



THE CORPORATION OF THE TOWNSHIP OF WAINFLEET  
REGULAR MEETING OF COUNCIL MINUTES

JULY 13, 2021 – 6:00 P.M.

COUNCIL CHAMBERS

PRESENT:	K. Gibson	Mayor
	D. Cridland	Councillor (Electronic Participation)
	T. Gilmore	Councillor
	J. MacLellan	Councillor
	S. Van Vliet	Councillor
STAFF PRESENT:	W. Kolasa	Chief Administrative Officer
	M. Alcock	Fire Chief
	M. Ciuffetelli	Deputy Clerk
	A. Dashwood	Administrative Assistant
	S. Ivins	Planner
	M. Jemison	Drainage Superintendent
	D. Methot	Chief Building Official
	R. Nan	Manager of Operations

C14/21

1. **Call to Order**

Mayor Gibson called the meeting to order at 6:00 p.m.

2. **Closed Meeting**

**Resolution No. C-2021-161**

Moved by Councillor MacLellan  
Seconded by Councillor Gilmore

“**THAT** Council move into closed session to discuss:

- a) Item under Section 239(2)(b)(e)(f) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees; litigation or potential litigation; advice that is subject to solicitor-client privilege, including communications necessary for that purpose – 1 item (A tax sale matter)

**CARRIED**

3. **Rise & Report**

The Deputy Clerk reported that Council met in closed session to receive information and provide direction on a tax sale matter.

4. **National Anthem**

**5. Land Acknowledgement Statement**

Mayor Gibson acknowledged that the land on which we gather is the traditional territory of Anishinaabeg and Haudenosaunee Peoples, acknowledging the One Bowl and Spoon Treaty.

**6. Disclosures of Interest and the General Nature Thereof**

None.

**7. Mayor's Announcements & Remarks**

Mayor Gibson provided the following remarks:

- Work has commenced on the Bridgewater Drain in the area from Traver Road, crossing Elsie, Farr and Regional Road 24. Impacted property owners were notified in June. This was part of the capital budget in 2020 and 2021 for a Section 78 improvement project.
- The Farmers Market continues each Wednesday from 2:30 to 6:00 p.m. through the middle of September. This is held under the pavilion behind the Arena.
- Ontario will enter Step 3 in the Province's Roadmap to Reopen this coming Friday July 16.
- Friday evening I will be attending a "Wash down & Push In" ceremony at Station 3 to celebrate our new Firetruck officially coming into service
- The Police Services Board will meet at 8:30 am at Valley Way Headquarters on Thursday July 22.
- Regional Council will also meet electronically later that evening at 6:30 p.m.
- Council will hold a Special Meeting related to Development Charges on Tuesday July 27 at 7:00 p.m.
- Our next regular meeting of Council will be held Tuesday August 24 at 7:00 p.m.

**8. Councillor's Announcements & Remarks**

Councillor Gilmore commented on the size of Council agenda packages and encouraged staff to decrease report sizes (appendices) where possible.

**9. Adoption of Previous Council Minutes**

**Resolution No. C-2021-162**

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

"**THAT** the minutes of the regular meeting of Council held June 22, 2021 be adopted as circulated."

**CARRIED**

## 10. Public Meeting

Mayor Gibson advised that this is a public meeting of Council being held under section 12 of the Development Charges Act, 1997, as amended. The purpose of the meeting is to give the public an opportunity to ask questions, provide comments, and make representations on the development charges background study and proposed by-law. Council will not be taking any action this evening on the report or by-law.

Watson & Associates Economists Ltd. presented a background study and draft development charges by-law.

Members of the public were given an opportunity to ask questions and provide comment.

## 11. Delegations

None.

## 12. Staff Reports & Recommendations

### a) Administrative Staff Reports

- i. ASR-019/2021 Re: COVID-19 Impact Report

**Resolution No. C-2021-163**

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

“**THAT** Administrative Staff Report ASR-019/2021 respecting COVID-19 Impact Report be received as information.”

**CARRIED**

- ii. ASR-020/2021 Re: Budget Variance Report (Operating/Capital)

**Resolution No. C-2021-164**

Moved by Councillor MacLellan

Seconded by Councillor Gilmore

“**THAT** Administrative Staff Report 020/2021 regarding Capital Project Update be received for information.”

**CARRIED**

b) Building Staff Reports

- i. BSR-002/2021 Re: Conditional Permit Agreement - Kwik Mix

**Resolution No. C-2021-165**

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

“**THAT** Building Staff Report BSR-002/2021 respecting 3 Conditional Building Permits – Kwik Mix Materials Limited be received; and

**THAT** the Township of Wainfleet enter into a Conditional Building Permit Agreement with 1806193 ONTARIO INC. o/a KWIK MIX MATERIALS LIMITED to allow them to start construction of foundation and structural shell of three buildings on their property prior to receiving a permit from the Ministry of Transportation(MTO) and the Niagara Peninsula Conservation Authority(NPCA)”

**CARRIED**

c) Drainage Staff Reports

- i. DSR-012/2021 Re: Shafley Road Drain and Collver Drain Engineer’s Appointment Update

**Resolution No. C-2021-166**

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** Drainage Staff Report DSR-012/2021 respecting the Shafley Road Drain and Collver Drain Engineer’s Appointment Update be received; and

**WHEREAS** on September 10, 2019 Council passed Resolution No. C-204-2019 appointing Dietrich Engineering for the preparation of a Section 78 Engineer’s Report under the Drainage Act for the Shafley Road Drain and the Collver Drain; and;

**WHEREAS** Council considered report DSR-012/2021 respecting the Shafley Road Drain and Collver Drain Appointment Update outlining the transfer of the drainage project to a new Engineer;

**NOW THEREFORE BE IT RESOLVED** that Council appoint Headway Engineering under Section 8(2) of the Drainage Act to prepare the Shafley Road Drain and Collver Drain Improvement projects.”

**CARRIED**

d) Planning Staff Reports

- i. PSR-008/2021 Re: Draft Plan of Condominium – File No. P01/2021W  
Zoning By-law Amendment – File No. Z04/2021W  
Daniel & Kandace Bunz (LandPRO Planning Solutions)

**Resolution No. C-2021-167**

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** Planning Staff Report PSR-008/2021 be received; and

**THAT** draft plan of condominium application P01/2021W for lands described as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1, Township of Wainfleet, be approved for reasons outlines in PSR-008/2021 and subject to the conditions of draft approval in Appendix “C”.”

**CARRIED**

**Resolution No. C-2021-168**

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** zoning by-law amendment application Z04/2021W for lands described as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 and the Zoning by-law amendment be referred back to staff to modify with implementing a reduction in lot coverage from 12% to 7%; and

**THAT** the application and zoning by-law amendment be brought back to the next available Council meeting for consideration.”

**CARRIED**

e) Public Works Staff Reports

- i. PWSR-017/2021 Re: Gents Road Bridge Annual Inspection

**Resolution No. C-2021-169**

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

“**THAT** Public Works Staff Report PWSR-017/2021 respecting Gents Road Bridge Annual Inspection be received; and

**THAT** Staff be directed to implement the Engineer's recommended inspection of the Gent's Road Bridge structure at 6 month intervals prior the full replacement of the structure."

**CARRIED**

**13. Review of Correspondence**

a) C-224-2021

Feedback request on Niagara Transit Governance – Revised Strategies Reflecting Phase 1 Municipal Consultation

**Resolution No. C-2021-170**

Moved by Councillor Gilmore  
Seconded by Councillor Van Vliet

**“THAT** Correspondence item No. C-224-2021 from the Niagara Region respecting Niagara Transit Governance – Revised Strategies Reflecting Phase 1 Municipal Consultation be received; and

**THAT** consultation and discussion will take place an upcoming meeting where the GO Implementation Office, Niagara Region will be appearing as a delegation.”

**CARRIED**

**14. By-laws**

None.

**15. Notices of Motion**

None.

**16. Closed Meeting**

**Resolution No. C-2021-171**

Moved by Councillor Gilmore  
Seconded by Councillor Van Vliet

**“THAT** Council now move into closed session to discuss:

a) Item under Section 239(2)(b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees – 1 item (Building Department Matter)

b) Minutes of the closed meeting of Council held June 22, 2021

**CARRIED**

**17. Rise & Report**

The Deputy Clerk reported that Council met in closed session to receive information pertaining to a building department matter.

A procedural vote was taken to adopt previous closed meeting minutes.

**18. By-law to Confirm the Proceedings of Council**

**Resolution No. C-2021-172**

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

“**THAT** By-law No. 024-2021 being a by-law to adopt, ratify and confirm the actions of the Council at its meeting held on the 13<sup>th</sup> day of July, 2021 be read and passed this 13<sup>th</sup> day of July, 2021.

**CARRIED**

**19. Adjournment**

There being no further business, the meeting was adjourned at 10:10 p.m.

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K. Gibson, MAYOR

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M. Ciuffetelli, DEPUTY CLERK

**Approved by Council August 3, 2021**