



**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 15<sup>th</sup>, 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 15<sup>th</sup> 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.

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JUSTIN PAYLOVE, MANAGER,  
LEGISLATIVE SERVICES/CLERK

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COUNCILLOR JOANN  
CHECHALK, CHAIR