



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

**MEETING NO. TWO**

**March 3, 2025, 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 William Reilly  
Councillor Greg Maychak

Absent with regrets: Councillor Mike Rehner- Notification Provided

Staff: Justin Paylove, Director of Legal and Legislative Services/Clerk  
Truper McBride, CAO  
Gerrit Boerema, Director of Growth and Sustainability  
Kevin Geoghegan, IT Help Desk Analyst  
Susan Smyth, Senior Planner\*  
Ben Agro, CBO

Attendees: John Ganann  
Pete Vanden Arend\*  
Marlen Vanden Arend\*  
Tony Vanden Arend\*  
Marcel Begin\*  
Joan Begin\*  
Liz Lamb\*  
Laurie Young\*  
Lester Lipiec\*  
Tom Poustie\*  
Brian Young\*  
Brittany Garrard-Amos\*

Timothy Amos\*  
Dennis V Woudenberg\*  
Brian Eybec\*  
Melanie Felvus\*  
Marianna Felvus\*  
Chris Negus\*  
Carol Gumbert\*  
Mike Felvus\*  
Jeremy Nicholls\*  
Mark Baldasaro\*  
Maria Csikesz\*  
L. Polo\*  
Gino Mucci\*  
Ezra Ravensbergen\*  
Peter Ravensbergen\*  
Denise Ravensbergen\*  
Kaden Ravensbergen\*  
Chris Tsementzis\*

Attended Part-time\*

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**1. CHAIR - Councillor Joann Chechalk**

Prior to commencing with the Growth and Sustainability meeting agenda, Chair Chechalk provided 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](mailto: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 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 Hattiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit from across Turtle Island that live and work in Niagara today. The Township of West Lincoln, as part of the Regional Municipality of Niagara, stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

### **3. DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST**

There were no pecuniary interest and/or conflict of interest disclosed.

Public Meeting(s)

### **4. PUBLIC MEETING(S)**

#### **4.1 3118 Grassie Road, Concession, Gore A Part Lot 16, Part Lot 17 ( 3000-005-24 Sikender Gulacha - Meritech Engineering)**

An application for a Site Plan has been submitted by Meritech Engineering on behalf of the property owner, Sikender Gulacha. The applicant is requesting a site alteration permit for the additional material already brought to the site, as well as an additional 3,000 cubic metres (300 truck loads) to finalize the front site works, and 952 loads of material to raise the elevation of the rear yard in the Township of West Lincoln.

#### **4.2 Dehaan Homes Inc. Crossings on the Twenty North Condominium Development Lot 20, PT lots 56 & 57, Registered Plan M-88**

An application to consider the street naming for Dehaan Homes Inc. (Applicant/Owner) for Crossings on the Twenty North Draft Plan of Condominium, pursuant to the Township's Rules and Procedures By-law (2003-48), as amended has been submitted to the Township. The Applicant/Owner has proposed Callum Drive as the street name for the 10 townhouse unit private condominium development off St. Catharines Street known as the Crossings on the Twenty North. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11. There is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium.

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

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

**6. APPOINTMENTS**

There were no Appointments.

**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.

The Chair inquired if there were any members of the public present who wished to address any items on the Growth and Sustainability Committee agenda, of which there were none.

**8. CONSENT AGENDA ITEMS**

All items listed below are considered to be routine and non-controversial and can be approved by one resolution. There will be no separate discussion of these items unless a Council Member requests it, in which case the item will be removed from the consent resolution and considered immediately following adoption of the remaining consent agenda items.

**8.1 ITEM GS09-25**

There were no Consent Agenda Items

**9. COMMUNICATIONS**

There were no Communications.

**10. STAFF REPORTS**

**10.1 ITEM GS10-25**

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

Re: Information Report PD-08-2025 – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)

**Moved By** Councillor William Reilly

**Seconded By** Mayor Cheryl Ganann

1. That, Information Report PD-08-2025 titled “Information Report for the proposed street naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)” dated March 3, 2025, be received for Information.

**Carried**

**10.2 ITEM GS11-25**

CBO (Ben Agro) and Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report BLDG-03-2025 - 2023 Building Department Annual Budget Report

**Moved By** Councillor Jason Trombetta

**Seconded By** Councillor Greg Maychak

1. That, Information Report BLDG-03-2025, titled “2023 Building Department Annual Budget Report”, dated March 3, 2025 be received for information.

**Carried**

**10.3 ITEM GS12-25**

Director of Recommendation Growth and Sustainability (Gerrit Boerema)

Re: Recommendation Report PD-10-2025 - Report Energy and Conservation Demand Management Plan 2024-2029

**Moved By** Councillor Shelley Bradaric

**Seconded By** Councillor Jason Trombetta

1. That Recommendation Report PD-10-2025 titled “Recommendation Report, Conservation and Energy Demand Management Plan 2024-2029,” dated March 3<sup>rd</sup>, 2025, be received; and,
2. That Committee and Council adopt the Energy and Conservation Demand Management Plan 2024-2029, as found in Schedule A to this report.

**Carried**

**10.4 GS13-25**

Director of Growth and Sustainability (Gerrit Boerema)

Re: Information Report PD-09-2025 - Site Alteration Permit 3118 Grassie Road

**Moved By** Councillor Greg Maychak  
**Seconded By** Mayor Cheryl Ganann

1. That Information Report PD-09-2025 titled "Information Report, Site Alteration Permit 3118 Grassie Road", dated March 3, 2025 be received for information.

**Carried**

## **11. OTHER BUSINESS**

### **11.1 ITEM GS14-25**

Members of Committee

Re: Other Business Matters of an Informative Nature

Mayor Ganann

Re: King Charles the third Coronation Medal recipients of West Lincoln  
Peggy Cook, Reverend Eleanor Bell, and Cliff Travis

## **12. 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).

There were no motions brought forward to introduce any new items of business.

## **13. CONFIDENTIAL MATTERS**

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:

**Moved By** Councillor William Reilly

**Seconded By** Councillor Jason Trombetta

13.1 Director of Growth and Sustainability (Gerrit Boerema)

Re: OLT Appeal 9127 RR 20

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

- Litigation
- Advice subject to Solicitor-Client privilege

**Carried**

### **13.1 Director of Growth and Sustainability (Gerrit Boerema)**

Re: Confidential Report - OLT Appeal 9127 RR 20

**14. DISCLOSURE OF CONFIDENTIAL MATTERS**

1. That, Confidential Report BLDG-04-2025, titled “Confidential Recommendation Report – Ontario Land Tribunal Appeal of Temporary Use Bylaw Extension – 9127 Regional Road 20 DiFlavio Pomerantz File No. 1601-010-23”, dated March 3<sup>rd</sup>, 2025 be received; and,
2. That Administration be directed to vigorously defend Council’s decision at the Ontario Land Tribunal regarding the denial of the temporary use extension of 9127 Regional Road 20, and report back at a later date.

**15. ADJOURNMENT**

The Chair declared the meeting adjourned at the hour of 8:57 p.m.

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JUSTIN PAYLOVE, DIRECTOR  
OF LEGAL AND LEGISLATIVE  
SERVICES/CLERK

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COUNCILLOR JOANN CHECHALK,  
CHAIR