

**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 within 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