DiPaola)

Re: CS-01-2025 - Music, Market and Park It Event Assessment

**Moved By** Councillor Joann Chechalk

**Seconded By** Councillor Greg Maychak

1. That, Information Report CS-01-2025, titled “Music, Market and Park It Event Assessment”, dated January 13, 2025, be received for information.

**Carried**

## 11. OTHER BUSINESS

### 11.1 Members of Committee

Councillor Mike Rehner

Re: NPEI paper invoices affected by the postal strike

### 11.2 Members of Council

#### 11.2.1 Councillor Mike Rehner

Re: Budget Report and Presentation Delivery

#### **FOR DISCUSSION**

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor William Reilly

1. That, administration be directed to present the budget at a blended rate of no more than 3%; and,
2. That administration be further directed to streamline the budget process and present Council with multiple levy percentages options to choose from.

**Lost**

## 12. NEW BUSINESS

There was no new business.

## 13. CONFIDENTIAL MATTERS

**Moved By** Councillor Mike Rehner

**Seconded By** Councillor Greg Maychak

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:

### 13.1 Councillor Mike Rehner

Re: Update regarding Legal Counsel

#### **FOR DISCUSSION**

#### **Applicable closed session exemption(s):**

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

13.2 Councillor William Reilly  
Re: Council/Administration Relations Discussions  
**FOR DISCUSSION**

**Applicable closed session exemption(s):**

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

**Carried**

13.1 Councillor Mike Rehner  
Re: Update regarding Legal Counsel  
**FOR DISCUSSION**

13.2 Councillor William Reilly  
Re: Council/Administration Relations Discussions  
**FOR DISCUSSION**

**14. CONFIDENTIAL RESOLUTION DISCLOSURE**

Council rose without reporting.

**15. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 10:32 p.m.

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JUSTIN PAYLOVE, DIRECTOR OF LEGAL  
AND LEGISLATIVE SERVICES/CLERK

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MAYOR CHERYL GANANN