



THE COROPORATION OF THE TOWNSHIP OF WAINFLEET
REGULAR MEETING OF COUNCIL AGENDA

AUGUST 3, 2021 – 7:00 P.M.

COUNCIL CHAMBERS

In an attempt to limit the size of gatherings to control the spread of COVID-19, please be advised that there is limited public seating in the gallery and appropriate COVID-19 protocols will be enforced.

C16/21

- 1. Call to Order**
- 2. National Anthem**
- 3. Land Acknowledgement Statement**
- 4. Disclosures of Interest and the General Nature Thereof**
- 5. Mayor's Announcements & Remarks**
- 6. Councillor's Announcements & Remarks**
- 7. Adoption of Previous Council Minutes**
 - a) Minutes of the regular meeting of Council held July 13, 2021
 - b) Minutes of the special meeting of Council held July 27, 2021
- 8. Delegations**
- 9. Staff Reports & Recommendations**
 - a) Administrative Staff Reports
 - i. ASR-021/2021 Re: COVID-19 Impact Report
 - b) Fire Staff Reports
 - i. FSR-009/2021 Re: Surplus Apparatus

c) Planning Staff Reports

- i. PSR-009/2021 Re: Zoning By-law Amendment Application Z04/2021W Daniel & Kandace Bunz (LandPRO Planning Solutions Inc.)
- ii. Memorandum Re: Transfer of Abandoned Rail Corridor
- iii. PSR-010/2021 Re: Site Plan Approval Central Fire Station

d) Public Works Staff Reports

- i. PWSR-017/2021 Re: Award of Tender for Asphalt Road Rehabilitation
- ii. PWSR-018/2021 Re: Award of Tender for Asphalt Patching
- iii. PWSR-019/2021 Re: Award of Scour Protection of Quarry Road and Malowany Road Bridges

10. Review of Correspondence

11. By-laws

- a) By-law No. 026-2021 being a by-law to authorize the transfer by the Corporation of the Township of Wainfleet in favour of the applicants for the abandoned rail corridor
- b) By-law No. 027-2021 being a by-law pursuant to the provisions of Section 34 of the Planning Act., R.S.O. 1990 to amend Zoning By-law No. 581-78 of the Corporation of the Township of Wainfleet with respect to those lands forming CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet

12. Notices of Motion

13. Closed Meeting

- a) Item under Section 239 (2)(e) of the Municipal Act, 2001, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – 2 items (Litigation Matters)
- b) 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 (A Building Department Matter)
- c) Minutes of the closed meeting of Council held July 13, 2021

14. Rise & Report

15. By-law to Confirm the Proceedings of Council

- a) By-law No. 028-2021 being a by-law to adopt, ratify and confirm the actions of the Council at its special meeting held on July 27, 2021 and its regular meeting held on the 3rd day of August, 2021

16. Adjournment



THE COROPORATION 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 13th day of July, 2021 be read and passed this 13th day of July, 2021.

CARRIED

19. Adjournment

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

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK



**THE COROPORATION OF THE TOWNSHIP OF WAINFLEET
SPECIAL MEETING OF COUNCIL MINUTES**

JULY 27, 2021 – 7:00 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. Ciuffetelli | Deputy Clerk |
| | A. Dashwood | Administrative Assistant |
| | L. Gudgeon | Manager of Human Resources |
| | S. Ivins | Planner |
| | M. Luey | Treasurer/Manager of Corp. Services |
| | R. Nan | Manager of Operations |

C15/21

1. Call to Order

Mayor Gibson called the meeting to order at 7:00 p.m.

2. 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.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Delegations

- a) SAW Developments Inc.(Doug Buiter & Ryan Bath)
Marshville Subdivision – Primary Services Certificate

Resolution No. C-2021-173

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

“THAT the delegation presentation by Ryan Bath on behalf of SAW Developments Inc. requesting a Primary Services Certificate regarding the Marshville Subdivision be received and approved.”

CARRIED

- b) Xplornet Communications Inc. (Maria Wood)
Proposed Telecommunications Tower at 12826 Lakeshore Road

Resolution No. C-2021-174

Moved by Councillor MacLellan
Seconded by Councillor Van Vliet

“**THAT** the delegation presentation by Maria Wood on behalf of Xplornet Communications Inc. regarding the proposed telecommunications tower at 12826 Lakeshore Road be received for information.”

CARRIED

5. Staff Reports & Recommendations

- a) Memorandum Re: Development Charges By-law

Resolution No. C-2021-175

Moved by Councillor Gilmore
Seconded by Councillor MacLellan

“**THAT** the Development Charges By-law provide for a 50% reduction in development charges for existing lots of record.”

Recorded vote requested

Councillor Gilmore – Yes
Councillor Van Vliet – No
Mayor Gibson - No

Councillor Cridland – No
Councillor MacLellan – No

DEFEATED

- b) Memorandum Re: Private Fireworks Display Request

Resolution No. C-2021-176

Moved by Councillor Van Vliet
Seconded by Councillor MacLellan

“**THAT** the Memorandum from the Fire Chief respecting private Fireworks Display Request be received; and

THAT Correspondence item No. C-234-2021 from Katie Hinks and Joanne Martin with a request to host as consumer fireworks display on Friday, August 6, 2021 at 9:30 p.m. located at 31684 Dixie Road in Wainfleet be approved; and

THAT the fireworks display be a duration no longer than 15 minutes and that the requester notify neighbouring property owners of the event.”

CARRIED

6. **By-laws**

Resolution No. C-2021-177

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“THAT By-law No. O25-2021 being a by-law to establish Development Charges for the Township of Wainfleet be read and passed this 27th day of July 2021.”

Recorded vote requested

Councillor Gilmore – No
Councillor Van Vliet – Yes
Mayor Gibson - Yes

Councillor Cridland – Yes
Councillor MacLellan – Yes

CARRIED

7. **Closed Meeting**

None.

8. **Rise & Report**

9. **Adjournment**

There being no further business, the meeting was adjourned at 8:30 p.m.

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK

ADMINISTRATIVE STAFF REPORT

ASR-021/2021

TO: Mayor Gibson & Members of Council

FROM: William Kolasa, Chief Administrative Officer

DATE OF MEETING: August 3, 2021

SUBJECT: COVID-19 Impact Report

RECOMMENDATION(S):

THAT Administrative Staff Report ASR-021/2021 respecting COVID-19 Impact Report be received as information.

EXECUTIVE SUMMARY:

The Township of Wainfleet continues to operate under a formally declared state of emergency (declared on April 3, 2020, in collaboration with Niagara Region and its constituent lower tier municipalities) due to the worldwide COVID-19 Pandemic.

The Township continues to monitor the COVID-19 situation and guide appropriate responses to ensure the safety of the community and staff while providing for continuity of municipal services.

DISCUSSION:

Current COVID-19 Status

Ontario entered Step 3 of the Province's "Roadmap to Reopen" on July 16, 2021. Building on Steps 1 (which included an initial focus on resuming outdoor activities with smaller crowds where the risk of transmission is lower, and permitting limited indoor settings with restrictions) and 2 (which provided for further expanding outdoor activities and resuming limited indoor services with small numbers of people and with face coverings being worn), Step 3 of the Roadmap has focused on the resumption of additional indoor services with larger numbers of people and restrictions in place. This includes, but is not limited to:

- Outdoor social gatherings and organized public events with up to 100 people with limited exceptions;
- Indoor social gatherings and organized public events with up to 25 people;
- Indoor religious services, rites or ceremonies, including wedding services and funeral services permitted with physical distancing;
- Indoor dining permitted with no limits on the number of patrons per table with physical distancing and other restrictions still in effect;
- Indoor sports and recreational fitness facilities to open subject to a maximum 50 per cent capacity of the indoor space. Capacity for indoor spectators is 50 per

cent of the usual seating capacity or 1,000 people, whichever is less. Capacity for outdoor spectators is 75 per cent of the usual seating capacity or 15,000 people, whichever is less;

- Indoor meeting and event spaces permitted to operate with physical distancing and other restrictions still in effect and capacity limited to not exceed 50 per cent capacity or 1,000 people, (whichever is less);
- Essential and non-essential retail with capacity limited to the number of people that can maintain a physical distance of two metres;
- Personal care services, including services requiring the removal of a face covering, with capacity limited to the number of people that can maintain a physical distance of two metres;
- Museums, galleries, historic sites, aquariums, zoos, landmarks, botanical gardens, science centres, casinos/bingo halls, amusement parks, fairs and rural exhibitions, festivals, with capacity limited to not exceed 50 per cent capacity indoors and 75 per cent capacity outdoors;
- Concert venues, cinemas, and theatres permitted to operate at:
 - up to 50 per cent capacity indoors or a maximum limit of 1,000 people for seated events (whichever is less)
 - up to 75 per cent capacity outdoors or a maximum limit of 5,000 people for unseated events (whichever is less); and up to 75 per cent capacity outdoors or a maximum of 15,000 people for events with fixed seating (whichever is less).
- Real estate open houses with capacity limited to the number of people that can maintain a physical distance of two metres; and
- Indoor food or drink establishments where dance facilities are provided, including nightclubs and restobars, permitted up to 25 per cent capacity or up to a maximum limit of 250 people (whichever is less).

The province has indicated that it will remain at each step of its reopening roadmap for at least 21 days to evaluate any impacts on key public health and health system indicators and that it relies on specific health system indicators to provide guidance on whether the province will authorize movement to the next step of the province's roadmap to reopen.

Based on the published criteria, the earliest that Ontario could proceed beyond Step 3 would be Friday, August 6, 2021. The Township awaits Provincial direction on what will follow Step 3.

As noted in COVID-19 Impact Report No. ASR-019/2021 (considered by Council at its meeting of July 13, 2021), the Township's Emergency Control Group has been continuing efforts to finalize the Township's Reopening Strategy in accordance with the province's Roadmap to Reopen (notwithstanding the absence of any clear direction from the Province as of the writing of this report).

Township of Wainfleet Reopening Strategy

Step 0 (Lockdown/Stay At Home – Pre-June 11, 2021)

- Offices remain closed to the public – limited essential office appointments may be accepted subject to strict COVID-19 protocols;
- Masks and other PPE required in all indoor areas (public and administration);
- Offices operating with split shifts / office staffing restrictions in effect;
- Remote attendance Council Meetings, no attendance at Town Hall (all access via remote means only)

Step 1

| | |
|--|---|
| <p>Vaccination rate plus key public health and health care indicators</p> <p>Step 1</p> <p>60%</p> <p>Adults with one dose</p> <p>Permit with restrictions</p> <p>Outdoor spaces begin reopening, limited indoor settings with restrictions</p> | <ul style="list-style-type: none"> • Appointments for essential office services accepted subject to strict COVID-19 protocols – offices remain closed to the general public; • Masks and other PPE required in all indoor areas (public and administration); • Township offices continue to operate with split shifts / office staffing restrictions in effect; • In Person Council Meetings by Members with essential staff only in attendance, no public attendance (public access via remote means only) |
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Step 2

| | |
|--|--|
| <p>Vaccination rate plus key public health and health care indicators</p> <p>Step 2</p> <p>70%</p> <p>Adults with one dose 20% Fully vaccinated</p> <p>Permit with restrictions</p> <p>Open indoors with small numbers and face coverings and expand outdoors</p> | <ul style="list-style-type: none"> • Appointments for all office services accepted subject to prevailing COVID-19 protocols – offices remain closed to the general public; • Masks and other PPE required in all indoor areas (public and administration); • Township offices operating with split shifts / office staffing restrictions in effect (relaxed); • In Person Council Meetings by Members with limited staff in attendance, no public attendance (public access via remote means only) |
|--|--|

Step 3

| | |
|---|---|
| <p>Vaccination rate plus key public health and health care indicators</p> <p>Step 3</p> <p>70-80%</p> <p>Adults with one dose 25% Fully vaccinated</p> <p>Permit with restrictions</p> <p>Expand indoors where face coverings can't always be worn</p> | <ul style="list-style-type: none"> • Appointments for all office services accepted subject to prevailing COVID-19 protocols – offices remain closed to the general public; • Masks and other PPE required in all indoor areas (public and administration); • Township offices operating with split shifts / reduction of office staffing restrictions in effect; • In Person Council Meetings with staff in attendance, public attendance permitted subject to COVID-19 protocols |
|---|---|

After Step 3

Although the Province of Ontario has not yet (at the time of writing of this report) provided any details regarding what protocols will be in place after the Province proceeds beyond Step 3, the Township's Emergency Control Group is making plans that will see the reopening of the Township Offices to drop-in customers effective Monday, August 9, 2021 (assuming that the province exits Step 3 effective Friday, August 6, 2021). At this time, the Emergency Control Group is anticipating that appropriate COVID-19 safety protocols will remain in effect (including passive public

screening of citizens accessing drop-in services, active screening of citizens attending meetings, limitations on number of citizens in public areas of the Township Offices, physical distancing requirements and use of personal protective equipment).

As always, members of the public will be encouraged to call ahead to make appointments for any services above and beyond basic municipal counter services (ex. billing enquiries, payments, etc.).

The Township's Water Quality Testing Program will continue to operate and residents can pick up water sampling kits and drop off completed water samples during normal business hours (Monday-Thursday from 8:30 am – 4:30 pm, and Fridays from 8:30 am to 9:00 am) using our non-contact pickup/drop off procedures (no appointment necessary).

While Township outdoor sports facilities and amenities (including soccer fields, ball diamonds, etc.) reopened to (limited) public use under Step 2 of the Province's reopening plan, staff are now looking towards the reopening of the Township's various indoor community facilities (Arena [& arena meeting spaces], Firefighter's Memorial Community Hall). Prior to their reopening, the Emergency Control Group will need to review yet-to-be-announced provincial protocols (and in the case of the Community Centre, conclude our obligations with Niagara Region regarding its [reserved] use as a vaccination clinic). Additional information will be provided as it becomes available.

COVID-19 Vaccinations

Niagara continues to follow the Province of Ontario's vaccine distribution plan. Most recently, the Region conducted two very successful "walk-in" vaccination clinics at the Wainfleet Firefighters' Community Hall on July 21, 2021 and July 27, 2021. All residents continue to be encouraged to seek vaccinations to prevent the spread of COVID-19 and its variants. To that end, the Township is hopeful for more clinics to be announced in

Niagara Region maintains an up-to-date COVID-19 Vaccine Clinic Schedule on their website:

<https://www.niagararegion.ca/health/covid-19/vaccination/clinic-schedule.aspx>

The most current Niagara Region COVID-19 statistical information is updated daily on Niagara Region's website: <https://www.niagararegion.ca/health/covid-19/statistics/statistics.aspx>

Conclusion

The COVID-19 pandemic continues to pose a real threat to the community as well as the Township's ability to provide services in the same manner as historically delivered. Although the levels of cases of COVID-19 have continued to decrease regionally (with occasional spikes), the threat remains serious and the Township must remain vigilant throughout the recovery phases so that we are able to continue to provide essential services that our residents expect.

The Emergency Control Group continues to monitor and respond to the pandemic with prepared business continuity plans and has been diligently planning for potential future developments. The ECG continues to be dedicated to the safety of staff and the community, while ensuring essential services continue to be delivered without interruption and focusing on business continuity and re-opening the Township in the safest manner possible.

FINANCIAL CONSIDERATIONS:

None.

OTHERS CONSULTED:

- 1) Emergency Control Group

ATTACHMENTS:

None.

Respectfully submitted and approved by,

William J. Kolasa
Chief Administrative Officer

FIRE STAFF REPORT

FSR-009/2021

TO: Mayor Gibson & Members of Council
FROM: Morgan Alcock, Fire Chief
DATE OF MEETING: August 3, 2021
SUBJECT: Disposal of Surplus Fire Apparatus

RECOMMENDATION(S):

THAT Fire Staff Report FSR-009/2021 respecting Disposal of Surplus Fire Apparatus be received;

AND THAT the Fire Chief be authorized to dispose of Surplus Fire Apparatus as directed.

EXECUTIVE SUMMARY:

Wainfleet Fire & Emergency Services has an apparatus that is no longer in service and is seeking direction for the retention or disposal of the units.

BACKGROUND:

Wainfleet Fire & Emergency Services has recently taken delivery of 1 new rescue-pumper apparatus (Engine 3). The older engine 3 has been moved to Station 1 (Winger), with Squad 1 removed from service.

As previously reported, the apparatus that has been removed from service is a 2005 Chevrolet C5500 4x4 medium duty initial attack apparatus that has been plagued with mechanical issues for several years. This apparatus has repeatedly failed its required pump tests and has been deemed “unrepairable” by several Emergency Vehicle Technicians, as parts are no longer available.



OPTIONS/DISCUSSION:

Option #1 (Recommended) –

Declare the apparatus surplus and list it on GovDeals.ca with an estimated value of approximately \$50,000.00. (See appendix A for comparison pricing)

Option #2 –

Declare the apparatus surplus and donate the unit to a charity that provides used equipment and training to developing countries. (Such as Firefighters Without Borders or Global Fire)

Option #3-

Retain the apparatus as a spare vehicle, maintaining annual safeties, licensing and insurance, and rent climate controlled storage facilities to ensure continued operation. (Estimated annual cost of retaining the vehicle is approximately \$10,000.00). This option would provide no return on investment as it is not recognized by the Fire Underwriters.

Option #4 –

Engage an Emergency Vehicle builder to remove and replace the entire pump, plumbing and controls, and certify the apparatus as a Pumper. This would provide the Municipality with a pumper that could be in service for 3-6 years as a reserve unit, with the understanding that it is still a light duty chassis and would not be able to carry a full complement of equipment due to its lower weight rating (GVWR)

FINANCIAL CONSIDERATIONS:

Option #1-

Would result in potential revenue of an estimated \$50,000.00 for 2021. This revenue could either go towards the purchase of the new 2021 pumper or be placed into reserves for future apparatus.

Option #2-

The Township would not incur any further costs for the operation and maintenance, but it would not receive any revenue for the disposal/donation either.

Option #3-

The Township would continue to maintain and operate the apparatus with an estimated cost of \$10,000.00 annually.

Option #4 –

Staff received estimates for the pump rebuild and recertification in 2019, which were in excess of \$50,000.00, prior to the suspension failure at which point it was determined that the apparatus has been loaded beyond its GVWR. In addition, the Township would continue to maintain and operate the apparatus with an estimated cost of more than \$10,000.00 annually.

OTHERS CONSULTED:

- 1) Wainfleet Fire & Emergency Services Leadership Team
- 2) Deputy Fire Chief – Shawn Schutten
- 3) Strategic Leadership Team

ATTACHMENTS:

- a) Appendix A – Used Fire Vehicle sell sheets for comparison

Respectfully submitted by,

Approved by,

Morgan Alcock
Fire Chief

William J. Kolasa
Chief Administrative Officer

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INVENTORY #: W1183
PRICE: \$72,995.00
AVAILABILITY: AVAILABLE

[REQUEST MORE INFO »](#)

2009 CHEVROLET 5500 4×4 WILDLAND (W1183)

General

- Duramax Turbo Diesel
- Allison Automatic Transmission
- Power Windows
- Power Locks
- Power Mirrors
- Air Conditioning
- Seats 6
- 360 Degree Emergency lights & controller
- Heavy Duty Boxes
- LED Work lights
- 19.5 " Tires & Wheels
- Dual Drip Torch Holders
- Electric Hannay Hose Reel w/ 100'of1 " Hose 3-Draft Hose Compartments
- Spare Tire & undercarriage Rack
- Heavy Duty Undercarriage Box

Pump and Tank

- BB4 Pump
- 400 Gallon Poly Tank
- Foam System
- Foam Cell
- Hand Primer

Dimensions

- 44,000 Miles
- Length: 22'
- Height: 8' – 7"
- Width: 8'

Fenton Fire Equipment Inc. is not the owner of the aforementioned Vehicle and or equipment. As such we are unable to guarantee the accuracy of the information provided above. Before purchasing any equipment, it is imperative that you confirm with the vendors that the equipment in question meets your required needs. Fenton Fire Equipment Inc. is not responsible for the condition of any of the vehicles and/or equipment listed on our site. We recommend a third-party inspection of the vehicle and/or equipment be performed prior to purchase.



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United States

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sales@fentonfire.com



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|---|--|--|
| <u>FINANCING</u> | <u>» Used Engines and Pumpers</u> | <u>» Other Vehicles</u> |
| <u>FIRE STATION FINANCING</u> | <u>» Used Ladders and Quints</u> | <u>» Airport Crash Trucks ARFF</u> |
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| <u>TESTIMONIALS</u> | <u>» Used Ambulances</u> | <u>» SCBA / Air Bottles</u> |
| <u>SOLD EQUIPMENT</u> | <u>» Command / Chief Vehicles</u> | <u>» Jaws of Life and Reels</u> |
| | <u>» Antique Fire Trucks</u> | <u>» Loose and Misc Equipment</u> |
| <div>© 2021 Fenton Fire Equipment Inc. Privacy Policy Sitemap</div> | | |

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2005 Chevrolet CAFS Fire Truck

Auction Closed

High Bidder: f*****1

Sold Amount: C \$96,000.00

Tax (GST: 5.000000%): C \$5,040.00

Buyer's Premium (5.00%): C \$4,800.00

Total Price: C \$105,840.00

[View Bid History](#)

[Terms and Conditions](#)

3,237 visitors

| Year | Make/Brand | Model | VIN/Serial | Kilometers |
|----------------------|------------|--------|-------------------|--------------|
| 2005 | Chevrolet | C5E042 | 1GBE5E3235F531929 | 16,974 |
| Condition | | | Category | Inventory ID |
| Used/See Description | | | Fire Trucks | CAFS 20 |

2005 Chevrolet C5E042 CREW CAB CHASSIS 4-DR, 6.6L V8 OHV 32V TURBO DIESEL.

Removed from service - Still in service

Current condition - Starts & runs

Maintenance Schedule - Monthly - As required

Annual Inspection (while in service) - Yes

Fuel - Diesel

Engine hours - N/A

Fire Truck Manufacturer - Snuffer Corporation

Transmission - Automatic

Drive-train - 4WD

Brakes - Standard

Notable attachments - See attached document for more information

Notable body damage - None

Notable - None

Cracked glass - No

Known issues - None

Recent major repairs (last 12 months) - None

Items seen in images or video NOT included with asset -No equipment is included.

Exterior - Scratches, dents, dings & rust are present

Exterior - Corporate decals have been (or) will be removed - Impressions may remain

Overall Vehicle Length - 26 feet

Pump MFG - Snuffer SC 500 GPM Type is Gear Driven Single stage Centrifugal Pump output- Rated Capacity, 500 US Gpm (430 IMP gpm) @ 150 PSI.

Maximum pressure 260 PSI

Pump size - 500 Gpm

Air Compressor:

Type, Rotary Screw

Output- 150 SCFM @ 125psi

Max Pressure- 125 Psi

Chemical Injector- Make Foam Pro 2001 System- Class A/B types (20 Us Gallon)

Capacity- 1300 gpm @ 0.2 %, 250 gpm @ 1.0 %, 85 Gpm at 3.0%

Maximum Pressure 400 psi

Application rate: 0.1% to 3.0%

UBEC 1AT Auto tank fill system

Date of last pump Certification Test - 2018

Tank type - Poly

Tank Size - 375 Imp Gallons / 450 US gallons

Additional Info: [Vulcan County.pdf](#)

? Questions and Answers

Q: tank size, thank you. (8/8/18 1:11 PM)

A: Hello I believe this to be 375 Imp Gallons which would be 450 US gallons. (8/8/18 1:55 PM)

Q: I'm just confirming that this unit has pump & roll capabilities. I'm also confirming that the front bumper turret is pump & roll capable. (9/23/18 10:04 PM)

A: Yes to both your questions. (9/24/18 10:25 AM)

» Seller Information



Seller Name [Vulcan County, AB](#)

Asset Location 102 Centre St
Vulcan, Alberta T0L 2B0
Canada
[Map to this location](#)

🔍 Inspection

Most items offered for sale are used and may contain defects not immediately detectable. Bidders may inspect the property prior to bidding. Asset(s) may not be located at address listed, please confirm location with seller.

Inspection is by appointment only. Please click "Ask a Question" to schedule an appointment. Bidders showing up without a scheduled appointment will not be granted access.

\$ Payment

**Wire
Transfer**

Wire Transfer is the only payment option for this item. The Wire Transfer Transaction Summary page will provide payment and account information. The Wire Transfer must be completed within 5 days unless otherwise specified below.

PAYMENT MUST BE MADE ONLINE -- To make online payment, log into your GovDeals account and select 'My Bids' and follow the instructions.

Payment in full is due not later than five (5) business days from the time and date of the Buyer's Certificate. Payment must be made electronically through the GovDeals Website. Payment methods for this item are Wire Transfer, PayPal, or credit cards (Visa, Mastercard) only. PayPal and credit card purchases are limited to below \$5,000.00 and Bidders residing in the United States, Canada and Mexico Only. If the winning bid plus applicable taxes, plus the buyer's premium equals to \$5,000.00 or more, Wire Transfer must be used. If Wire Transfer is chosen, a Wire Transfer Transaction Summary page will provide payment and account information.

Attention Non Canadian Bidders:

Buyers will need to fill out and submit (to the Canadian Government) a [GST189 Form](#) to have the HST/GST fees refunded as the seller will not remove HST/GST fees from the sale.

General Application Rebates for [GST/HST Rebates](#) Includes forms GST189, GST288, and GST507

🚚 Removal

Property may be removed by appointment only and appointments must be made at least 24 hours in advance. All items must be removed within ten (10) business days from the time and date of issuance of the Buyer's Certificate.

The Buyer will make all arrangements and perform all work necessary, including packing, loading and transportation of the property. No Assistance will be provided. A daily storage fee of \$10.00 may be charged for any item not removed within the 10 business days allowed and stated on the Buyer's Certificate.

Attention Bidders:

ALL assets are for pick up only - No shipping/freight assistance will be provided.

ALL pickups will be scheduled Monday to Friday during business hours. No weekend pickups are available.

- The seller:
- will not be held responsible for any damage to any items during removal.
 - will not be held responsible for any personal injury that occurs during, or as a result of the removal.
 - will not be responsible for damage to its property that occurs during the removal.
 - will not provide any labour assistance with removal.
 - will not sign any document for shipping.
 - will not recommend any shippers, freight forwarders, couriers or delivery services.
 - will not be responsible for any shipping, packaging, delivery, duties, import fees, taxes or any other charges.
 - will not supply any asset information required for customs.
 - will not be responsible for preparing any documentation foreign or domestic.

Media



Special Instructions

NOTICE: If you are the winning bidder and default by failing to adhere to this sellers terms and conditions your account with GovDeals WILL BE LOCKED.

Guaranty Waiver. All property is offered for sale 'AS IS, WHERE IS.' Vulcan County, AB makes no warranty, guaranty or representation of any kind, expressed or implied, as to the merchantability or fitness for any purpose of the property offered for sale. Please note that upon removal of the property, all sales are final.

Description Warranty. Seller warrants to the Buyer that the property offered for sale will conform to its description. Any claim for misdescription must be made prior to removal of the property. If Seller confirms that the property does not conform to the description, Seller will keep the property and refund any money paid. The liability of the seller shall not exceed the actual purchase price of the property.

Attention Non Canadian Bidders:

Please be aware that the seller cannot provide exporting or importing procedure assistance. You may visit the [Canadian Border Services](#) site for information on exporting from Canada. If importing into the US, you may visit the US Customs & Border Protection website at [U.S. Customs and Border Protection](#) for information about requirements. The seller also cannot provide import or export classifications.

For exporting procedures help, any reputable freight forwarder can provide valuable assistance, please

[Click here](#) to see list of freight forwarders for your convenience.

If the vehicle VIN does NOT start with a "1" it was not made in the U.S.A. - if you are an out of Country bidder - be sure you can import this vehicle with only a Bill of Sale and an ownership.
If there is no picture of the U.S. emissions sticker, it could not be found.

Please contact your Provincial/State motor vehicle department prior to bidding and understand what is expected of the winning bidder to register the vehicle.

The Fire motor vehicle sold under this contract is being sold 'as is' and is not represented as being in road worthy condition, mechanically sound or maintained at any guaranteed level of quality. The vehicle may not be fit for use as a means of transportation and may require substantial repairs at the buyer's expense. It may not be possible to register the vehicle to be driven in its current condition. The winning bidder will be required to transfer ownership before the vehicle can be removed from property.

Quick Asset Lookup (QAL) #: 11828-14 (GD)



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International
Energy and Gas

All Surplus
Surplus Auctions

GoIndustry DoveBid
Equipment Auctions

Liquidation.com
Retail Supply Chain

Machinio.com
Heavy Equipment

TO: Mayor Gibson & Members of Council

FROM: Sarah Ivins, Planner

DATE OF MEETING: August 3, 2021

SUBJECT: Zoning By-law Amendment Application Z04/2021W
Daniel & Kandace Bunz (LandPRO Planning Solutions Inc.)

RECOMMENDATION(S):

THAT Planning Staff Report PSR-009/2021 be received; and

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, Township of Wainfleet, be approved for the reasons outlined in PSR-008/2021 and PSR-009/2021; and

THAT the zoning by-law amendment attached as Appendix “B” be adopted; and

THAT the application is deemed to be consistent with the Provincial Policy Statement 2020 and other matters of Provincial interest.

EXECUTIVE SUMMARY:

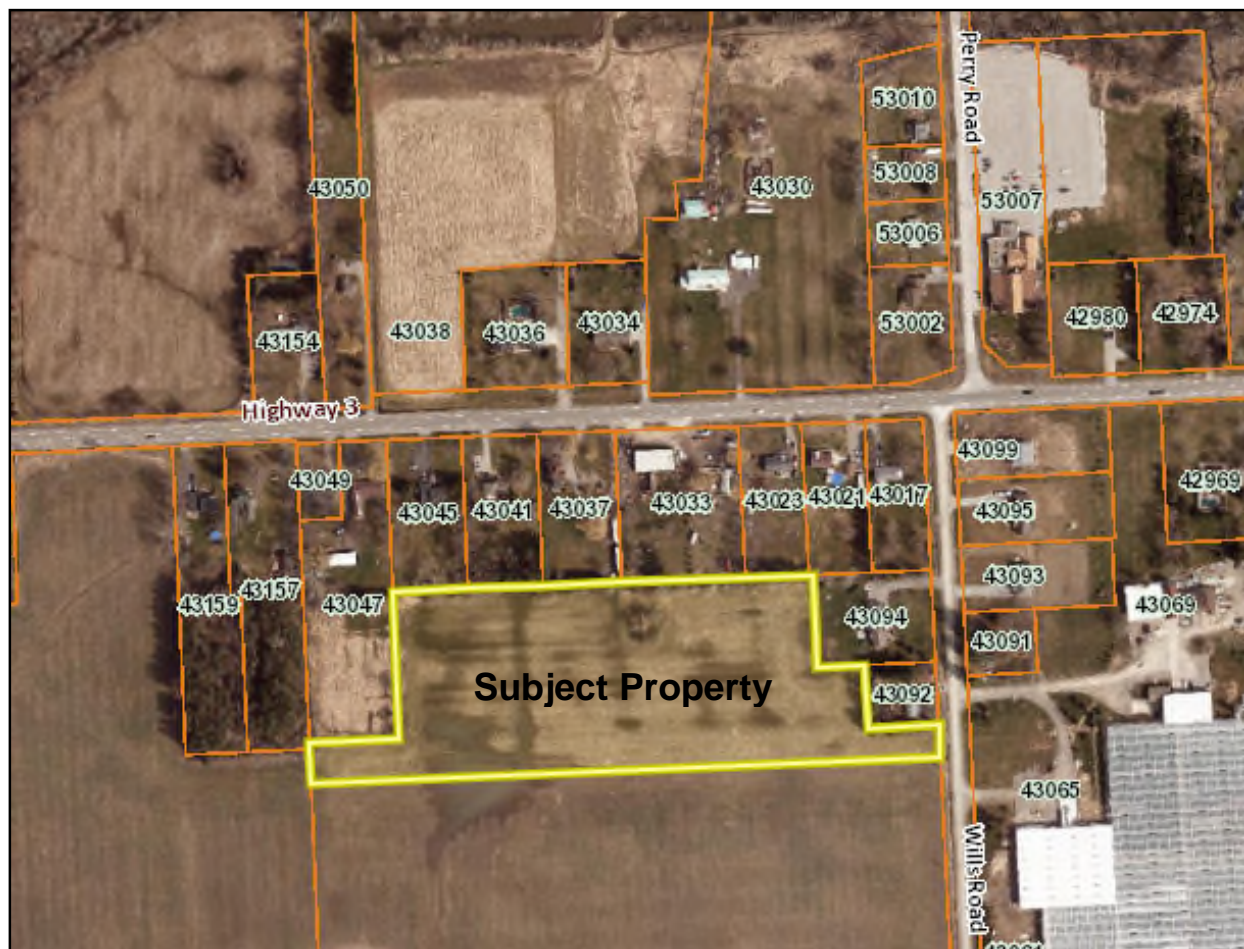
The purpose of the this report is to address Council comments and concerns from the July 13, 2021 Council meeting respecting zoning by-law amendment application Z04/2021W filed by LandPRO Planning Solutions Inc. on behalf of Daniel & Kandace Bunz for lands known municipally as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1, Township of Wainfleet.

The proposed zoning by-law amendment seeks to rezone the subject property from a Development – D zone to a site specific Residential – R1 zone to permit single detached dwellings with a maximum lot coverage of 12% and to permit one secondary suite per lot.

BACKGROUND:

The subject property, shown in Figure 1, is located on the west side of Wills Road just south of Highway #3 and is within the Hamlet of Winger. The subject property is 3.7495 hectares in size and the surrounding land uses include residential, commercial and agricultural.

Figure 1 – Subject Property, Wills Road



The applicant submitted concurrent applications for draft plan of condominium application (File No. P01/2021W) and zoning by-law amendment (File No. Z04/2021W).

The draft plan of condominium, shown in Figure 2, proposes to create 6 units for single detached dwellings with private servicing and one block for a private road accessing Wills Road.

The zoning by-law amendment proposes to rezone the subject property from a Development – D zone to a site specific Residential – R1 zone to permit single detached dwellings with a maximum lot coverage of 12% and to permit one secondary suite per lot.

A public meeting respecting both applications was held on May 11, 2021 and Planning Staff Report PSR-008/2021 was presented to Council on July 13, 2021. Staff recommended approval of both applications.

PROCESSING BY ALTAIR CONSULTING LTD.

PRODUCED BY AN AUTOMATIC SURVEY SYSTEM

Highway #3

Residential Hamlet - RH

Wills Road

Residential Hamlet - RH

Street A

Road 7270m²

Agricultural

| Residential Zoning Review | | |
|---------------------------|----------|------------|
| | Area sqm | Frontage m |
| | 4000 | 46.0 |
| 1 | 5622 | 74.2 |
| 2 | 4656 | 46.0 |
| 3 | 4659 | 46.0 |
| 4 | 4662 | 46.0 |
| 5 | 4459 | 49.9 |
| 6 | 6167 | 59.7 |

Please Note:

- This drawing is for discussion purposes only.
- Outer boundary is certified by an Ontario Land Surveyor (OLS).
- Other markings are best estimate.

| | | |
|---|-----------|---|
| Key Plan: Partial of L.S. to Companion & Part 1 Plan (not valid) in the former Geographic Township of Wainfleet, now in the municipality of the Town of Wainfleet | | Legal Description: Subject Property |
| REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990, c. P.13 Section 51 (17) (A) SEE PLAN (B) SCHEDULE (C) BOUNDARY (D) DELINEATE SETBACKS (E) SEE PLAN (F) RESIDENTIAL (G) DELINEATE SETBACKS (H) SEE PLAN (I) SEE PLAN (J) DELINEATE SETBACKS (K) SEE LAND USE (L) DELINEATE SETBACKS (M) NOT APPLICABLE | | |
| OWNER'S CERTIFICATE: I HEREBY AUTHORIZE MICHAEL SULLIVAN RPP TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL. | | |
| Owner: | Date: | |
| SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY SHOWN. | | |
| Landstar & Glenview Surveying Ltd. | Date: | |
| Last Use Schedule: | | |
| Total Area: | 3.7465 ha | 100.0 % |
| Residential Units 1-6: | 3.0146 ha | 80.4 % |
| Roads: | 0.7318 ha | 19.6% |
| Residential Dwelling Density | | |
| Detached: | 3.0146 ha | 6 Units: 1.97/ha |
| Applicant and Owner: Mr. Dan Bunz 53214 Winger Road, Wainfleet, ON | | |
| Planner/Agent: Michael Sullivan, R.P.P., E.P. LANDPRO PLANNING SOLUTIONS INC. 287 East Main St., Wainfleet, ON N3B 3T3 TEL: 416-575-1215 WWW.LANDPROCANADA.COM | | |
| Drawing: Draft Plan of Condominium Concept | | |
| Project: Wills Road Gate Manors 43092 Wills Road | | |
| Municipality: Town of Wainfleet Niagara Region | | |
| City File#: | Sheet: | Date: |
| | | FEB 18, 2021 |
| | Scale: | 1:750 |

- fairness with respect to the requested lot coverage increase being dealt with through a zoning by-law amendment application instead of a minor variance application considered by the Committee of Adjustment;
- the extent of the requested increase (7% to 12%); and
- ability for the lots to be serviced by private septic system and requiring them to be oversized to accommodate both a single detached dwelling and a secondary suite even if a secondary suite is not proposed at time of construction.

The modified by-law, as requested by Council, is attached as Appendix “A” and is included on this evening’s agenda for possible ratification (Agenda Item 10(a): By-law No. 027-2021)

OPTIONS/DISCUSSION:**Zoning By-law Amendment vs. Minor Variance**

Under the Planning Act there are two ways in which a property owner can request a deviation from the requirements of the zoning by-law – a zoning by-law amendment application or a minor variance application.

Zoning by-law amendments deal with permitted uses as well as development standards and are considered by Council through at least two separate Council meetings. The first meeting is a public meeting to receive comments regarding the application and then the second meeting is to consider the staff report respecting the application and adoption or refusal of the amending by-law. When considering zoning by-law amendments, Council must evaluate the amendment against criteria such as:

- conformity with the official plan and compatibility with adjacent uses of land;
- suitability of the land for the proposed purpose, including size and shape of the lot(s) being created or existing;
- adequacy of vehicular access, water supply, sewage disposal;
- consideration of natural heritage features and natural hazards.

Minor variances deal with minor deviations from the zoning by-law such as reduced setbacks or increased lot coverage or height and are considered by the Committee of Adjustment through one public hearing. When considering minor variances, the Committee of Adjustment must evaluate whether or not the application meets the four tests under Section 45 of the Planning Act. These tests are:

- is the request minor in nature?
- is the request desirable for the appropriate development or use of the land, building or structure?
- does the request meet the general intent and purpose of the official plan?
- does the request meet the general intent and purposed of the zoning by-law?

Zoning by-law amendments and minor variances must also be consistent with the Provincial Policy Statement (PPS) and other matters of Provincial interest.

When consulting with landowners, staff review what deviations from the zoning by-law are required to permit the proposed development and provide guidance to the landowner as to whether a zoning amendment or minor variance is more suitable for their proposal.

In this instance, because a zoning by-law amendment was needed to rezone the property from Development – D to Residential – R1 to permit single detached dwellings, the requests for the increase in lot coverage and permission for secondary suites were included in the zoning by-law amendment application. It did not make sense for the applicant to then apply for a minor variance after receiving approval of a zoning by-law amendment to rezone the property. Staff have taken a similar approach on other applications, including the SAW Developments Inc. subdivision on Marshville Drive (where reductions to lot frontage, front yard setbacks and rear yard setbacks were included in their zoning by-law amendment) and surplus farm dwelling zoning by-law

amendments (to permit a reduced lot area for the agricultural lot or reduced setbacks for the surplus farm dwelling lot when necessary).

Extent of the Requested Lot Coverage Increase

The request for an increase in lot coverage from 7% to 12% is to accommodate larger single detached dwellings with a secondary suite as well as accessory structures such as sheds, pool houses or detached garages. Staff will note that there has been an increasing trend for larger covered porches and rear covered decks/patios as well as accessory buildings such as detached garages, all of which are included in the lot coverage calculation.

Staff have also recommended that the accessory building lot coverage be set to a maximum of 2.5%. This means that of the 12% permitted for each unit, 2.5% can be allocated to accessory buildings. The current zoning by-law permits the lessor of 93m² or 2.5% for accessory buildings in the Residential – R1 zone.

There was also some concern from Council regarding permitting an increase in lot coverage for all of the units within the plan of condominium before buildings plans have been prepared, as some units may not need an increase in lot coverage. Staff note that it is possible that some of the units may not require an increase in lot coverage to accommodate the building design, however if some future owners do require an increase in lot coverage after the zoning is in place, they would have to pursue a minor variance application. Due to the condominium structure, this would require future owners to go through the condominium board in order to make an application with the Township. It would not be as simple as them making an application directly with the Township as it would be for other landowners in the Township. Staff also note that when considering development proposals such as the draft plan of condominium approved at the July 13, 2021 meeting, it is sound planning practice to set the development standards for the entire development rather than on a site by site basis after approvals are received.

Private Servicing (Septic) for Secondary Suites

The Ontario Building Code (OBC) sets a minimum standard with respect to the size of the septic system needed to service a proposed dwelling. This minimum standard is based on a number of variables including the number of bedrooms, number of plumbing fixtures and the square footage of the dwelling. In consultation with the Chief Building Official, the Township does not have the authority to mandate a larger system than what is needed for the proposed dwelling.

So in this instance, if one of the units does not want a secondary suite and submits a septic permit application that meets the OBC minimum standard based on the design of the proposed dwelling (the variables listed above), then the Township is obligated to issue the permit. If the owner of that unit then wishes to add a secondary suite at a later date or the unit sells and the new owner wishes to add a secondary suite, a building permit application is required for the secondary suite and the septic system will be reviewed at that time. Depending on the design of the secondary suite (the variables listed above), the existing septic system may need to be modified by increasing the tank

size or adding additional runs to the tile bed (or both) or may not require modification at all.

In addition to not having the authority to mandate a larger system, it would not be appropriate for the Township to set a minimum size due to the number of variables that determines the size of a septic system. For example, would the Township mandate the system be sized for a 2,000 square foot dwelling with three bedrooms, two bathrooms and a 1,000 square foot secondary suite containing one bedroom and one bathroom? What happens if one unit wants two bedrooms and one bathroom in the dwelling? Staff are of the opinion that the size of the septic system should be determined on a permit by permit basis, based on the OBC requirements for the design of the proposed structure and not through the zoning by-law amendment or the required condominium agreement.

Notwithstanding staff's recommendation that Council adopt zoning bylaw amendment as detailed in appendix B of this report, By-law No. 027-2021 included in the agenda this evening represents the 7% maximum lot coverage as directed by Council on July 13, 2021.

FINANCIAL CONSIDERATIONS:

None.

OTHERS CONSULTED:

- 1) Chief Building Official

Township Department, agency and public comments are detailed in PSR-008/2021.

CONCLUSION:

Staff are of the opinion that the original proposed zoning by-law amendment is appropriate, conforms with the policies of the official plan, is compatible with adjacent land uses, is adequate with respect to servicing. As such, staff recommend that Council adopt the zoning by-law amendment attached as Appendix "B", which permits a maximum lot coverage of 12%, a maximum accessory building lot coverage of 2.5% and one secondary suite per single detached dwelling.

ATTACHMENTS:

- 1) Appendix "A" – Council Requested Zoning By-law Amendment
- 2) Appendix "B" – Staff Recommended Zoning By-law Amendment

Respectfully submitted by,

Reviewed by,

Sarah Ivins
Planner

Mallory Luey
Manager of Corporate Services/Treasurer

Approved by,

William J. Kolasa
Chief Administrative Officer

APPENDIX “A”

CORPORATION OF THE TOWNSHIP OF WAINFLEET BY-LAW NO. 0XX-2021

Being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 581-78 of the Corporation of the Township of Wainfleet with respect to those lands forming CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet.

WHEREAS the Corporation of the Township of Wainfleet has reviewed Zoning By-law No. 581-78 and deems it advisable to amend same:

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet **HEREBY ENACTS AS FOLLOWS:**

THAT Map 4 of Zoning By-law No. 581-78, as amended, is hereby further amended by changing the zoning of the subject property from Development – D to Residential – R1 - 356 as shown on Schedule “A” attached hereto.

THAT Section 31 entitled “Exceptions” is hereby further amended by adding the following text:

| Legal Description, Bylaw No. | Exception | Provisions |
|--|------------------|---|
| CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1, Township of Wainfleet Bylaw 0XX-2021 | 357 | (a) One secondary suite shall be permitted within a single detached dwelling or within an accessory building on a lot containing a single detached dwelling provided that the unit is clearly subordinate to the primary residential unit in the dwelling and all relevant requirements of the Ontario Building Code and Fire Code are complied with. |

THAT for the purposes of this by-law, a secondary suite shall mean a second dwelling unit wholly within a single detached dwelling or within an accessory building.

THAT pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

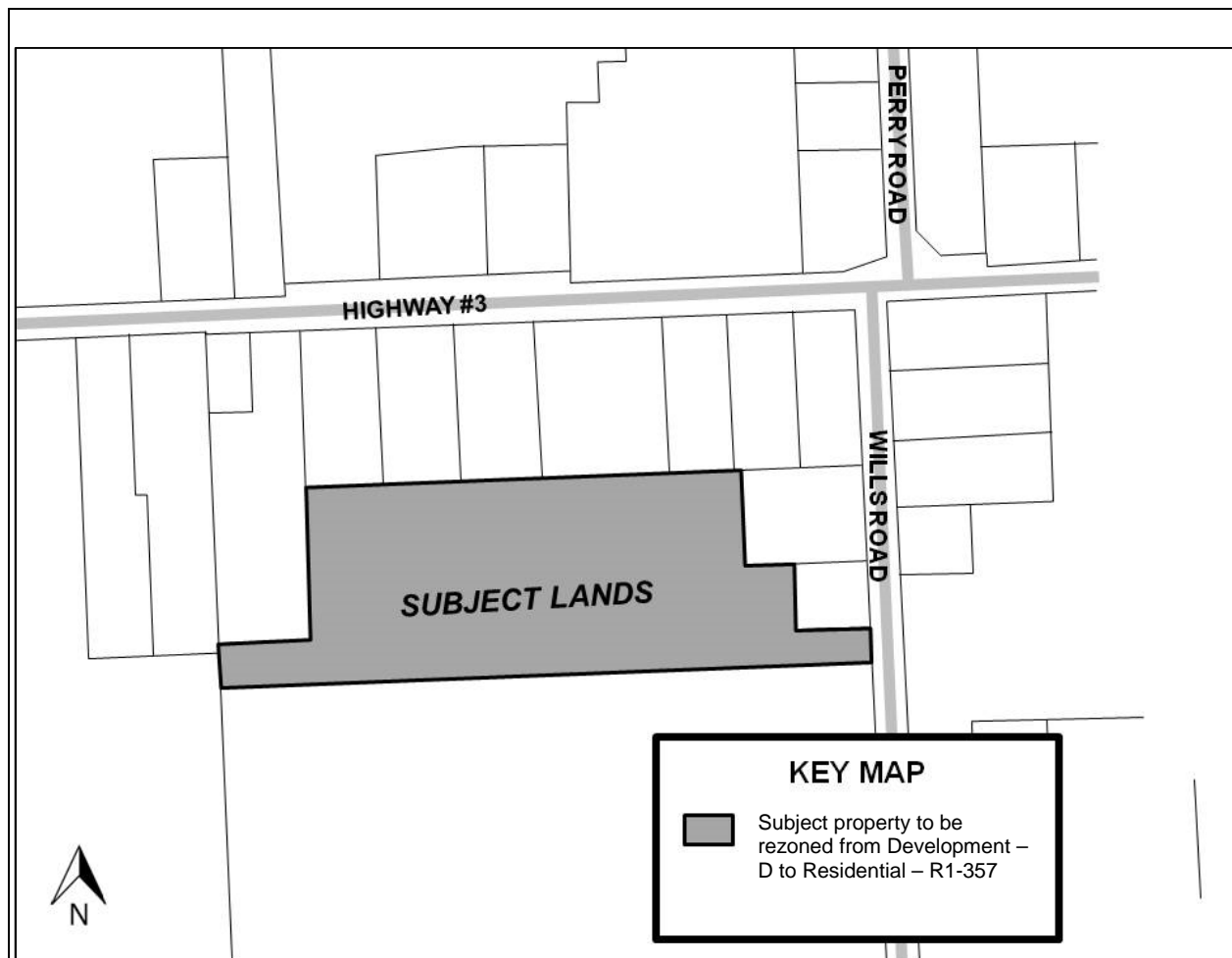
THAT this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 3RD DAY OF AUGUST, 2021.

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 0XX-2021



TOWNSHIP OF WAINFLEET

Purpose & Effect of By-law No. 0XX-2021:

This by-law affects lands described as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet. This by-law has been enacted to rezone the subject property from Development – D to Residential – R1 - 357 to permit a plan of condominium, File No. P01/2021W.

THIS IS SCHEDULE "A" TO BY-LAW NO. 0XX-2021.
PASSED THIS 3RD DAY OF AUGUST, 2021.



File No. Z04/2021W
(Daniel & Kandace Bunz)

MAYOR

DEPUTY CLERK

APPENDIX “B”

CORPORATION OF THE TOWNSHIP OF WAINFLEET BY-LAW NO. 0XX-2021

Being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 581-78 of the Corporation of the Township of Wainfleet with respect to those lands forming CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet.

WHEREAS the Corporation of the Township of Wainfleet has reviewed Zoning By-law No. 581-78 and deems it advisable to amend same:

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THAT Section 31 entitled “Exceptions” is hereby further amended by adding the following text:

| Legal Description, Bylaw No. | Exception | Provisions |
|--|------------------|---|
| CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1, Township of Wainfleet Bylaw 0XX-2021 | 357 | (a) The maximum lot coverage shall be 12%. (b) The maximum accessory building lot coverage shall be 2.5%. (c) One secondary suite shall be permitted within a single detached dwelling or within an accessory building on a lot containing a single detached dwelling provided that the unit is clearly subordinate to the primary residential unit in the dwelling and all relevant requirements of the Ontario Building Code and Fire Code are complied with. |

THAT for the purposes of this by-law, a secondary suite shall mean a second dwelling unit wholly within a single detached dwelling or within an accessory building.

THAT pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

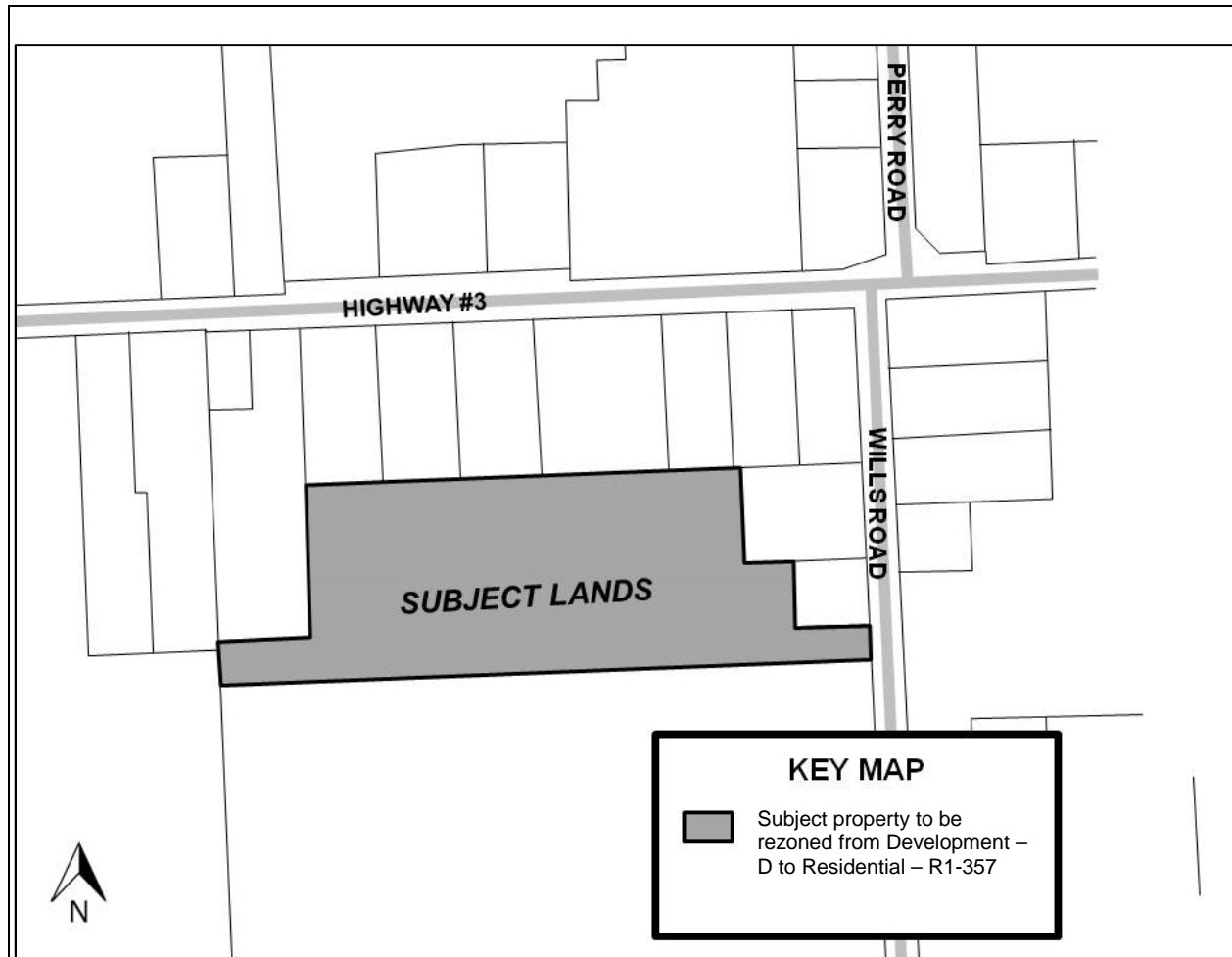
THAT this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 3RD DAY OF AUGUST, 2021.

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 0XX-2021



TOWNSHIP OF WAINFLEET

Purpose & Effect of By-law No. 0XX-2021:

This by-law affects lands described as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet. This by-law has been enacted to rezone the subject property from Development – D to Residential – R1 - 357 to permit a plan of condominium, File No. P01/2021W.

THIS IS SCHEDULE "A" TO BY-LAW NO. 0XX-2021.
PASSED THIS 3RD DAY OF AUGUST, 2021.



File No. Z04/2021W
(Daniel & Kandace Bunz)

MAYOR

DEPUTY CLERK



Memo

To: Mayor Gibson & Members of Council

From: Sarah Ivins, Planner

Date: August 3, 2021

Re: By-law 026-2021 Transfer of Part of the Abandoned Rail Corridor

In 1997 the Township acquired the abandoned rail corridor that runs west to east from Wainfleet Dunnville Townline Road to Deeks Road South between Forks Road/Highway #3 and Willford Road in Concession 5.

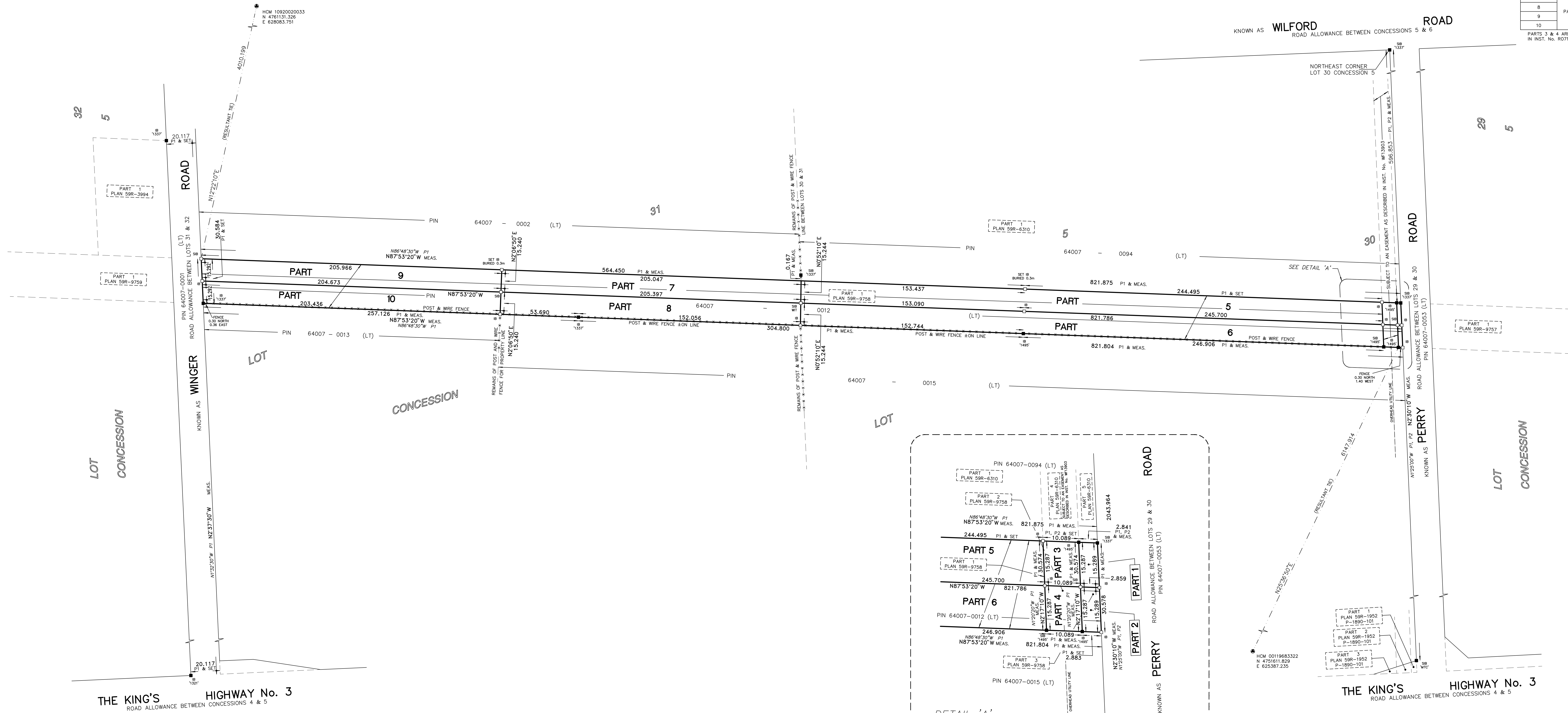
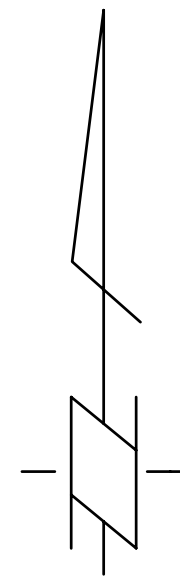
In 2010 Council deemed these lands surplus to the Township's needs and had the rail corridor surveyed with the intent of selling sections to adjacent landowners for the cost of \$1. The section of the abandoned rail corridor is required to merge with the adjacent parcel and no new lots are to be created.

Adjacent landowners are required to submit an application form along with the \$1,000.00 application fee, which covers Township costs for processing the application. Upon closing of the transaction, the applicants are required to pay their proportionate share of the survey costs, with interest, and their own legal fees.

In order to complete the transaction, a by-law that authorizes the Mayor and Clerk to execute the necessary documents is required to be adopted.

Staff have received applications from 2484355 Ontario Limited (LD04/2021) and David John Breukelman (LD05/2021) to purchase parts of the abandoned rail corridor that abut their respective properties. These lands are identified as Parts 7, 8, 9, 10 on Reference Plan 59R-14253 (attached) which are located between Winger Road and Perry Road.

Bylaw 026-2021 authorizes the Mayor and Clerk to execute the documents required to complete the transfers to both applicants.



| SCHEDULE | | | | |
|----------|----------------|------------|---------------------------|--------------|
| PART | LOT | CONCESSION | PIN | AREA |
| 1 | PART OF LOT 30 | 5 | ALL OF 64007-0012 (LT) | 431 sq.m. |
| 2 | | | | 43.4 sq.m. |
| 3 | | | | 153.7 sq.m. |
| 4 | | | | 153.7 sq.m. |
| 5 | | | | 6071.9 sq.m. |
| 6 | PART OF LOT 31 | | | 6085.0 sq.m. |
| 7 | | | | 3127.8 sq.m. |
| 8 | | | | 3133.1 sq.m. |
| 9 | | | | 3128.8 sq.m. |
| 10 | | | | 3109.9 sq.m. |

PARTS 3 & 4 ARE SUBJECT TO AN EASEMENT AS DESCRIBED IN INST. No. W13903
IN INST. No. R0719089 AS SET OUT IN INST. No. W13903

| | | |
|---|----------------------|---|
| I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT | | PLAN 59R-14253 |
| DATE: APRIL 14, 2010 | RECEIVED & DEPOSITED | DATE: JUNE 3, 2010 |
| DOUG MARR ONARIO LAND SURVEYOR | | S. WEDEKIND ASST. DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59) |

PLAN OF SURVEY OF
**PART OF LOTS 30 & 31
CONCESSION 5**
IN THE
**TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA**
SCALE 1:1000
MARK GILMORE O.L.S.
2010

BEARING NOTE:
BEARINGS SHOWN HEREON ARE GRID BEARINGS, DERIVED FROM MONUMENTS 00119683322 AND 10020020033 (THE VALUES OF WHICH ARE SHOWN HEREON) AND ARE REFERRED TO THE ZONE 17 CENTRAL MERIDIAN 81° 00' 00" WEST LONGITUDE OF THE UNIVERSAL TRANSVERSE MERCATOR GRID SYSTEM AND ARE REFERRED TO THE NORTH AMERICAN DATUM.

NOTE:
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE USED TO COMPUTE GRID COORDINATES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997884919.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - SB SURVEY MONUMENT SET
 - SBIB STANDARD IRON BAR
 - SBIB SHORT STANDARD IRON BAR
 - IB IRON BAR
 - IBR ROUND IRON BAR
 - IT IRON TUBE
 - CM CONCRETE MONUMENT
 - CC CUT CROSS
 - WT WITNESS
 - OU ORIGIN UNKNOWN
 - JEL• LANTHIER & GILMORE SURVEYING LTD.
 - P.D. REITZMA O.L.S.
 - 1437 D.C. MARK O.L.S.
 - P1 PLAN 59R-9758
 - P2 PLAN 59R-9758
 - HCM HORIZONTAL CONTROL MONUMENT
 - MTC• MINISTRY OF TRANSPORTATION AND COMMUNICATIONS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON APRIL 14, 2010.

APRIL 14, 2010
DATE
MARK GILMORE
ONARIO LAND SURVEYOR

LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST., PORT COLBORNE, ONT. (905) 835-5477
SCALE 1:1000 CM/JP MARK GILMORE O.L.S. SURVEY 20-568

TO: Mayor Gibson & Members of Council

FROM: Sarah Ivins, Planner

DATE OF MEETING: August 3, 2021

SUBJECT: Site Plan Approval – Central Fire Station (SP02/2021W)

RECOMMENDATION(S):

THAT Planning Staff Report PSR-010/2021 be received; and

THAT site plan approval be granted to application SP02/2021W for the Central Fire Station project located at 42143 Highway #3, Concession 4, Part of Lot 20, Township of Wainfleet; and

THAT the site plan approval be subject to the conditions listed in Appendix “B”, which are required to be fulfilled before issuance of a building permit;

THAT staff be authorized to make minor modifications to the approved drawings should any modifications be required as a result of pending Ministry of Transportation (MTO) comments.

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a recommendation regarding the site plan application for the Central Fire Station project for lands known municipally as 42143 Highway #3, Concession 4, Part of Lot 20, Township of Wainfleet.

BACKGROUND:

The subject property, shown in Figure 1, is located on the south side of Highway #3 between Misener Road and Regional Road 24 and is partially within the Hamlet of Chambers Corners. The subject property is approximately 2 hectares in size with 0.3 hectares being outside of the Hamlet boundary.

The subject property was once two individual parcels. The Township acquired the eastern parcel with the intention of using the property for a future fire station and in late 2018 the western parcel, known municipally as 42143 Highway #3, came on the market and the Township acquired the property. The property contained a single detached dwelling, a pond and an agricultural building. The properties were subsequently merged to form one parcel.

Figure 1 – Subject Property



The subject property was the subject of an official plan amendment application (OPA 03) and a zoning by-law amendment application (Z05/2019W) to designate the property Institutional and zone it Public – P. Those applications were approved by Council on December 3, 2019.

Since the approval of the official plan amendment and zoning by-law amendment, Fire & Emergency Services engaged a firm to conduct a Concept Study to develop various options and high level cost estimates for the Central Fire Station project. As a result of that study, Council approved a program scope and the Fire & Emergency Services Department issued a Request for Proposal for architectural design, engineering and contract administration services. In January of 2021, Council approved the proposal from Raimondo & Associates Architects.

Raimondo & Associates Architects have been working with the Fire & Emergency Services Department to prepare the final drawings for the project and an application for site plan approval was filed with the Planning Department on June 17, 2021. The following materials were submitted in support of the application:

- Site Plan & Elevation Drawings prepared by Raimondo & Associates Architects Inc. (dated June 17, 2021);
- Civil Engineering Plans prepared by Mantecon Partners Inc. (dated June 11, 2021);
- Septic Design prepared by Dino Maddalena (no date);
- Stormwater Management Report prepared by Mantecon Partners Inc. (dated June 11, 2021);
- Traffic Brief prepared by Associated Engineering (dated August 31, 2019).

OPTIONS/DISCUSSION:**Site Plan Guidelines**

Site plan control is a form of development control provided to municipalities under Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13. Municipalities can choose to implement this tool by adopting a site plan control by-law that designates a site plan control area and identifies the types of development that require site plan approval. Site plan control allows for a detailed review of proposed development to ensure that Township, Regional and other agency standards and requirements are met.

The following site plan guidelines are applicable to the subject property:

1. Building Siting

- Buildings are sited and designed to face adjacent public streets.

2. Building Design

- Buildings with large blank walls immediately adjacent to a street edge should use architectural and/or landscaping elements to provide for visual relief;
- All sides of a building are consistent with regard to material and details;
- Façade material variations coincide with the building's change in plan and/or specific architectural elements;
- Primary entrances are clearly delineated in the architecture of the building with architectural elements such as canopies, awnings and/or specially designed windows;
- Glazing is incorporated into building facades facing the street edge;
- Clear glass is generally used, tinted glass is permissible to meet security needs or to address the orientation of the building;
- Reflective (mirror) glass is not used; and
- Sloped roofs are of one material for visual continuity.

3. Site Access & Parking

- Main entries or doors to buildings are visible from the street;
- A clear and unobstructed pedestrian path is provided from the site's parking area and/or the street to the building's main entrance door;
- Surface parking is provided to the rear or to the side of the building;
- Front parking is screened from view from the street by landscaping, low fencing and/or low walls;
- All vehicular access and egress points are provided at appropriate locations to avoid a frontage wide driveway condition; and
- Garbage bin areas are screened from view and located on the side or rear yard(s).

4. Site Landscaping

- A minimum 1.5 metre wide landscaped area is provided adjacent to residential zoned properties;
- Where no pedestrian access is provided, a minimum 3.0 metre wide landscaped area is provided in the front and exterior side yard abutting the street(s);

- Where parking areas are proposed adjacent to residential zoned properties, a 1.8 metre high screen fence is proposed along the adjoining lot line;
- Landscaping, low fencing and/or low walls are used to visually screen surface parking areas from the street;
- Ornamental planting is used to define entry features, pedestrian circulation, and/or complimenting the architecture of the building; and
- Native and/or drought resistant planting is used throughout the site.

Staff have reviewed the submitted site plan, landscape plan and building elevation drawings and are satisfied that the proposed site layout and building design are consistent with the above mentioned site plan guidelines. The proposed building faces Highway #3, uses consistent materials on all sides, entrances are clearly delineated and are accessible from the provided parking areas, the majority of the parking spaces are located at the side or rear of the building and the garbage bin area is screened from view and located at the rear of the building.

The proposed landscape plan meets the minimum requirements set out in the site plan guidelines. Regional Staff have provided some suggestions with respect to the landscaping plan which is discussed below.

Zoning Compliance

Staff have reviewed the proposed site plan with respect to compliance with Zoning By-law 581-78. The following zoning provisions apply to the subject property:

| Zoning Provision | Required | Proposed |
|------------------------------|---|--|
| Maximum Lot Coverage | 50% | 6.6% |
| Minimum Yard Requirements | No building or structure shall be used or erected within 7.5m of any lot line or within 15m of any street line or within 5m of the boundary of any Residential zone. | Front Yard: 21.2m Side Yard (W): 81.5m Side Yard (E): 70m |
| Minimum Parking Requirements | <p>(i) Parking spaces shall be provided on the same lot on which the principle use is located, sufficient in number to accommodate the employees of, and visitors to, the public use or uses on such lot.</p> <p>(ii) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5m of any lot line which does not abut a public street, or within 3m of any street line or boundary of any Residential zone.</p> | <p>Regular: 44 Accessible: 2</p> <p>All parking located on the subject property.</p> <p>Parking spaces are not located within 1.5m of any lot line not abutting a public street or within 3m of any street line or Residential zone.</p> |

| Zoning Provision | Required | Proposed |
|--|--|---|
| Minimum Landscaping Requirements | A landscaping area in the form of a planting strip having a minimum width of 1.5m shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of any Residential zone. | The subject property does not abut a Residential zone. |
| Site Specific Provision (356): Minimum Rear Yard Setback | 5m | 53.5m (fire station) 6.25m (existing storage building) |

Staff are satisfied that the proposed building complies with the zoning by-law.

FINANCIAL CONSIDERATIONS:

There are no financial considerations as it relates to the review of the application for site plan approval.

OTHERS CONSULTED:

A request for comments was circulated to Township departments and external agencies requiring review of the proposed application on June 21, 2021. The following is a summary of the comments received (complete comments can be found in Appendix "C").

Niagara Region Planning & Development Services

Regional staff offers no objection to the site plan application, subject to the following condition:

1. That the following clause be included in the site plan agreement:

The owner is advised that if the Regional curbside waste collection limits cannot be met, garbage collection for the subject property will be the responsibility of the owner through a private contractor and not the Niagara Region. The site would remain eligible for Regional curbside collection of recycling and organic material, subject to the requirements of Niagara Region's Corporate Waste Collection Policy.

Regional staff also recommended that the Township consider the Urban Design suggestions noted in the concept plan attached to the Regional comments and noted that Regional Urban Design staff are available to assist the Township with the landscape plan upon request.

Planning Staff Response:

In normal circumstances, the Township would enter into a site plan agreement with the applicant to address the terms and conditions of the site plan approval. In this instance, a site plan agreement will not be required as the Township cannot enter into an agreement with itself. Staff have reached out to Regional Staff with a suggested modification to their requested condition of approval so that it can be included in a list of conditions rather than a site plan agreement. Regional Staff accepted this modification and the condition has been included in the list of conditions of site plan approval, attached as Appendix "B".

Staff appreciate the suggestions provided by Regional Staff regarding urban design and landscaping. The primary focus of funds for the project has been allocated to the core need of constructing the fire station and there are limited funds for non-essential expenditures such as landscaping. Staff will endeavor to look for opportunities to implement the suggestions provided by the Region through future projects and funding opportunities.

Ministry of Transportation (MTO)

The MTO provided several comments regarding the materials circulated and requested further details with respect to the traffic brief (trip generation and speed reduction), the site plan design (entrance/exit from Highway #3 and turning templates), drainage (post to pre development control for 5 to 100 year storms and French drain outlets to Highway #3), and geomatics (source of the boundary data and inclusion of a copy of RP 59R-7272).

Planning Staff Response:

MTO comments were forwarded to Raimondo & Associates Architects for review and to coordinate a response from the consultants who prepared the stormwater design and traffic brief. Staff anticipate that the request for additional information can be addressed rather quickly and that there are no significant concerns that would cause delay to consideration of the application. Since final MTO comments have not been received, it is recommended that Council give the authority to staff to make any minor modifications to the site plan drawings should any such modifications be necessary.

Through the MTO's final comments, they are likely to request that as a condition of approval that a MTO Building and Land Use Permit as well as an Entrance Permit will be obtained prior to issuance of the building permit. Staff have included this requirement in the list of conditions of site plan approval, attached as Appendix "B".

Bell Canada

Noted no objection provided the following paragraphs are included as a condition of approval:

1. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2. The Owner agrees that should any conflicts arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

The comments also provide information regarding the connection to Bell Canada network infrastructure.

Planning Staff Response:

The requested clauses have been included in the list of conditions of site plan approval, attached as Appendix "B".

Hydro One

Hydro One noted no comments or concerns at this time.

Township of Wainfleet Drainage Department

The Drainage Superintendent noted that the property is assessed to the Chambers Corner and Big Forks Municipal Drains and that as long as stormwater flows from the property continue to match existing conditions, there should be no concerns under the Drainage Act.

The Drainage Superintendent also noted that if an improved drainage outlet is required, in addition to the stormwater management plan, the Drainage Act can be utilized.

CONCLUSION:

Township Planning Staff have reviewed the application for site plan approval for the Central Fire Station project and are of the opinion that it is consistent with the Township's Site Plan Guidelines and conforms with Zoning By-law 581-78. As such, Township Planning Staff recommend that the application be approved, subject to the conditions listed in Appendix "B".

ATTACHMENTS:

- 1) Appendix "A" – Site Plan, Landscape Plan & Elevation Drawings
- 2) Appendix "B" – Conditions of Site Plan Approval
- 3) Appendix "C" – Township & Agency Comments

Respectfully submitted by,

Reviewed by,

Sarah Ivins
Planner

Mallory Luey
Manager of Corporate Services/Treasurer

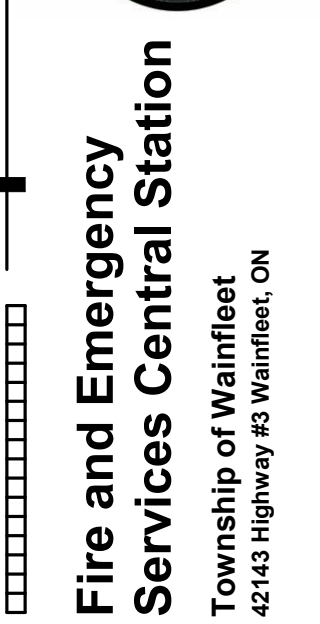
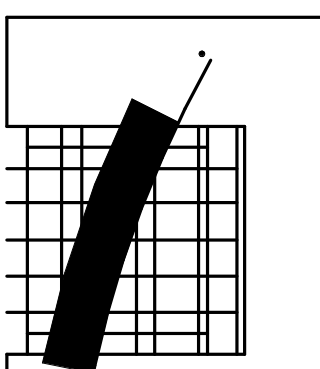
Approved by,

William J. Kolasa
Chief Administrative Officer

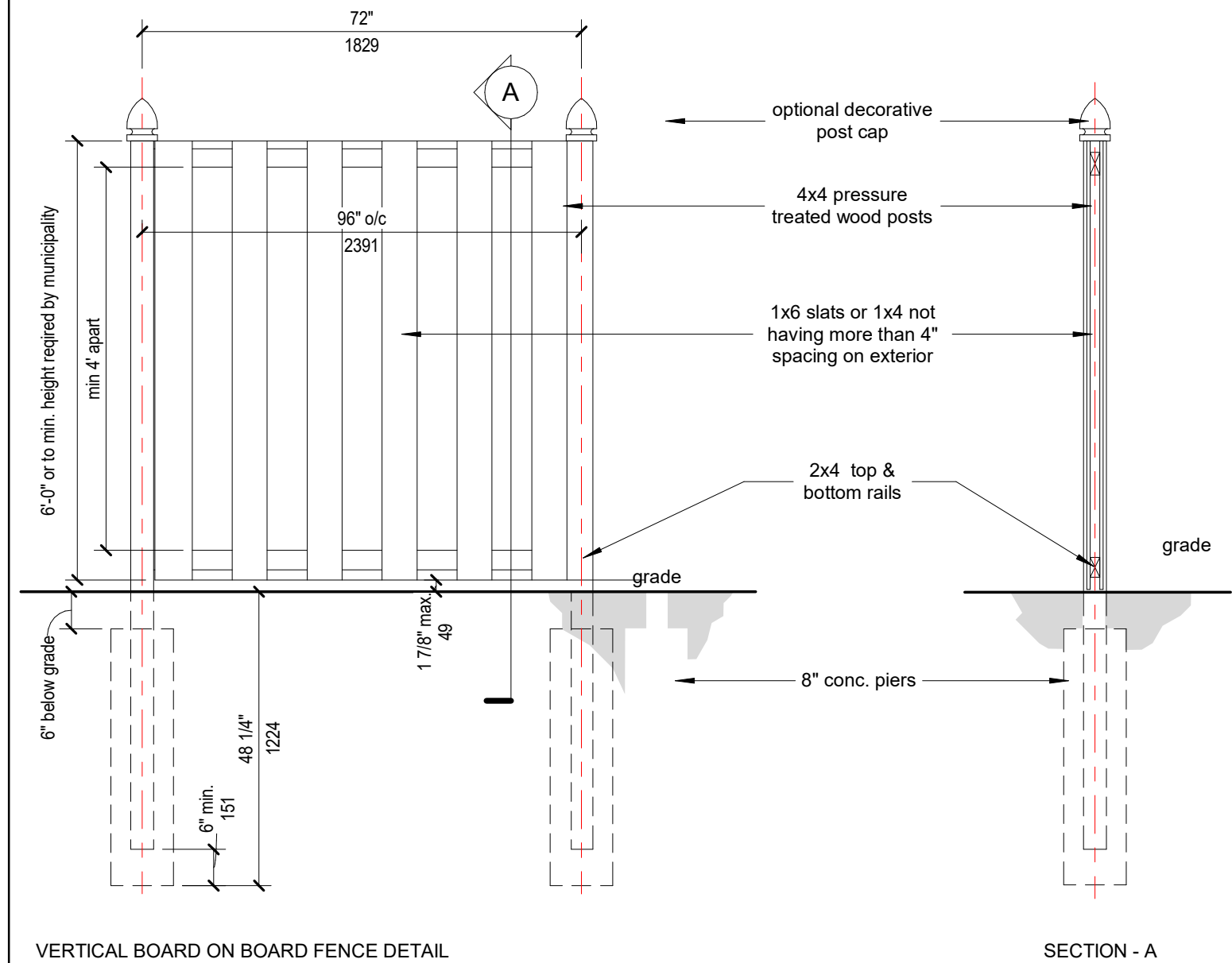
APPENDIX “A”

Site Plan, Landscape Plan & Elevation Drawings

| | | | | |
|---|---|----------------------------|-----------------------------|----------------------------|
| Development Proposal | New Fire Station | | | |
| Project Name | Township of Wainfleet - New Central Station | | | |
| Owner | Corporation of the Township of Wainfleet | | | |
| Municipal Address | 42143 HWY No.3, Wainfleet | | | |
| Former Municipality | | | | |
| Legal Description | Concession 4, Part of Lot 20, Township of Wainfleet | | | |
| Official Plan Designation | Institutional and Agricultural Area | | | |
| Zoning By-Law Requirements for Public P-356 | Required (Metric) | Required (Imperial) | Provided (Metric) | Provided (Imperial) |
| Lot Frontage (Min.) | NA | NA | +/- 200.4 m | +/- 657.5 ft |
| Lot Area (Min.) | NA | NA | +/- 20,182.5 m ² | +/- 4.99 acres |
| Interior SideYard Setback (East) | 7.5 m | 16.4 ft | +/- 69.95 m | +/- 229.5 ft |
| Interior SideYard Setback (West) | 7.5 m | 16.4 ft | +/- 81.48 m | +/- 267.32 ft |
| Front Yard Setback (Min.) (North) | 15 m | 24.61 ft | +/- 21.2 m | +/- 69.6 ft |
| Rear Yard Setback (Min.) (South) | 5 m | 24.61 ft | +/- 53.54 m | +/- 175.66 ft |
| Building Height (Max.) | NA | NA | +/- 10.28m | +/- 33.73 ft |
| Lot Coverage (Max.) | 50 % | | +/- 6.58 % | |
| Landscape Open Space (Min.) | NA | | +/- 76.1% % | |
| | Existing (barn) | | New Station | |
| Gross Floor Area | 260 m ² | 2798.6 ft ² | 1239.48 m ² | 13,341.65 ft ² |
| Building Coverage | 260 m ² | 2798.6 ft ² | 1130m ² | 12,163 ft ² |
| Parking- Minimum number of Spaces Required | Required | | Provided | |
| 1 space for each 28m2 of ground floor area plus 1 space for each 70m2of remaining GFA | GFA ground 1130m2 /28 = 40.35 or 41 spaces GFA Mezzanines 109.48m2 / 70= 1.56 or 2 spaces | | 44 spaces | |
| | 41+2 = 43 spaces | | | |
| Parking- Minimum number of Barrier Free Spaces Required | 0-9 parking spaces Requires 1 Handicapped Space 10-100 Parking spaces -requires 2 handicapped spaces | | 2 Handicapped spaces | |

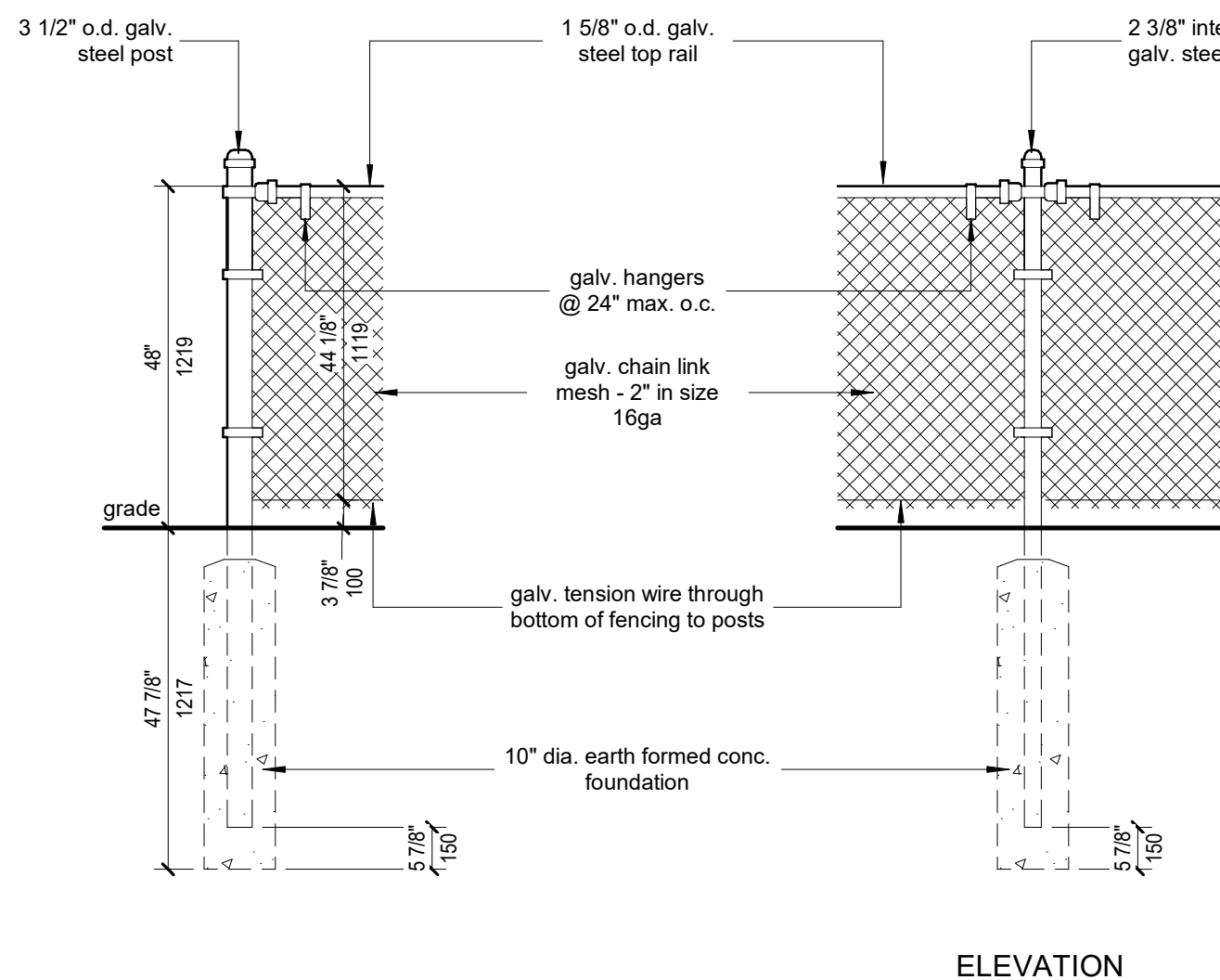
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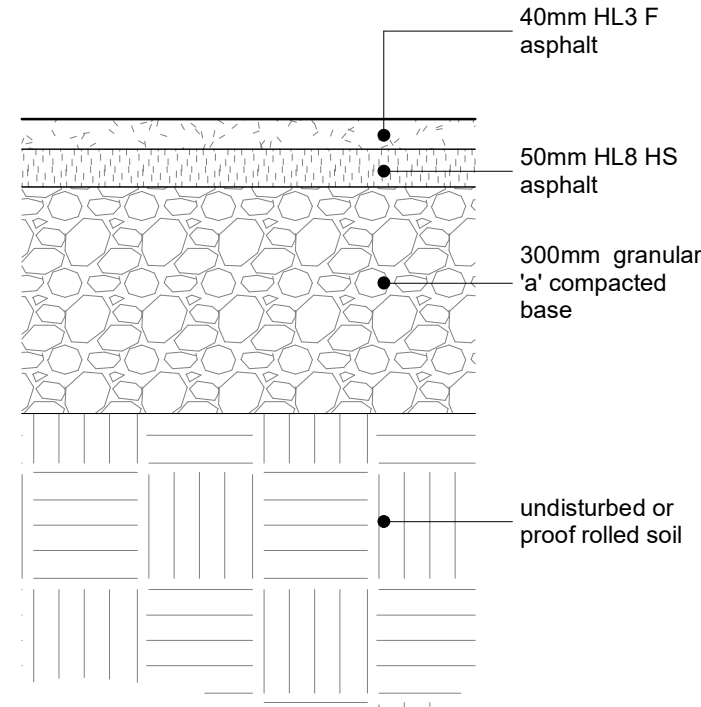
TYPICAL WOOD FENCE DETAILS

S-F1

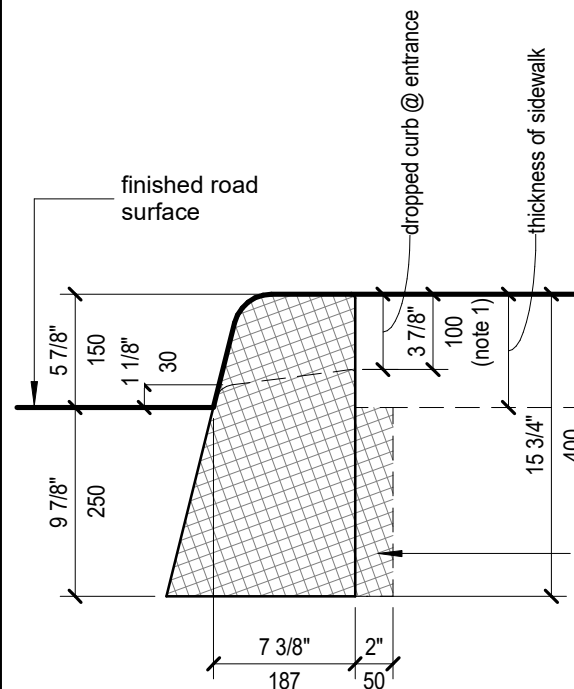


TYPICAL 4'-0" CHAIN LINK FENCE DETAIL

S-F3

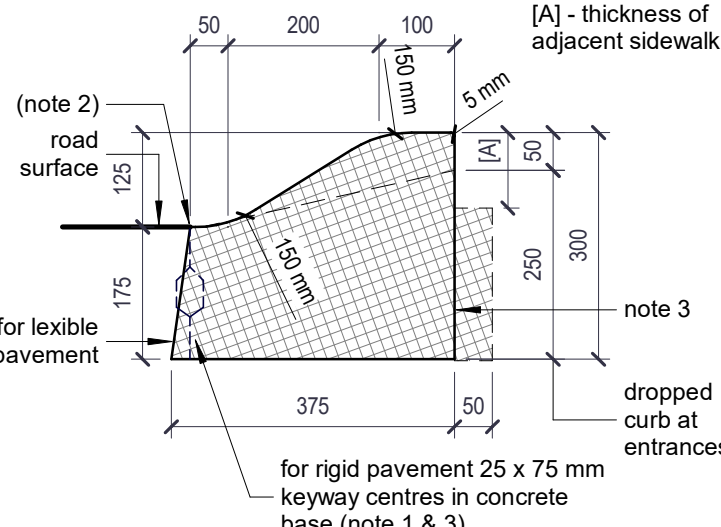


TYPICAL STANDARD DUTY ASPHALT DETAIL



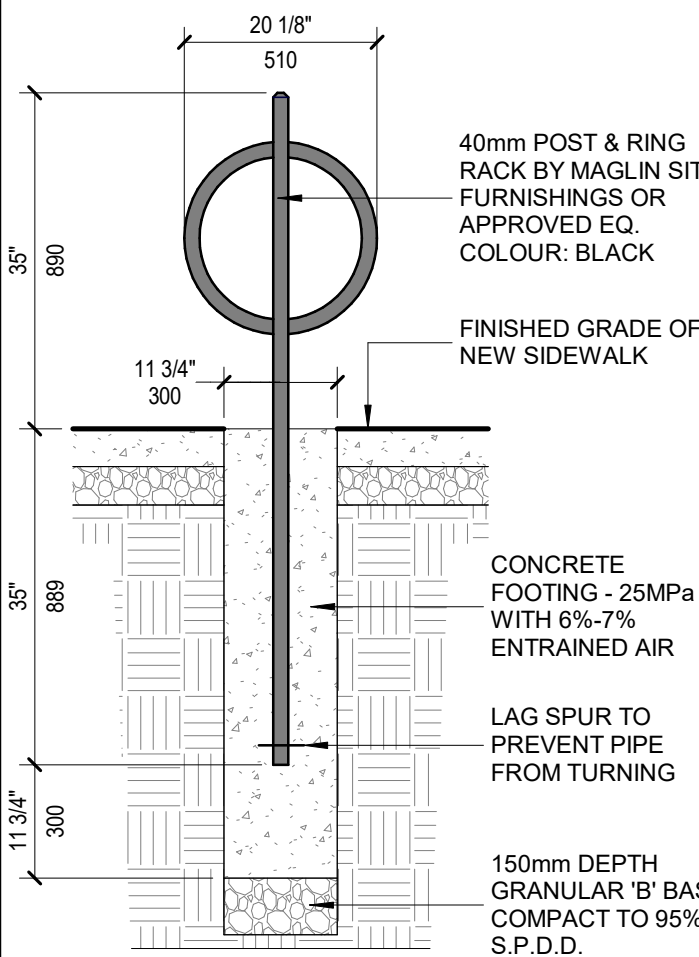
TYPICAL CONCRETE CURB DETAIL

- notes:
- where sidewalk is continuously adjacent, reduce the dropped curb at entrances to 75mm.
 - for slipforming procedure, a 5% batter is acceptable treatment at entrance shall be according to OPSD 351.010
 - outlet treatment shall be according to the OPSD 610 series.
 - the transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with the guide rail where it shall be according to the OPSD 900 series.
 - all dimensions are in millimeters unless otherwise shown.



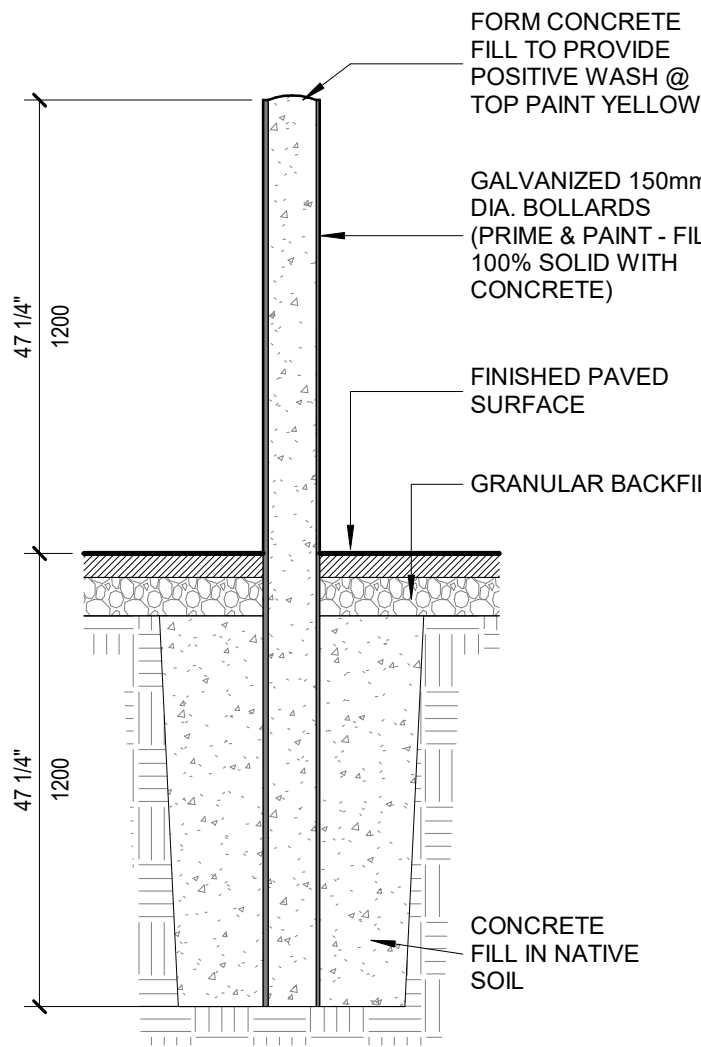
TYP. CONCRETE SEMI-MOUNTABLE CURB DET.

- notes:
- where curb and gutter is adjacent to concrete pavement or base, this drawing shall be used in conjunction with OPSD 552.010 and 552.020
 - Flexible and composite pavement shall be placed 5 mm above the adjacent edge of gutter for slipforming procedure a 5% batter is acceptable
 - outlet treatment shall be according to the OPSD 610 series.
 - the transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with the guide rail where it shall be according to the OPSD 900 series.
 - all dimensions are in millimeters unless otherwise shown.
- A. outlet treatment shall be according to the OPSD 610 series.
- B. the transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with the guide rail where it shall be according to the OPSD 900 series.
- C. all dimensions are in millimeters unless otherwise shown.



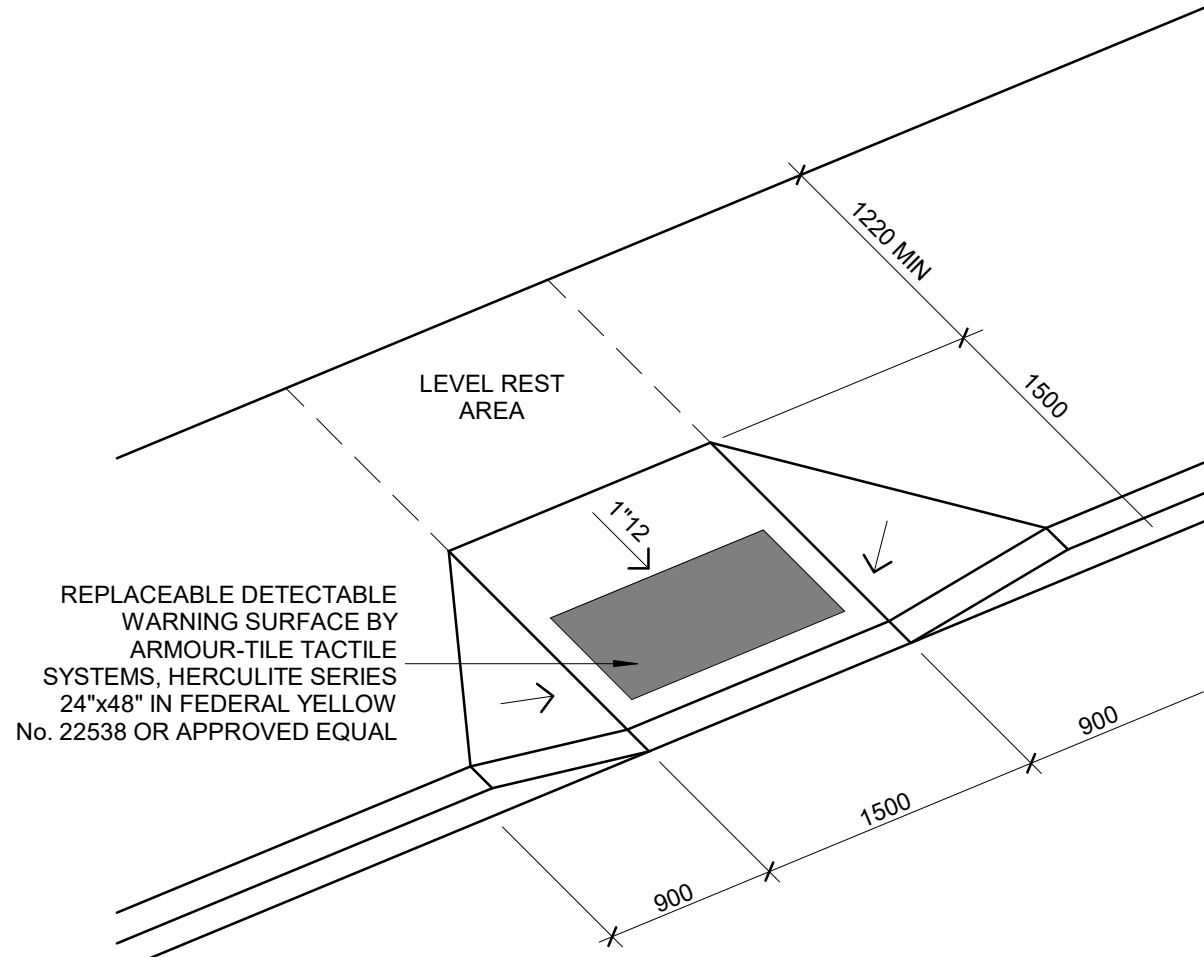
TYPICAL BIKE RACK

S-BR

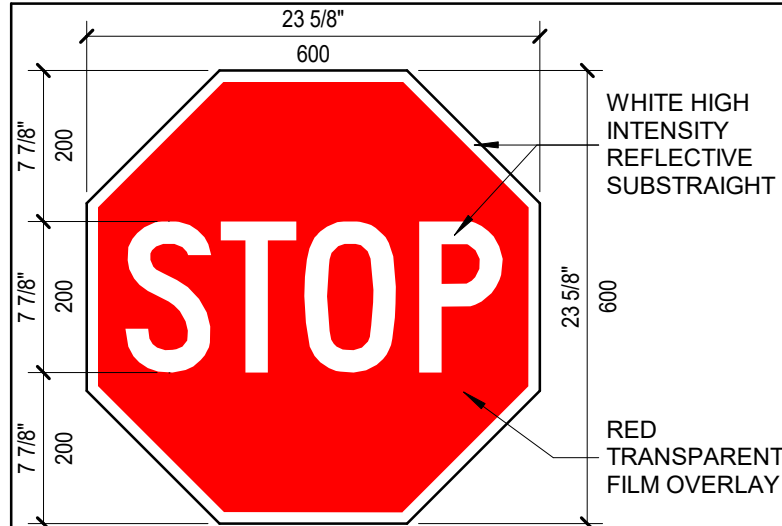


TYPICAL BOLLARD DETAIL

S-BL



TYPICAL DROP CURB DETAIL



TYPICAL STOP SIGN

S-SN1

NOTE:
SIGN COLORS MUST BE AS INDICATED

SIGN MUST BE ERECTED ON THE RIGHT SIDE FACING APPROACHING TRAFFIC, AT A POINT NOT LESS THAN 1.5m AND NOT MORE THAN 15m FROM THE INTERSECTION ROADWAY

SIGN SHALL BE ERECTED SO THAT THE LEFT EDGE OF THE SIGN SHALL BE NOT MORE THAN 4m FROM THE EDGE OF THE ROADWAY

SIGN SHALL BE ERECTED SO THAT THE BOTTOM EDGE IS NOT LESS THAN 1.5m AND NOT MORE THAN 2.5m ABOVE THE LEVEL OF THE ROADWAY

MOUNTING:
FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE



TYPICAL NO PARKING SIGN

S-SN2

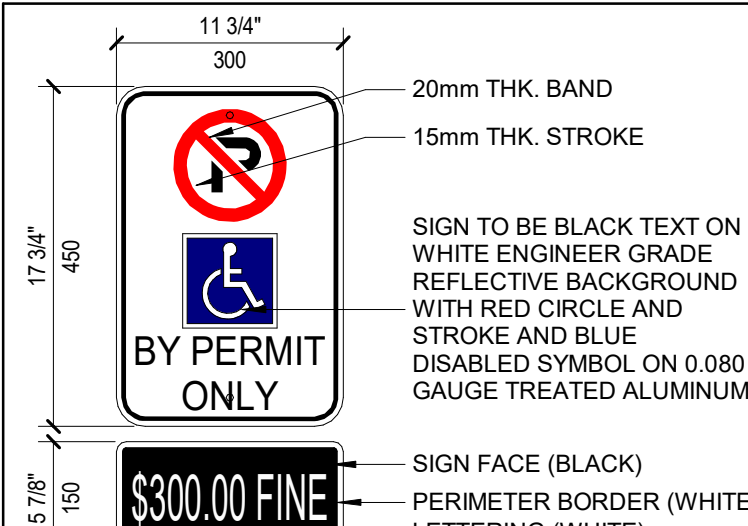
NOTES:

SIGN COLOURS MUST BE INDICATED.

SIGN MAY BE MADE WITH REFLECTIVE MATERIAL. SIGN MUST BE AT LEAST 300mm (12") X 450mm (18")

THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1000mm TO 1500mm FROM TOP OF FINISHED GRADE TO BOTTOM EDGE OF SIGN.

ORIENTED AT AN ANGLE NOT LESS THAN 30DEGREES AND NOT MORE 45 DEGREES TO FLOR OF TRAFFIC



TYPI. DISABLED PARKING STALL SIGN

S-SN3

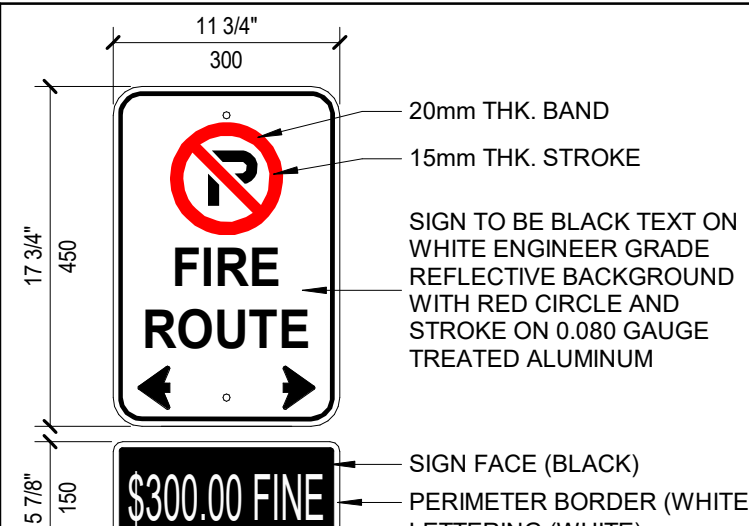
NOTES:

SIGN COLOURS MUST BE INDICATED.

SIGN MAY BE MADE WITH REFLECTIVE MATERIAL.

ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL HANDICAPPED SIGNAGE (as shown on this dwg) CENTERED UPON STALL.

THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1000mm TO 1500mm FROM TOP OF FINISHED GRADE TO BOTTOM EDGE OF SIGN.



TYPICAL FIRE ROUTE SIGN

S-SN4

NOTES:

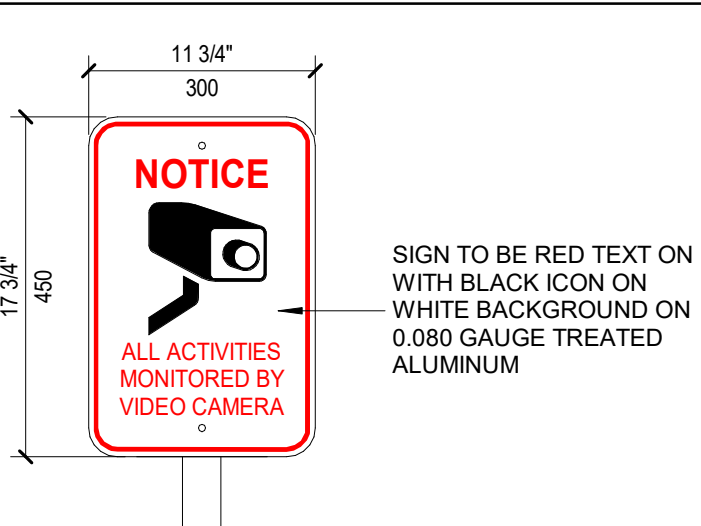
SIGN COLOURS MUST BE INDICATED.

SIGN MAY BE MADE WITH REFLECTIVE MATERIAL. SIGN MUST BE AT LEAST 300mm (12") X 450mm (18")

THE SIGN SHALL BE MOUNTED AT A HEIGHT OF 1000mm TO 1500mm FROM TOP OF FINISHED GRADE TO BOTTOM EDGE OF SIGN.

SETBACK FROM FIRE ROUTE WITH CURB MINIMUM 0.3METRES TO MAXIMUM 1METRE OR WITHOUT CURB MINIMUM 3 METRES TO MAXIMUM 4 METRES

ORIENTED AT AN ANGLE NOT LESS THAN 30DEGREES AND NOT MORE 45 DEGREES TO FLOR OF TRAFFIC



TYP. VIDEO MONITORING SIGN

S-SN7

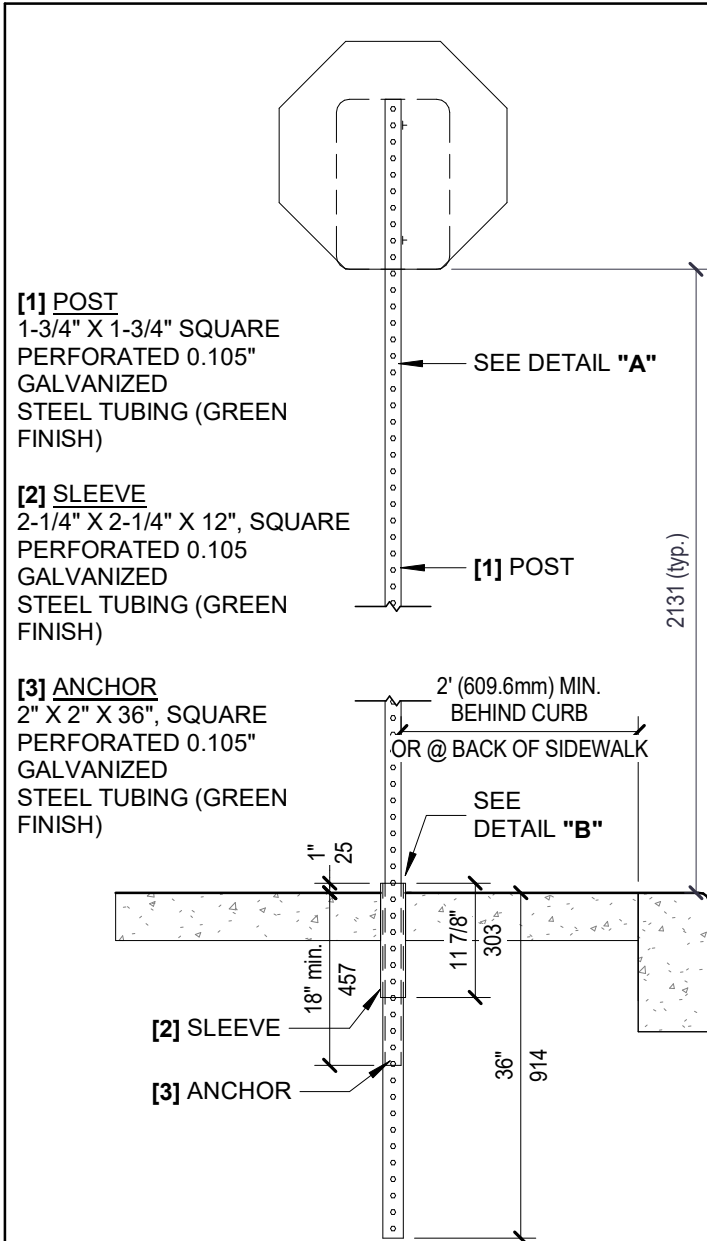
NOTE:

SIGN COLORS MUST BE INDICATED

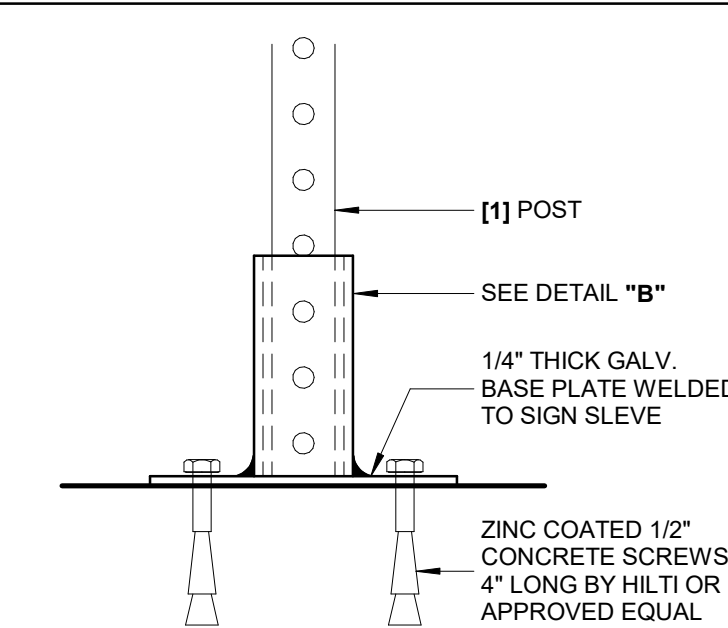
SIGN MAY BE MADE WITH REFLECTIVE MATERIAL

SIGN MUST BE AT LEAST 300mm (12") BY 450mm (18")

MOUNTING:
FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE

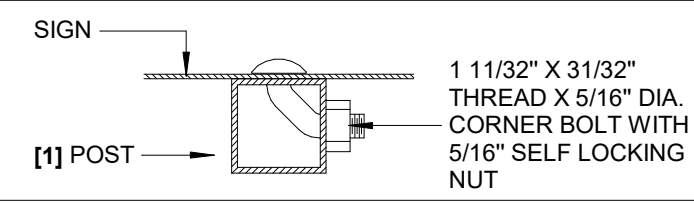


TYPICAL SIGN MOUNTING DETAIL

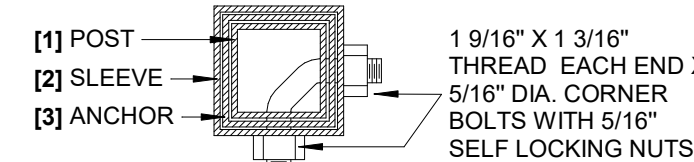


TYPICAL ANCHOR BOLD MOUNTING DETAIL

DETAIL A: SIGN MOUNTING



DETAIL B: ANCHOR ASSEMBLY



TYPICAL SIGN TUBE MOUNTING DETAILS



Fire and Emergency Services Central Station
Township of Wainfleet
42143 Highway 73 Wainfleet, ON

Site Plan Details

MBK
7/10/2021 12:51:49 PM
As indicated
SCALE:
PROJECT NO.:
CHECKED:
20-163

DRAWN BY:
DATE:
SCALE:
PROJECT NO.:
CHECKED:

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A1-100

RAIMONDO + ASSOCIATES ARCHITECTS INC.
4897 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9
905.381.8623
WEB: www.raimondarchitects.com
EMAIL: mail@raimondarchitects.com

EMILIO RAIMONDO
ARCHITECT
LICENCE
1712

Issued For Site Plan Approval
H. 2024-06-15



Issued For costing
Issued For Siding revision
Issued For Review and Approval
Issued For Site Plan Approval

B 2021-04-19
C 2021-05-05
D 2021-05-05
H 2021-06-15

ONTARIO ASSOCIATION
OF
ARCHITECTS
EMILIO RAIMONDO
LICENCE
4712

RAIMONDO + ASSOCIATES
ARCHITECTS INC.
4697 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9
905.326.2623
www.raimondarchitects.com
EMAIL: mail@raimondarchitects.com

Fire and Emergency
Services Central Station
Township of Wainfleet
42143 Highway 43 Wainfleet, ON

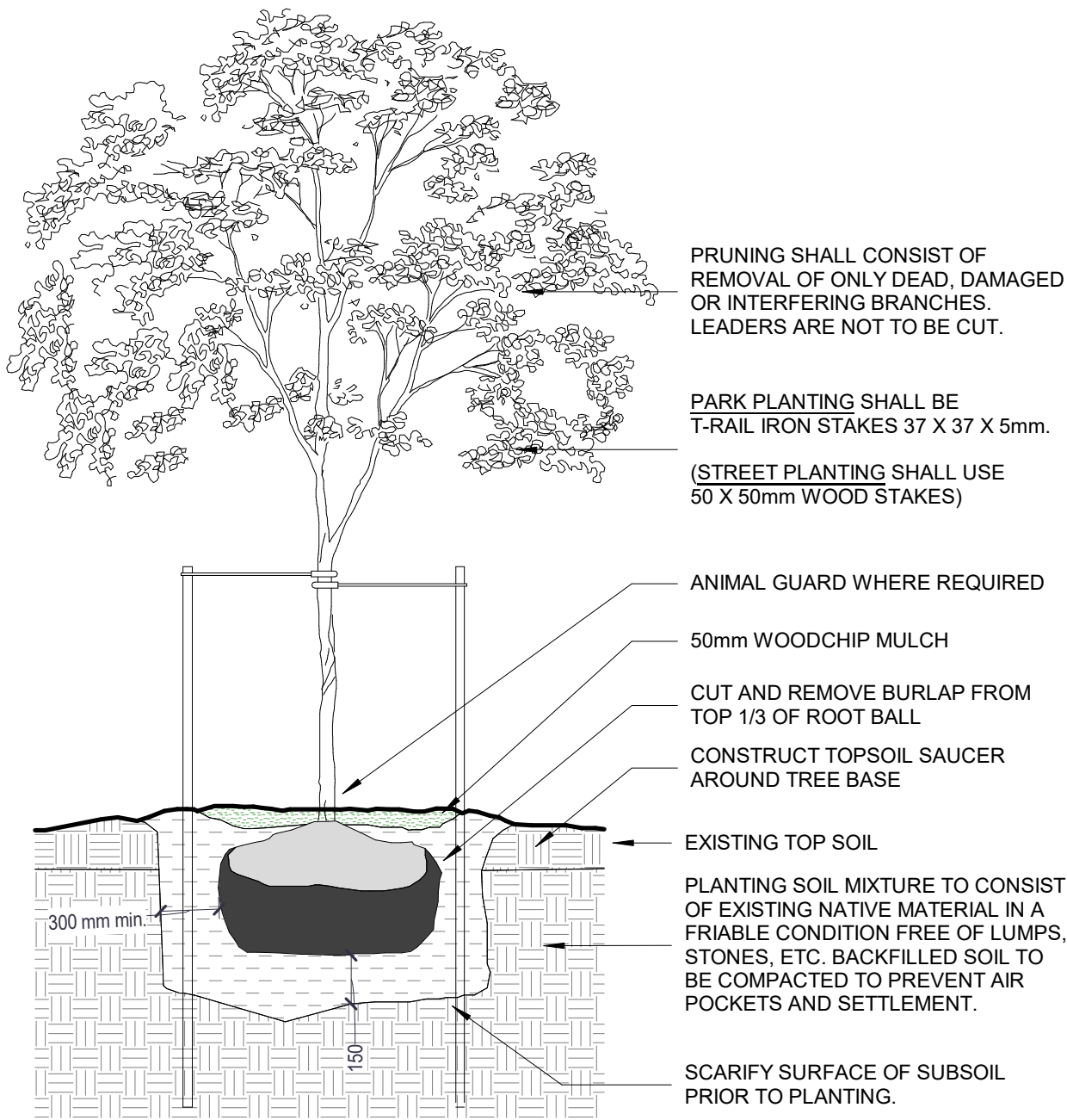
Building Elevations

MRK
17/06/2021 12:52:18 PM
DATE: 1:100
SCALE: 20-163
PROJECT NO: ---
CHECKED: ---

DRAWN BY: ---
DATE: ---
SCALE: ---
PROJECT NO: ---
CHECKED: ---

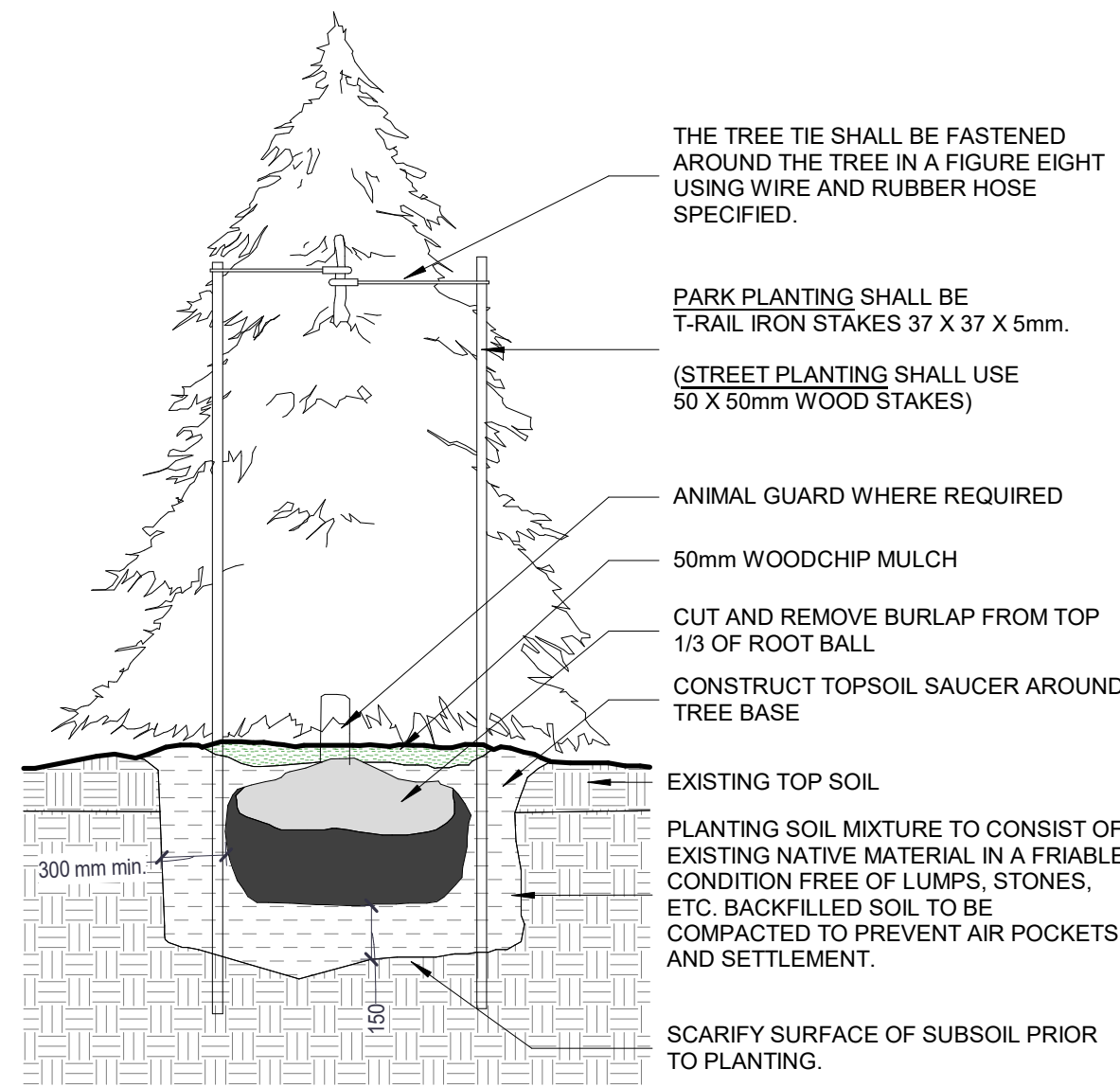
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A3-000



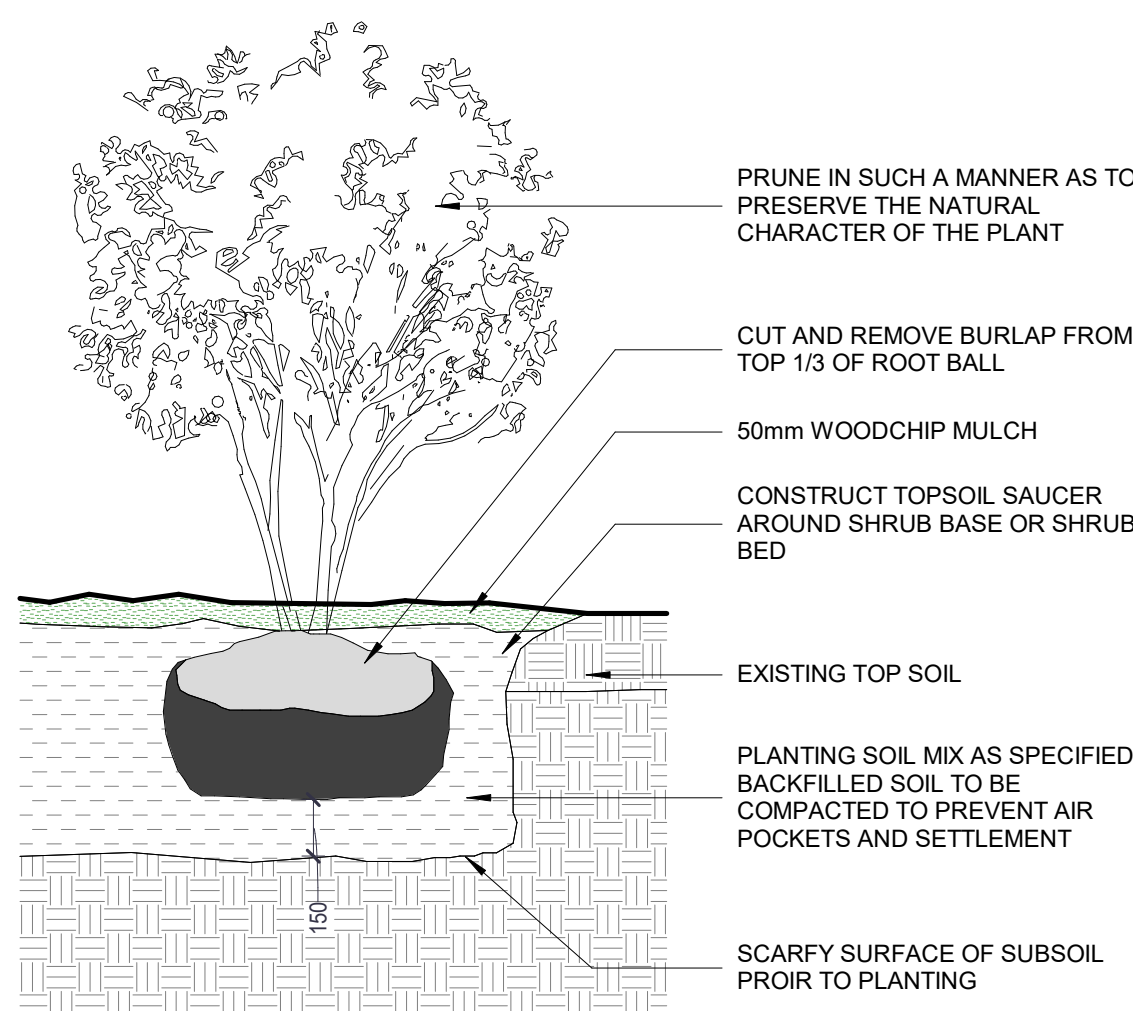
DECIDUOUS TREE PLANTING DETAIL

TREES UNDER 70mm REQUIRED 2 STAKES. TREES OVER 70mm REQUIRE 3 STAKES. WHEN PLANT MATERIAL IS SUPPLIED IN WIRE BASKETS THE ENTIRE BASKET WILL BE REMOVED FROM THE PIT. SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE INDICATED



CONIFEROUS TREE PLANTING DETAIL

TREES UNDER 1800mm REQUIRED 2 STAKES. TREES OVER 1800mm REQUIRE 3 STAKES. WHEN PLANT MATERIAL IS SUPPLIED IN WIRE BASKETS THE ENTIRE BASKET WILL BE REMOVED FROM THE PIT. SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE INDICATED



SHRUB PLANTING DETAIL

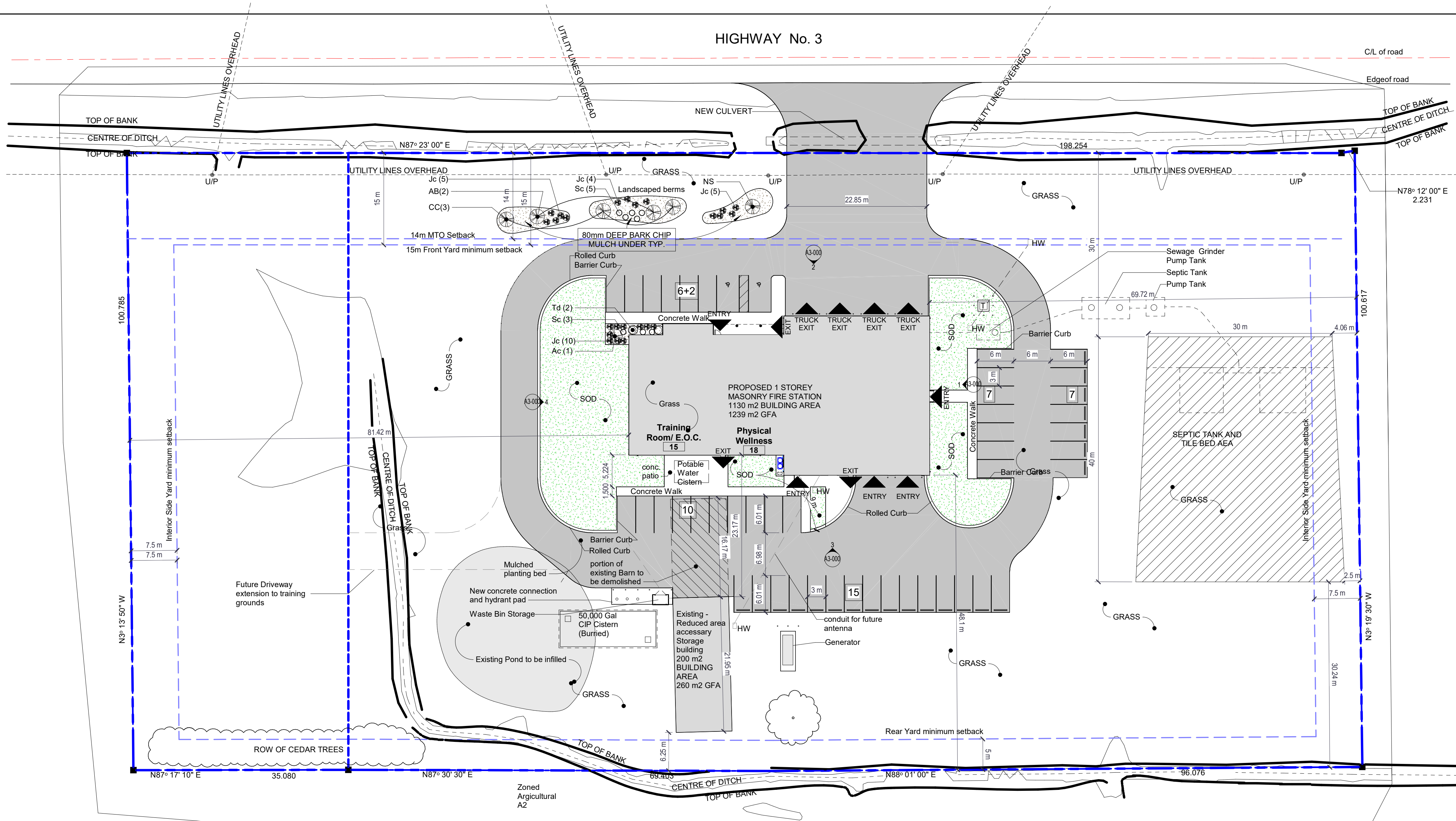
PLANTING METHOD ILLUSTRATED SHALL APPLY EQUALLY TO BARE - ROOT AND BALLED STOCK. SET SHRUBS 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT. SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES. SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE INDICATED.

Plant Schedule

| Key | Botanical Name | Native | Common Name | Number | Size | Condition |
|--------------------------|---------------------------|--------|------------------------|--------|----------|-----------------|
| DECIDUOUS TREES | | | | | | |
| CC | CARPINUS CAROLINIANA | YES | BLUE BEECH | | 60mm CAL | WB |
| NS | NYSSA SYLVATICA | YES | SOURGUM | | 45mm CAL | WB |
| CONIFEROUS TREES | | | | | | |
| AB | ABIE BALSAMEA | YES | BALSAM FIR | | 150cm | WB |
| CONIFEROUS SHRUBS | | | | | | |
| Td | TAXUS MEDIA "DENSIFORMIS" | | DENSE YEW | | 60cm | 3 GAL CONTAINER |
| Jc | JUNIPERUS SABINA | | CALGARY CARPET JUNIPER | | 50cm | 3 GAL CONTAINER |
| DECIDUOUS SHRUBS | | | | | | |
| Sc | SPIRAEA JAPONICA "CRISPA" | | CRISP LEAF SPIREA | | 50cm | 3 GAL CONTAINER |
| Ac | AMELANCHIER CANADENSIS | YES | SERVICEBERRY | | 150cm | WB (SHRUB FORM) |

General Planting Notes:

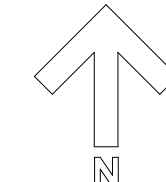
- Plant trees plumb and maintain plumb throughout the maintenance period.
- Trees with trunk scars and weak graft unions will not be accepted
- no tree pits shall be left open overnight.
- steel bars are to be removed at the end of the warranty period.
- Standard minimum caliper size is 60mm
- Caliper size to be measured at standard D.B.H 1.4 metres above grade
- Plant trees at 50mm above original nursery grade and surrounding grade



Fire and Emergency Services Central Station
Township of Wainfleet
42143 Highway 43 Wainfleet, ON

Landscape Plan

DRAWN BY: _____
DATE: 17/06/2021 12:52:26 PM
SCALE: As Indicated
PROJECT NO: 20-163
CHECKED: _____
Author: _____
Checked: _____



L1-000



RAIMONDO + ASSOCIATES ARCHITECTS INC.
4697 Queen Street Suite 2, Niagara Falls, Ontario, L2E 2L9
TEL: 905.381.8623
WEB: www.raimondarchitects.com
EMAIL: mail@raimondarchitects.com

Issued For Site Plan Approval

H. 2021-06-15

APPENDIX “B”

Conditions of Site Plan Approval

1. That the Township acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
2. That the Township agrees that should any conflicts arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
3. That the Township acknowledges that if Regional curbside waste collection limits cannot be met, garbage collection for the subject property will be the responsibility of the Township through a private contractor and not the Niagara Region. The site would remain eligible for Regional curbside collection of recycling and organic material, subject to the requirements of Niagara Region's Corporate Waste Collection Policy.
4. That the Township shall obtain a Building & Land Use Permit and Entrance Permit from the Ministry of Transportation (MTO).

APPENDIX “C”

Township Department & Agency Comments

1. Bell Canada (dated June 28, 2021).
2. Hydro One Networks Inc. (dated July 5, 2021).
3. Township of Wainfleet Drainage Department (dated July 6, 2021).
4. Niagara Region Planning & Development Services (dated July 14, 2021).
5. Ministry of Transportation (dated July 22, 2021).

Sarah Ivins

From: circulations@wsp.com
Sent: June-28-21 9:09 AM
To: Sarah Ivins
Subject: SPA: 42143 Highway 3 - File No: SP02/2021W

2021-06-28

Sarah Ivins

Wainfleet

,,

Attention: Sarah Ivins

Re: SPA: 42143 Highway 3 - File No: SP02/2021W; Your File No. SP02-2021W

Our File No. 90780

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEhHhHzdJzBTWfa4Hgs7pbKI

Sarah Ivins

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: July-05-21 8:38 AM
To: Sarah Ivins
Subject: Wainfleet - 42143 Highway 3 - SP02/2021W (Wainfleet Central Fire Station Project)

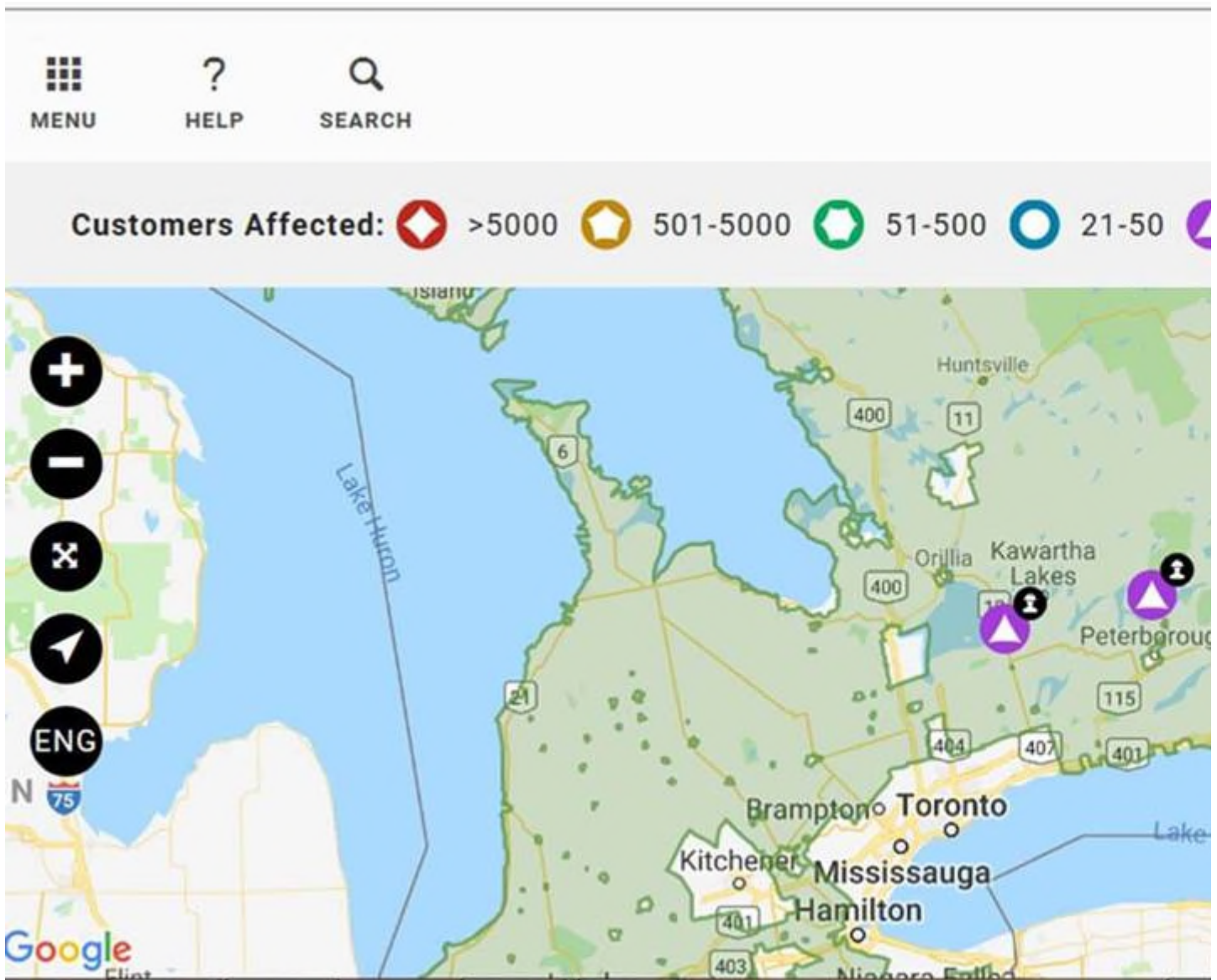
Hello,

We are in receipt of Application SP02/2021W dated June 21, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com





TOWNSHIP OF WAINFLEET

"Wainfleet - find your country side!"

P.O. Box 40, 31940 Highway #3 Wainfleet, ON L0S 1V0
Tel: 905-899-3463 Fax: 905-899-2340
www.wainfleet.ca

Planning Act Application Township Department Review & Comments Form

| | | | |
|--------------------------|--|---------------------|--------------|
| File Number: | SP02/2021W | Review Date: | 7/6/2021 |
| Applicant Name: | Township of Wainfleet | Department: | Drainage |
| Subject Property: | 271400000814000 and 271400000813900 | Reviewer: | Mark Jemison |

Comments:

Property is assessed to the Chambers Corner and Big Forks Municipal Drains. As long as stormwater flows off the property continue to match existing conditions there should be no concerns under the Drainage Act. If an improved drainage outlet is required, in addition to the stormwater management plan, the Drainage Act can be utilized.



Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

July 14, 2021

File No.: D.19.10.SP-21-0045

Sarah Ivins, BURPI, Dipl.M.A., ACST
Planner
Township of Wainfleet
31940 Highway 3, P.O. Box 40
Wainfleet, ON, L0S 1V0

Dear Ms. Ivins:

**Re: Application for Site Plan Approval
Regional and Provincial Comments
Proposal: Wainfleet Central Fire Station
Township File No.: SP02/2021W
Address: 42143 Highway 3, Township of Wainfleet**

Regional Planning and Development Services staff has completed a review of the following documents and plans which were provided as part of the above-mentioned application for Site Plan Approval in the Township of Wainfleet:

- Site Plan (A1-000) by Raimondo & Associates Architects Inc. revised June 15, 2021;
- Landscape Plan (L1-000) by Raimondo & Associates Architects Inc. revised June 15, 2021;
- Site Servicing Plan (C1-000) by Mantecon Partners Inc. dated June 11, 2021;
- Site Grading Plan (C2-000) by Mantecon Partners Inc. dated June 11, 2021;
- Sediment & Erosion Control Plan (C3-000) by Mantecon Partners Inc. dated June 11, 2021;
- Post Development Storm Drainage Plan (C4-000) by Mantecon Partners Inc. dated June 11, 2021;
- Stormwater Management Report by Mantecon Partners Inc. dated June 11, 2021.

The above-noted documents were received by Regional staff on June 21, 2021. A pre-consultation meeting to discuss the proposed development was held on February 28, 2019. Region staff provided comments (dated November 8, 2019) previously to Township staff in response to the Official Plan and Zoning By-law Amendment applications circulated for the subject property. The current application is proposing the

construction of a new municipal fire station at 42143 Highway 3. The following comments are provided from a Provincial and Regional perspective in order to assist the Township in reviewing the Site Plan application.

Urban Design

Region staff note that there are no formal Urban Design concerns with the proposed Site Plan application, as the subject property is located on a Provincial Highway. However, Region staff have reviewed the submitted Landscape Plan (by Raimondo & Associates, revised June 15, 2021) and have prepared a Conceptual Landscape Plan (see attached) that may benefit the property in a greater capacity. Regional Urban Design staff would be happy to assist with updating the Conceptual Landscape Plan into a formal Landscape Plan if the Township is interested.

Stormwater Management

Regional staff have reviewed the 'Stormwater Management Report (dated June 11, 2021) and the associated engineering drawings (stamped June 11, 2021) all by Mantecon Partners Inc. The stormwater management (SWM) plan proposes runoff from driveway and parking areas to sheet flow to vegetative spaces prior to the existing swale at the west and south boundary. The Region has no objection to the green measures to filter the stormwater runoff from paved areas. Staff note that floor drains at the apparatus bay will drain through an oil/grit separator prior to discharge to the swale. Region staff defer to the Township's Building Department to confirm that this drainage plan complies with the Ontario Building Code requirements regarding internal building drainage.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The proposed development is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Recycling: Maximum 8 Blue/Grey Carts- Weekly Collection;
- Organics: Maximum 8 Green Carts- Weekly Collection; and,
- Garbage: 8 Garbage Bags/Cans- Ever-Other-Week Collection.

Region staff note that waste collection for the subject property beyond the curbside limits noted above would be the responsibility of the owner through a private waste collection contractor and not the Niagara Region.

July 14, 2021

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the Site Plan application, subject to the conditions outlined in the attached Appendix and that the Township consider the Urban Design suggestions noted in the attached Concept Plan. As stated previously, Regional Urban Design staff are available to assist the Township with the Landscape Plan at their request.

Please forward a copy of the approved Site Plan and executed Site Plan Agreement for our records. If you have any questions or wish to discuss these comments, please contact the undersigned at extension 3268, or Susan Dunsmore, Manager, Development Engineering, at extension 3661.

Best Regards,



Robert Alguire, C.E.T.
Development Approvals Technician
Niagara Region

Attention: Appendix- Regional Conditions of Site Plan Approval

cc: Amy Shanks, M. PL., Development Planner, Niagara Region
Maggie Ding, P. Eng., Stormwater Management Engineer, Niagara Region
Julia van der Laan de Vries, BA, BLA, OALA, Urban Designer, Niagara Region

Appendix
Regional Conditions of Site Plan Approval
42143 Highway 3, Township of Wainfleet

1. That the following clauses be included in the Site Plan Agreement:
 - I. The owner is advised that if the Regional curbside waste collection limits cannot be met, garbage collection for the subject property will be the responsibility of the owner through a private contractor and not the Niagara Region. The site would remain eligible for Regional curbside collection of recycling and organic material, subject to the requirements of Niagara Region's Corporate Waste Collection Policy.

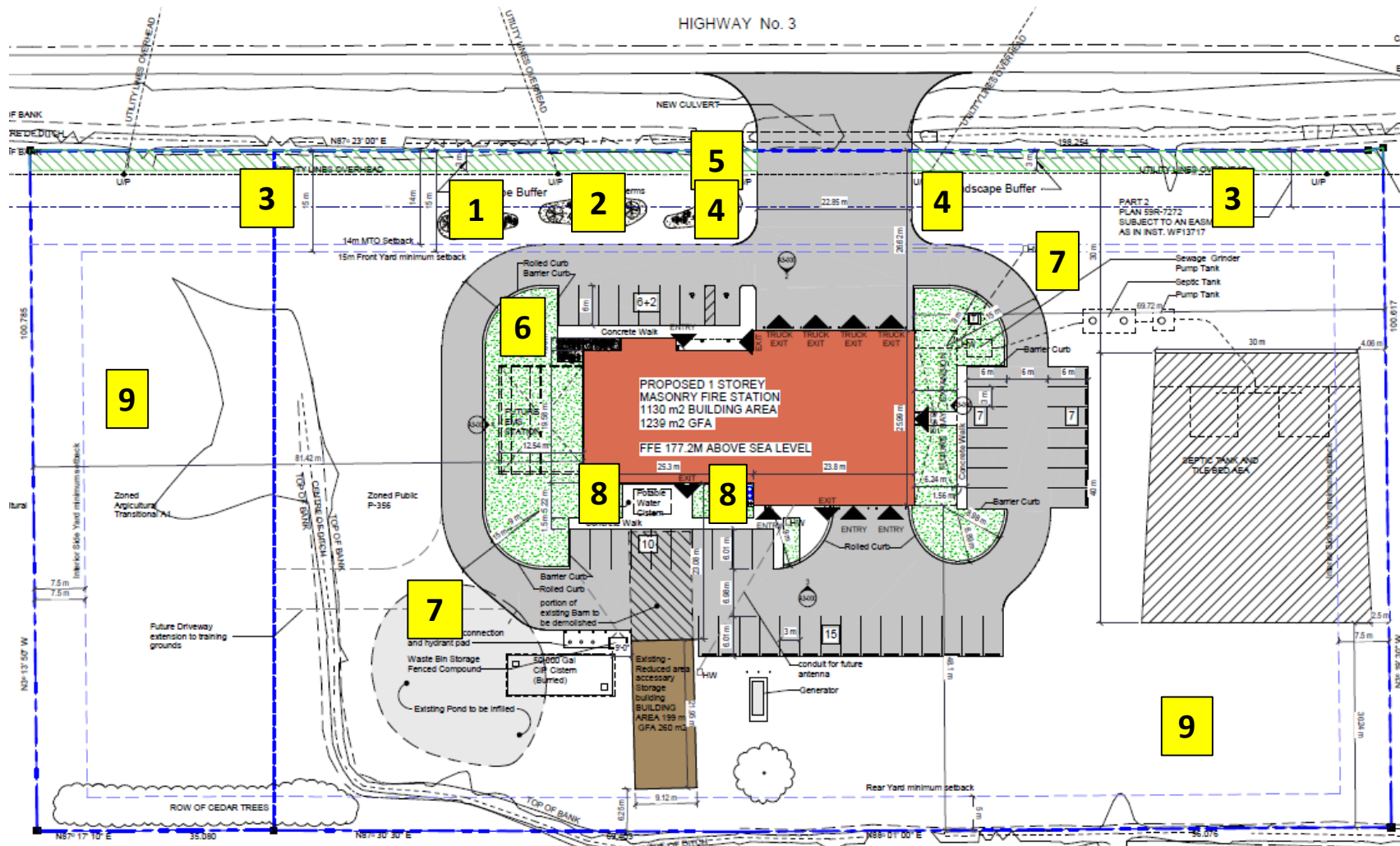
Comments on Landscape Plan

Development Application: Fire and Emergency Services Central Station
Address: 42143 Highway #3, Wainfleet
Regional File Number: SP-21-0045
Date: July 14, 2021
Comments provided by: Niagara Region
Planning & Development Services
Urban Design & Landscape Architecture Team

**Fire and Emergency
Services Central Station**

Township of Wainfleet
42143 Highway #3 Wainfleet, ON





Comment Legend

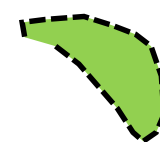
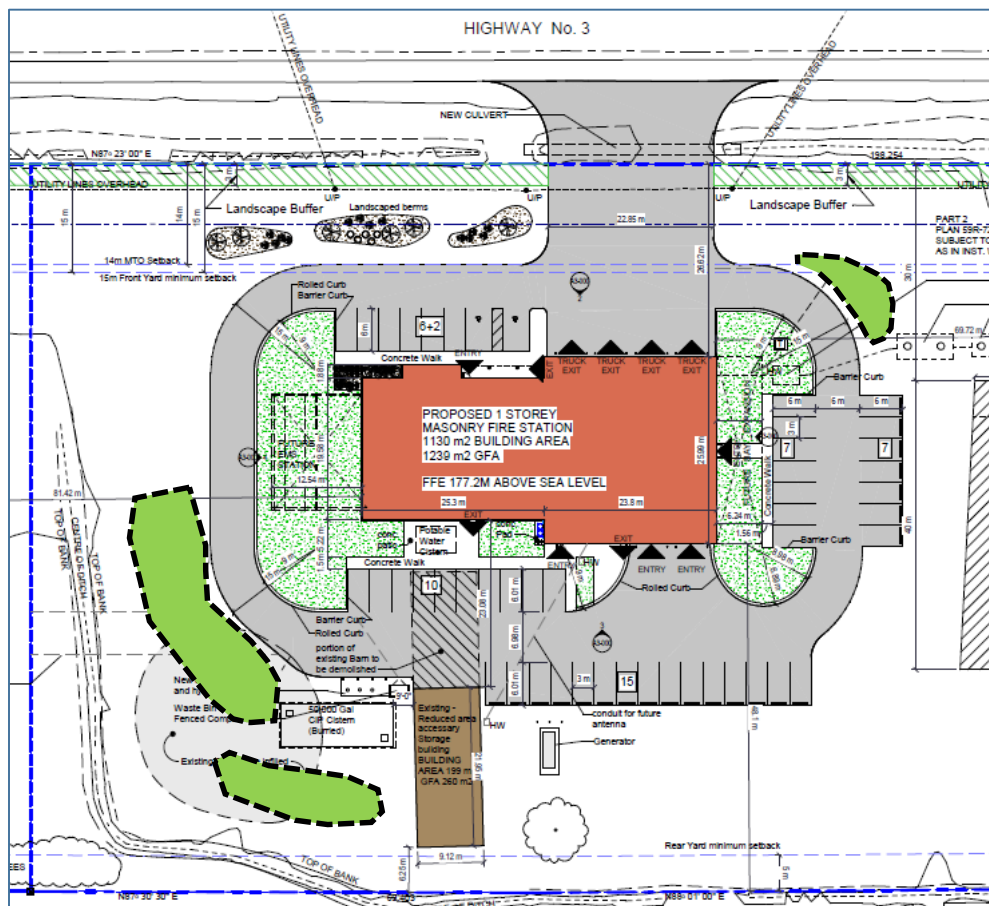
1. Remove berms to create views to Station (berms are not typical in a rural context).
2. Remove coniferous trees along frontage (to provide greater visibility to Station).
3. Provide a staggered row of deciduous trees along entire frontage (in lieu of street trees).
4. Re-locate planting beds to frame vehicular entrance.
5. Provide space for an entry sign near driveway entrance.
6. Provide enhanced planting area near parking lot to include flag poles and a fire saving display (i.e. placemaking element).
7. Provide groupings of coniferous trees to address wind and snow impacts.
8. Provide planting areas to enhance outdoor amenity/patio spaces for staff.
9. Replace label "Grass" with "Hydro-seed" beyond driveway (maintain proposed "Sod" between driveway and building.)

Fire and Emergency Services Central Station

Township of Wainfleet

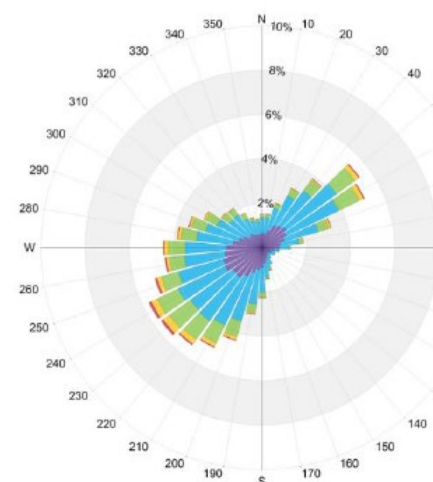
42143 Highway #3, Wainfleet

Comments on submitted Landscape Plan
(Drawing not to scale)

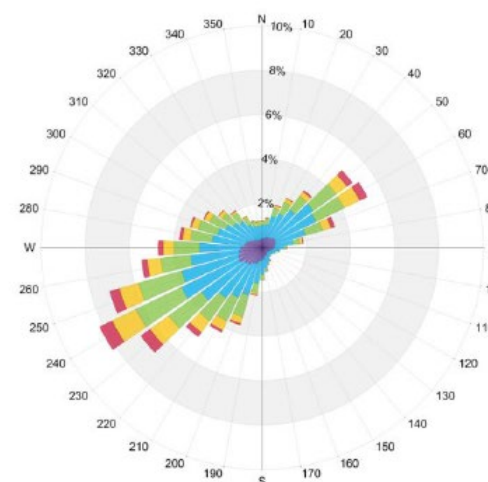


Legend:

Proposed areas for coniferous tree plantings
(Shown on plan as green areas with black dashed line)



Summer Winds (May to October)



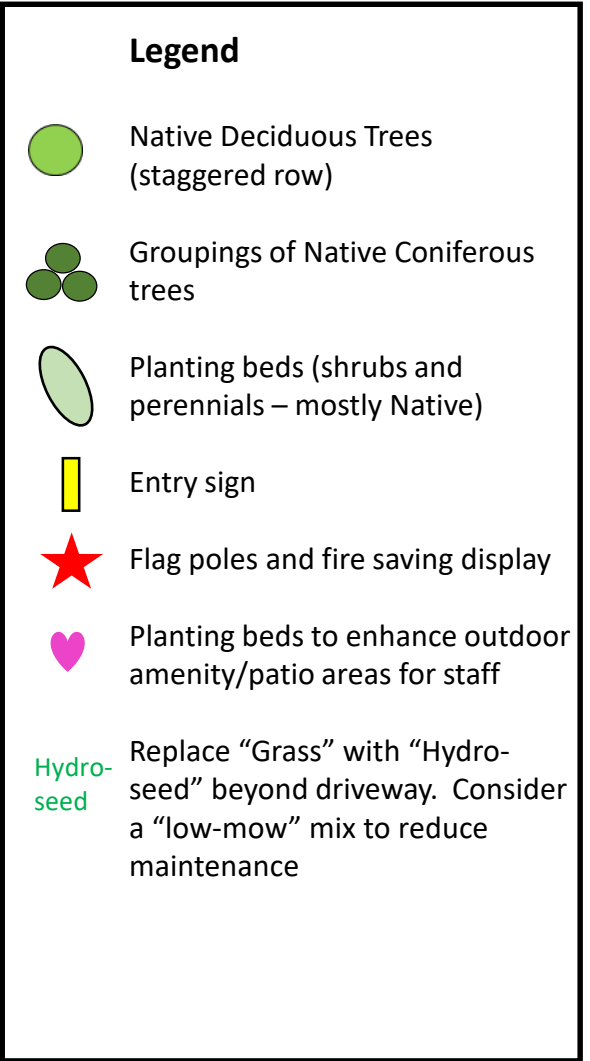
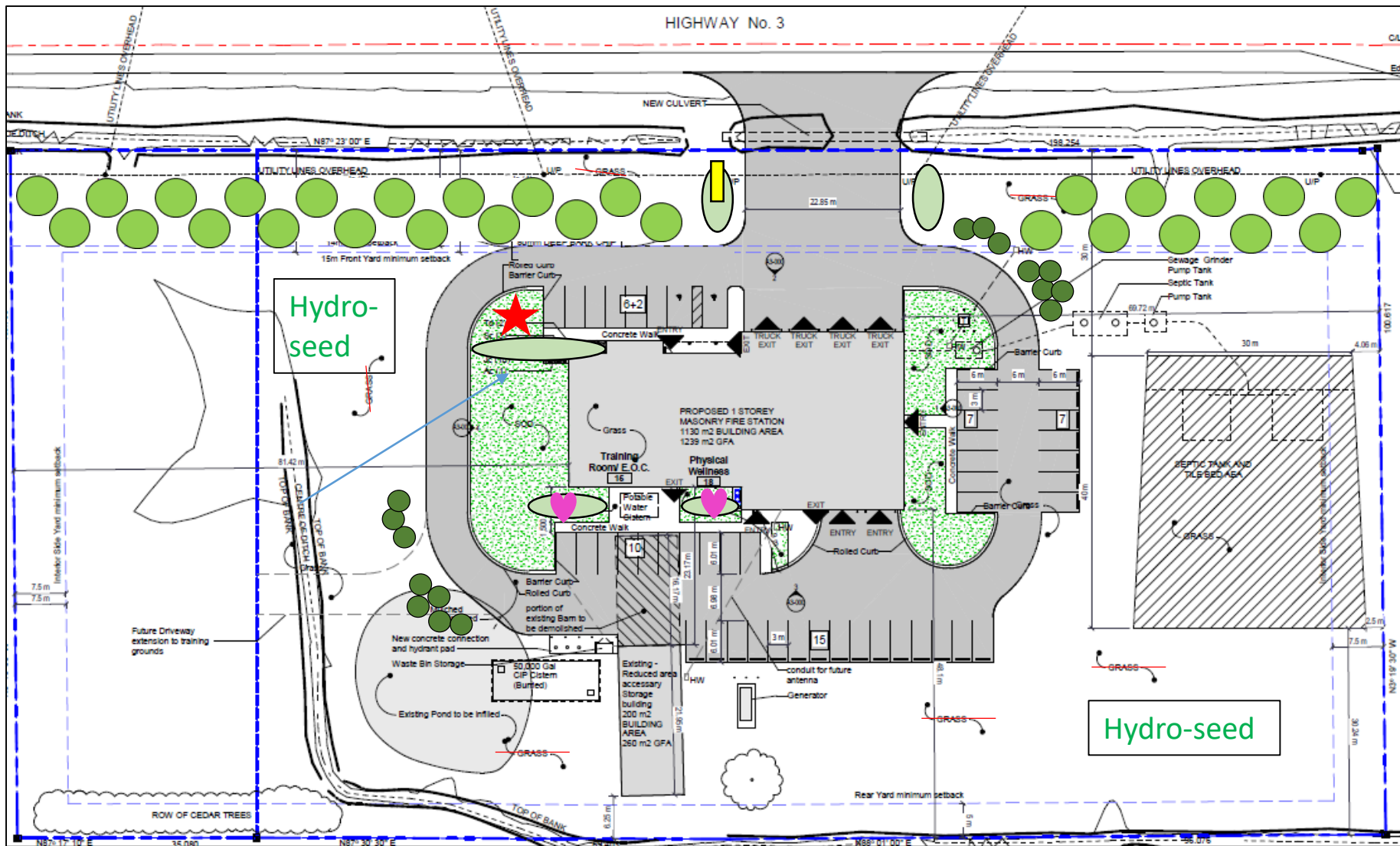
Winter Winds (November to April)

Image 3: Direction Distribution of Winds Recorded at Hamilton International Airport (1985 to 2015)

Wind Rose images courtesy of an excerpt from a Wind Assessment Study prepared by RWDI for a development application in Niagara (dated November 18, 2019)

- Fire and Emergency Services Central Station
- Township of Wainfleet
- 42143 Highway #3, Wainfleet

Wind and snow impacts on site design
(Drawing not to scale)



- Fire and Emergency Services Central Station
- Township of Wainfleet
- 42143 Highway #3, Wainfleet

Proposed Conceptual Landscape Plan
(Drawing not to scale)

Sarah Ivins

From: Nunes, Paul (MTO) [Paul.Nunes@ontario.ca]
Sent: July-22-21 10:03 AM
To: Sarah Ivins
Subject: RE: Circulation of Site Plan Application SP02/2021W - 42143 Highway #3 (Wainfleet Central Fire Station Project)

Hi Sarah,

Re: Site Plan Application – Request for Comments
Proposed New Fire and Emergency Services Central Station
42143 Hwy 3, Wainfleet, ON. (**King's Highway**: 2B – Arterial)
Township File: **SP02/2021W**

After review of the materials submitted, and in accordance with the Public Transportation and Highway Improvement Act, the MTO offers the following comments:

Traffic:

1. Please ask the consultant to indicate the ITE Trip Generation code used for the firehall.
2. For the purposes of this development, do not assume a speed limit reduction across the frontage of this property will be in place for opening day.
3. Speed limit reduction request needs to come to the ministry from the Town, whereupon the ministry will conduct an investigation as to the justification and limits.
4. The western portion of the property is indicated as future training grounds. More details are needed on trip generation of this western portion and the uses envisioned.

Planning & Design:

1. Please ask the consultant to submit turning templates for fire trucks exiting and entering the station from Highway 3.
2. Currently the design and the report is not showing left turn lane and right turn lane / taper requirements for the station. Please ask the consultant to submit warrant calculations for left turn lane and right turn lane / taper for the ministry review.

Drainage:

1. MTO requires post to pre development control for 5 to 100 year storm events. A table should be provided in report to confirm that 5, 10, 25, 50 and 100 year storm events are controlled to pre development level.
2. There are two French drain outlets to Highway 3. MTO doesn't allow direct connection of French Drains to MTO's drainage system.

Geomatics:

1. The applicant's site plan does not include a note – indicating the source of the boundary data. Please have the applicant resubmit the Site Plan by adding a **NOTE** indicating that the boundaries were surveyed by an OLS (name and/or surveying firm and date of survey).
2. Please have the applicant forward a copy of Plan 59R-7272 as well.

Electrical:

1. No concerns with the proposed lighting.
2. As always, following the granting of a permit, if it is determined that light glare from the installation adversely affects the travelling public, the developer will be required to address the problem at their expense, and to the satisfaction of the ministry.
3. Please ensure that MTO locate process is followed (MTO is not a part of Ontario One Call).
4. All locate requests go to Susan Szasz.



Please do not hesitate to contact me if you have any questions.

Thanks,

Paul Nunes

Planner (Niagara/Hamilton)
Highway Corridor Management Section – Central Operations

Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor
Toronto, ON M3M 0B7

E-Mail: paul.nunes@ontario.ca

Web: www.mto.gov.on.ca/english/engineering/management/corridor



From: Sarah Ivins <SIvins@wainfleet.ca>

Sent: June 21, 2021 8:28 PM

To: Sarah Ivins <SIvins@wainfleet.ca>

Subject: Circulation of Site Plan Application SP02/2021W - 42143 Highway #3 (Wainfleet Central Fire Station Project)

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Evening,

The Township has commenced a central fire station project for the Township owned property located at 42143 Highway #3. Site plan approval is required and the following documents have been prepared in support of the application:

- Cover Letter from Raimondo & Associates;
- Application Form;
- Site Plan & Elevation Drawings prepared by Raimondo & Associates Architects Inc.;

- Civil Engineering Plans prepared by Mantecon Partners Inc.;
- Septic Design prepared by Dino Maddalena;
- Stormwater Management Report prepared by Mantecon Partners Inc.;
- Traffic Brief prepared by Associated Engineering.

These documents can be accessed via [Dropbox](#).

The Township formally requests your comments on this application by **Wednesday July 14th, 2021**.

Please do not hesitate to contact me should you require additional information or have any questions regarding the application.

Regards,

Sarah Ivins, BURPI, Dipl.M.A., ACST

Planner, Assistant Secretary-Treasurer - Committee of Adjustment

Corporation of the Township of Wainfleet

31940 Highway #3, P.O. Box 40, Wainfleet ON L0S 1V0

Ph: 905-899-3463 ext. 225

Fax: 905-899-2340

sivins@wainfleet.ca



"Wainfleet - find your country side!"

The Township of Wainfleet Confidentiality Notice

The information contained in this communication including any attachments may be confidential, is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please resend this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

TO: Mayor Gibson & Members of Council

FROM: Richard Nan, Manager of Operations

DATE OF MEETING: August 3, 2021

SUBJECT: Award of Tender for Asphalt Road Rehabilitation 2021

RECOMMENDATION(S):

THAT Report PWSR-017/2021 respecting Award of Asphalt Road Rehabilitation Tender for Maplewood Drive and Woodland Drive be received; and

THAT Council direct the Manager of Operations to engage the services of Brennan Paving to complete the 2021 Asphalt Road Rehabilitation.

EXECUTIVE SUMMARY:

Staff prepared a tender for the 2021 Asphalt Road Rehabilitation Program according to the Township procurement policy. Various contractors and local associations were notified of the advertisement on the township website.

The Township received 5 bids, as shown below, and staff recommend the award of tender to the lowest bidder, Brennan Paving.

BACKGROUND:

The tender for the asphalt road rehabilitation program this year was prepared using standardized Niagara Peninsula Contract documents. The roads selected for asphalt replacement this year are Maplewood Drive and Woodland Drive, as had been presented to Council during the 2021 budget process. The drainage improvements have been completed and the remaining asphalt replacement and topsoil restoration will complete the project.

Upon the tender closing on July 27, 2021, staff received 5 bids (all meeting the stipulated tender requirements).

The tender bids listed below were received and include the placement of asphalt, topsoil and seed to complete the restoration of the program.

| Company | Tender Price |
|----------------------|---------------------|
| Brennan Paving | \$ 141,412.00 |
| Circle P Paving | \$ 179,635.00 |
| Rankin Construction | \$ 148,225.00 |
| Griffin Construction | \$194,707.18 |
| Walker Construction | \$169,972.00 |

OPTIONS/DISCUSSION:

- 1) Award the tender to the lowest bidder, Brennan Paving. in the amount of \$141,412.00 (Recommended)
- 2) Award the tender to an alternate bidder.

FINANCIAL CONSIDERATIONS:

Council approved the completion of the Road Rehabilitation Program during the budget deliberations. The approved capital budget portion for the road rehabilitation was estimated at \$333,000 for the project which will be applied to this contract.

OTHERS CONSULTED:

- 1) Manager of Corporate Services/Treasurer
- 2) Strategic Leadership Team

ATTACHMENTS:

None

Respectfully submitted by,

Approved by,

Richard Nan
Manager of Operations

William J. Kolasa
Chief Administrative Officer

TO: Mayor Gibson & Members of Council

FROM: Richard Nan, Manager of Operations

DATE OF MEETING: August 3, 2021

SUBJECT: Award of Asphalt Patching 2021

RECOMMENDATION(S):

THAT Report PWSR-018/2021 respecting Award of Asphalt Patching Tender be received; and

THAT Council direct the Manager of Operations to engage the services of R.Griffin Construction to complete the 2021 Asphalt Patching.

EXECUTIVE SUMMARY:

Staff prepared a tender for the 2021 Asphalt Patching Program according to the Township procurement policy. Various contractors and local associations were notified of the advertisement on the Township website.

The Township received 2 bids, as shown below, and staff recommend the award of tender to the lowest bidder, R.Griffin Construction.

BACKGROUND:

The tender for the asphalt patching program this year was prepared using standardized Niagara Peninsula Contract documents. The various locations include restoration of driveway culverts replaced as part of the Township's roadside maintenance program, various road crossing locations as well as restoration of the Library/Arena Storm project (Park Street).

Upon the tender closing on June 27, 2021, staff received 2 bids (both meeting the stipulated tender requirements).

The tender bids listed below were received and include the placement of Asphalt for restoration of driveways, roadway cross culverts and storm sewers. R.Griffin Construction is a new bidder for asphalt work with the Township and is based out of Dunville, Ontario and Circle P Paving have performed contracts with the Township previously, including the surface treatment program currently underway.

Approximately \$13,500 of the patching quantities will restore the asphalt for the Storm Sewer project at the Library/Arena. This project has run over budget because staff were required to remediate additional quantities of storm sewer once the old works were unearthed. The original storm sewer from the edge of the library continued through the

arena parking lot and outlet along Side Road 20 municipal drain which was the original scope of the project submitted to Council during budget deliberations. However, it was discovered that the storm sewer in front of the fire hall originally ran across the road and outlet through private property. Staff felt it would be appropriate to relocate the flow of storm water to a municipally owned drainage system. These 2 storm sewers have now been combined together into a single system with new pipe, catch basins and roof drains which now outlet along the south side Park Street and outlet into the municipal drain at Side Road 20.

| Company | Tender Price |
|------------------------|--------------|
| Circle P Paving Inc. | \$ 49,588.75 |
| R.Griffin Construction | \$ 48,915.92 |

OPTIONS/DISCUSSION:

- 1) Award the tender to the lowest bidder, Griffin Construction in the amount of \$48,915.92 (Recommended).
- 2) Award the tender to the alternate bidder.

FINANCIAL CONSIDERATIONS:

Council approved the completion of the asphalt patching Program during the budget deliberations. The approved capital budget portion for the road surface treatment was estimated at \$50,000 for various road patching, and additional financing through the Operating budget for culvert replacements through driveways will be applied to this contract.

OTHERS CONSULTED:

- 1) Manager of Corporate Services/Treasurer
- 2) Strategic Leadership Team

ATTACHMENTS:

None

Respectfully submitted by,

Approved by,

Richard Nan
Manager of Operations

William J. Kolasa
Chief Administrative Officer

TO: Mayor Gibson & Members of Council

FROM: Richard Nan, Manager of Operations

DATE OF MEETING: August 3, 2021

SUBJECT: **Award for Scour Protection of Quarry Road and Malowany Road Bridges**

RECOMMENDATION(S):

THAT Public Works Staff Report PWSR-019/2021 respecting Award for Scour Protection of Quarry Road and Malowany Road Bridge be received; and

THAT Council direct the Manager of Operations to engage the services of CRL Campbell Construction and Drainage Ltd. to complete the scour protection for Quarry Road Bridge and Malowany Road Bridge.

EXECUTIVE SUMMARY:

During 2021 capital Budget deliberations, council approved the project which includes the scour protection of the Quarry Road and Malowany Road Bridges.

Ellis Engineering prepared an RFQ and contacted various local companies capable of performing the work and the results are attached.

BACKGROUND:

Staff and Council have been reviewing the bridge structures for several years. A forecast of work indicates that these 2 structures were in need of repair.

Staff have been working with the bridge inspection engineering firm to come up with the best solution to extend the life of the bridge.

During the 2021 Budget deliberations, Staff presented a project that included the scour protection of the 2 bridges. Council has allocated a total of \$55,000.00 for the rehabilitation of the 2 structures.

Ellis Engineering prepared an RFQ in accordance with the Township procurement policy for the project and contacted various qualified contractors to secure bids for the project. Attached in Appendix "A" are the results of the RFQ process and the recommendation of the engineer.

OPTIONS/DISCUSSION:

1. THAT Council direct the Manager of Operations to engage the services of CRL Campbell Construction and Drainage Ltd. to complete the scour protection for Quarry Road Bridge and Malowany Road Bridge. (recommended)
2. Prepare a second RFQ package to seek additional bidders.

FINANCIAL CONSIDERATIONS:

During 2021 Capital Budget deliberations, Council approved \$55,000 for the scour protection of the structures in the bridge work program.

OTHERS CONSULTED:

- 1) Strategic Leadership Team

ATTACHMENTS:

- 1) Appendix "A" – RFP Quote: scour protection of Quarry Road and Malowany Road Bridges

Respectfully submitted by,

Approved by,

Richard Nan
Manager of Operations

William J. Kolasa
Chief Administrative Officer

APPENDIX “A” TO PWSR-019/2021



ELLIS
Engineering Inc.

ELLIS Engineering Inc.
Consulting Engineers
214 Martindale Road
St. Catharines, Ontario Canada
L2R 6P9

Tel: (905) 934-9049
www.ellis.on.ca

July 30th, 2021

Township of Wainfleet
31940 ON-3
Wainfleet, ON
L0S 1V0

Attention: Mr. Richard Nan - Manager of Operations

**Reference: Request for Quote: Structure Maintenance - Quarry Road Bridge & Malowany Road Bridge
Our File No. 999**

ELLIS Engineering Inc. invited the following contractors to submit quotes for the above project:

- Anthony's Excavating Central Inc.
- CRL Campbell Construction & Drainage Ltd.
- Rankin Construction Inc.
- Heavy Construction Association of Regional Niagara

Anthony's Excavating Central Inc. notified ELLIS Engineering Inc. that they were not able to submit a quote.

We have reviewed the quotes received from Rankin Construction Inc. from St. Catharines, Ontario, and CRL Campbell Construction & Drainage Ltd. from Welland, Ontario.

We confirm that CRL Campbell Construction & Drainage Ltd. is the lowest bidder with a total contract price of \$42,400.00 excluding H.S.T.

We confirm that the contractor has met all the criteria in the RFQ, and recommend that the contract be awarded to CRL Campbell Construction & Drainage Ltd.

Yours truly,

ELLIS Engineering Inc.

Robert Ellis
Project Coordinator

Attachments:

- Contractor Quotes
- Contractor Quote Analysis

SCHEDULE OF QUANTITIES

SECTION 1: STRUCTURE NO. 2001 - QUARRY ROAD BRIDGE

| Item | Spec. No. | Description | Estimated Quantity | Unit | Unit Price | Amount |
|----------------------------|---|--|---------------------------|-------------|-------------------|---------------|
| 1-1 | SP-A1 SSP-1 | Mobilization & Demobilization | 1 | L.S. | | \$ 1,500.00 |
| 1-2 | SP-A8 706-MUNI SSP-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | | \$ 5,000.00 |
| 1-3 | 518 805-MUNI 902-MUNI SP-A7 SSP-3 | Waterway Protection | 1 | L.S. | | \$ 4,000.00 |
| 1-4 | 902-MUNI SSP-4 | Excavation and Grading | 1 | L.S. | | \$ 4,000.00 |
| 1-5 | 511-MUNI SSP-5 | Rip-Rap | 1 | L.S. | | \$ 6,500.00 |
| 1-6 | 511-MUNI SSP-7 | Geotextile – Class II | 1 | L.S. | | \$ 500.00 |
| 1-7 | 904-MUNI SSP-8 | Concrete Grout | 1 | L.S. | | \$ 10,750.00 |
| SUBTOTAL SECTION 1: | | | \$ 32,250.00 | | | |

Township of Wainfleet: Structure Maintenance - Quarry Road Bridge & Malowany Road Bridge

SECTION 2: STRUCTURE NO. 0012 - MALOWANY ROAD BRIDGE

| Item | Spec. No. | Description | Estimated Quantity | Unit | Unit Price | Amount |
|----------------------------|---|--|---------------------------|-------------|-------------------|---------------|
| 2-1 | SP-A1 SSP-1 | Mobilization & Demobilization | 1 | L.S. | | \$ 1,000.00 |
| 2-2 | SP-A8 706-MUNI SSP-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | | \$ 1,500.00 |
| 2-3 | 518 805-MUNI 902-MUNI SP-A7 SSP-3 | Waterway Protection | 1 | L.S. | | \$ 500.00 |
| 2-4 | MUNI-206 MUNI-510 SP-B27 SSP-5 | Rip-Rap | 1 | L.S. | | \$ 3,500.00 |
| 2-5 | 511-MUNI SSP-6 | River Stone | 1 | L.S. | | \$ 3,500.00 |
| 2-6 | 511-MUNI SSP-7 | Geotextile – Class II | 1 | L.S. | | \$ 150.00 |
| SUBTOTAL SECTION 2: | | | \$ 10,150.00 | | | |

SUMMARY

| | |
|--|--------------|
| SUBTOTAL SECTION 1 STRUCTURE NO. 2001 - QUARRY ROAD BRIDGE: | \$ 32,250.00 |
| SUBTOTAL SECTION 2 STRUCTURE NO. 0012 - MALOWANY ROAD BRIDGE: | \$ 10,150.00 |
| TOTAL TENDER (EXCLUDING H.S.T): | \$ 42,400.00 |
| H.S.T: | \$ 5,512.00 |
| TOTAL TENDER (INCLUDING H.S.T): | \$ 47,912.00 |

CONTRACTOR: C.R.L. Campbell Construction & Drainage Ltd.

Contact Info: Don Evans, CET
Estimator / Project Manager
905.351.3806
devans@crlcampbell.com

Township of Wainfleet: Structure Maintenance - Quarry Road Bridge & Malowany Road Bridge

SCHEDULE OF QUANTITIES

SECTION 1: STRUCTURE NO. 2001 - QUARRY ROAD BRIDGE

| Item | Spec. No. | Description | Estimated Quantity | Unit | Unit Price | Amount |
|----------------------------|---|--|-------------------------|------|------------|-------------------------|
| 1-1 | SP-A1 SSP-1 | Mobilization & Demobilization | 1 | L.S. | | \$ 6,400 ⁰⁰ |
| 1-2 | SP-A8 706-MUNI SSP-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | | \$ 11,850 ⁰⁰ |
| 1-3 | 518 805-MUNI 902-MUNI SP-A7 SSP-3 | Waterway Protection | 1 | L.S. | | \$ 8,250 ⁰⁰ |
| 1-4 | 902-MUNI SSP-4 | Excavation and Grading | 1 | L.S. | | \$ 13,200 ⁰⁰ |
| 1-5 | 511-MUNI SSP-5 | Rip-Rap | 1 | L.S. | | \$ 9,600 ⁰⁰ |
| 1-6 | 511-MUNI SSP-7 | Geotextile – Class II | 1 | L.S. | | \$ 2,500 ⁰⁰ |
| 1-7 | 904-MUNI SSP-8 | Concrete Grout | 1 | L.S. | | \$ 7,800 ⁰⁰ |
| SUBTOTAL SECTION 1: | | | \$ 59,600 ⁰⁰ | | | |

Township of Wainfleet: Structure Maintenance - Quarry Road Bridge & Malowany Road Bridge

SECTION 2: STRUCTURE NO. 0012 - MALOWANY ROAD BRIDGE

| Item | Spec. No. | Description | Estimated Quantity | Unit | Unit Price | Amount |
|----------------------------|---|--|-------------------------|------|------------|-------------------------|
| 2-1 | SP-A1 SSP-1 | Mobilization & Demobilization | 1 | L.S. | | \$ 6,400 ⁰⁰ |
| 2-2 | SP-A8 706-MUNI SSP-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | | \$ 11,850 ⁰⁰ |
| 2-3 | 518 805-MUNI 902-MUNI SP-A7 SSP-3 | Waterway Protection | 1 | L.S. | | \$ 8,250 ⁰⁰ |
| 2-4 | MUNI-206 MUNI-510 SP-B27 SSP-5 | Rip-Rap | 1 | L.S. | | \$ 14,850 ⁰⁰ |
| 2-5 | 511-MUNI SSP-6 | River Stone | 1 | L.S. | | \$ 13,000 ⁰⁰ |
| 2-6 | 511-MUNI SSP-7 | Geotextile – Class II | 1 | L.S. | | \$ 2,500 ⁰⁰ |
| SUBTOTAL SECTION 2: | | | \$ 56,850 ⁰⁰ | | | |

Township of Wainfleet: Structure Maintenance - Quarry Road Bridge & Malowany Road Bridge

SUMMARY

| | |
|---|--------------------------------|
| SUBTOTAL SECTION 1 STRUCTURE NO. 2001 - QUARRY ROAD BRIDGE: | \$ <u>59,600⁰⁰</u> |
| SUBTOTAL SECTION 2 STRUCTURE NO. 0012 - MALOWANY ROAD BRIDGE: | \$ <u>56,850⁰⁰</u> |
| TOTAL TENDER (EXCLUDING H.S.T): | \$ <u>116,450⁰⁰</u> |
| H.S.T: | \$ <u>15,138⁵⁰</u> |
| TOTAL TENDER (INCLUDING H.S.T): | \$ <u>131,588⁵⁰</u> |

CONTRACTOR: RANKIN CONSTRUCTION INC.

Contact Info: ROGER ARMSTRONG

905 684 1111

rogera@rankinconstruction.ca

| | | |
|---|---|----------------------|
| RFQ Structure Maintenance: Structure No. 2001 - Quarry Road Bridge Structure No. 0012 - Malowany Road Bridge | | |
| | 1 | 1 |
| | CRL | Rankin |
| | Structure No. 2001 - Quarry Road Bridge | |
| | \$ 32,250.00 | \$ 59,600.00 |
| | Structure No. 0012 - Malowany Road Bridge | |
| | \$ 10,150.00 | \$ 56,850.00 |
| | TOTAL | |
| | \$ 42,400.00 | \$ 116,450.00 |
| | | |

SECTION 1: Structure No. 2001 - Quarry Road Bridge

| Item No. | Description | Estimated Quantity | Unit | | | | |
|--|--|--------------------|------|------------|---------------------|------------|---------------------|
| | | | | Unit Price | Amount | Unit Price | Amount |
| 1-1 | Mobilization and Demobilization | 1 | L.S. | - | \$ 1,500.00 | - | \$ 6,400.00 |
| 1-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | - | \$ 5,000.00 | - | \$ 11,850.00 |
| 1-3 | Waterway Protection | 1 | L.S. | - | \$ 4,000.00 | - | \$ 8,250.00 |
| 1-4 | Excavation and Grading | 1 | L.S. | - | \$ 4,000.00 | - | \$ 13,200.00 |
| 1-5 | Rip-Rap | 1 | L.S. | - | \$ 6,500.00 | - | \$ 9,600.00 |
| 1-6 | Geotextile - Class II | 1 | L.S. | - | \$ 500.00 | - | \$ 2,500.00 |
| 1-7 | Concrete Grout | 1 | L.S. | - | \$ 10,750.00 | - | \$ 7,800.00 |
| Subtotal - SECTION 1: Structure No. 2001 - Quarry Road Bridge | | | | | \$ 32,250.00 | | \$ 59,600.00 |

| | | |
|---|---|----------------------|
| RFQ Structure Maintenance: Structure No. 2001 - Quarry Road Bridge Structure No. 0012 - Malowany Road Bridge | | |
| | 1 | 1 |
| | CRL | Rankin |
| | Structure No. 2001 - Quarry Road Bridge | |
| | \$ 32,250.00 | \$ 59,600.00 |
| | Structure No. 0012 - Malowany Road Bridge | |
| | \$ 10,150.00 | \$ 56,850.00 |
| | TOTAL | \$ 42,400.00 |
| | | \$ 116,450.00 |

SECTION 2: Structure No. 0012 - Malowany Road Bridge

| Item No. | Description | Estimated Quantity | Unit | | | | |
|--|--|--------------------|------|------------|---------------------|------------|---------------------|
| | | | | Unit Price | Amount | Unit Price | Amount |
| 2-1 | Mobilization and Demobilization | 1 | L.S. | - | \$ 1,000.00 | - | \$ 6,400.00 |
| 2-2 | Construction Signs, Traffic Control, and Traffic Management Plan | 1 | L.S. | - | \$ 1,500.00 | - | \$ 11,850.00 |
| 2-3 | Waterway Protection | 1 | L.S. | - | \$ 500.00 | - | \$ 8,250.00 |
| 2-4 | Rip-Rap | 1 | L.S. | - | \$ 3,500.00 | - | \$ 14,850.00 |
| 2-5 | Riverstone | 1 | L.S. | - | \$ 3,500.00 | - | \$ 13,000.00 |
| 2-6 | Geotextile - Class II | 1 | L.S. | - | \$ 150.00 | - | \$ 2,500.00 |
| Subtotal - SECTION 2: Structure No. 0012 - Malowany Road Bridge | | | | | \$ 10,150.00 | | \$ 56,850.00 |

SUMMARY

| | | | |
|---|---------------------|--|----------------------|
| Subtotal - Section 1 : Structure No. 2001 - Quarry Road Bridge: | \$ 32,250.00 | | \$ 59,600.00 |
| Subtotal - Section 2 : Structure No. 0012 - Malowany Road Bridge: | \$ 10,150.00 | | \$ 56,850.00 |
| Subtotal | \$ 42,400.00 | | \$ 116,450.00 |
| H.S.T. | \$ 5,512.00 | | \$ 15,138.50 |
| TOTAL: | \$ 47,912.00 | | \$ 131,588.50 |

**THE CORPORATION OF THE
TOWNSHIP OF WAINFLEET**

BY-LAW NO. 026-2021

Being a by-law to authorize the transfer by the Corporation of the Township of Wainfleet in favour of applicants for the abandoned rail corridor as set out in Schedule "A" attached hereto.

WHEREAS Sections 8 and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, permit a municipality to pass by-laws in accordance with the Act;

AND WHEREAS certain lands within the Township conveyed by Canadian National Railway to the Township by Transfer registered January 15, 1997, as instrument RO719089;

AND WHEREAS such lands do not comprise part of the Public Highway and are deemed surplus by the Township of Wainfleet;

AND WHEREAS the Applicants listed in Column 1 of attached Schedule "A" have applied to acquire such lands from the Township as they abut the Applicant's lands;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet **HEREBY ENACTS AS FOLLOWS:**

1. **THAT** those lands set out in Column 3 of Schedule "A" hereto be conveyed by the Corporation of the Township of Wainfleet in favour of the Applicants therefore set out in Column 1 of Schedule "A" hereto as the adjoining land owners pursuant to the resolution of the Corporation of the Township of Wainfleet.
2. **THAT** in each case, the lands are to be conveyed to an abutting land owner such that the parcels will merge pursuant to the Planning Act of Ontario and no new parcels of land are created thereby.
3. **THAT** the Mayor and the Clerk of the Corporation of the Township of Wainfleet are hereby authorized to sign or execute such deeds or other documents as may be necessary to effect such conveyances.
4. **AND THAT** the Corporation of the Township of Wainfleet accept the sum of \$1.00 for each parcel together with the Township's costs including the proportionate share of the survey costs and reimbursement of the Township's legal costs in connection with such transfer.

BY-LAW READ AND PASSED THIS 3RD DAY OF AUGUST, 2021.

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK

SCHEDULE "A" TO BY-LAW NO. 026-2021

| PURCHASER | PURCHASER'S PROPERTY | LANDS AVAILABLE TO BE SOLD |
|-------------------------|-----------------------------------|---------------------------------------|
| 2484355 Ontario Limited | PT LT 31, CON 5 PIN 64007-0013 | PT 10 59R14253 |
| David John Breukelman | PT LT 31, CON 5 PIN 64007-0120 | PT 7, 8 & 9 59R14253 |

CORPORATION OF THE TOWNSHIP OF WAINFLEET
BY-LAW NO. 027-2021

Being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 581-78 of the Corporation of the Township of Wainfleet with respect to those lands forming CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet.

WHEREAS the Corporation of the Township of Wainfleet has reviewed Zoning By-law No. 581-78 and deems it advisable to amend same:

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet **HEREBY ENACTS AS FOLLOWS:**

THAT Map 4 of Zoning By-law No. 581-78, as amended, is hereby further amended by changing the zoning of the subject property from Development – D to Residential – R1 - 356 as shown on Schedule “A” attached hereto.

THAT Section 31 entitled “Exceptions” is hereby further amended by adding the following text:

| Legal Description, Bylaw No. | Exception | Provisions |
|---|-----------|---|
| CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1, Township of Wainfleet Bylaw 027-2021 | 357 | (a) One secondary suite shall be permitted within a single detached dwelling or within an accessory building on a lot containing a single detached dwelling provided that the unit is clearly subordinate to the primary residential unit in the dwelling and all relevant requirements of the Ontario Building Code and Fire Code are complied with. |

THAT for the purposes of this by-law, a secondary suite shall mean a second dwelling unit wholly within a single detached dwelling or within an accessory building.

THAT pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

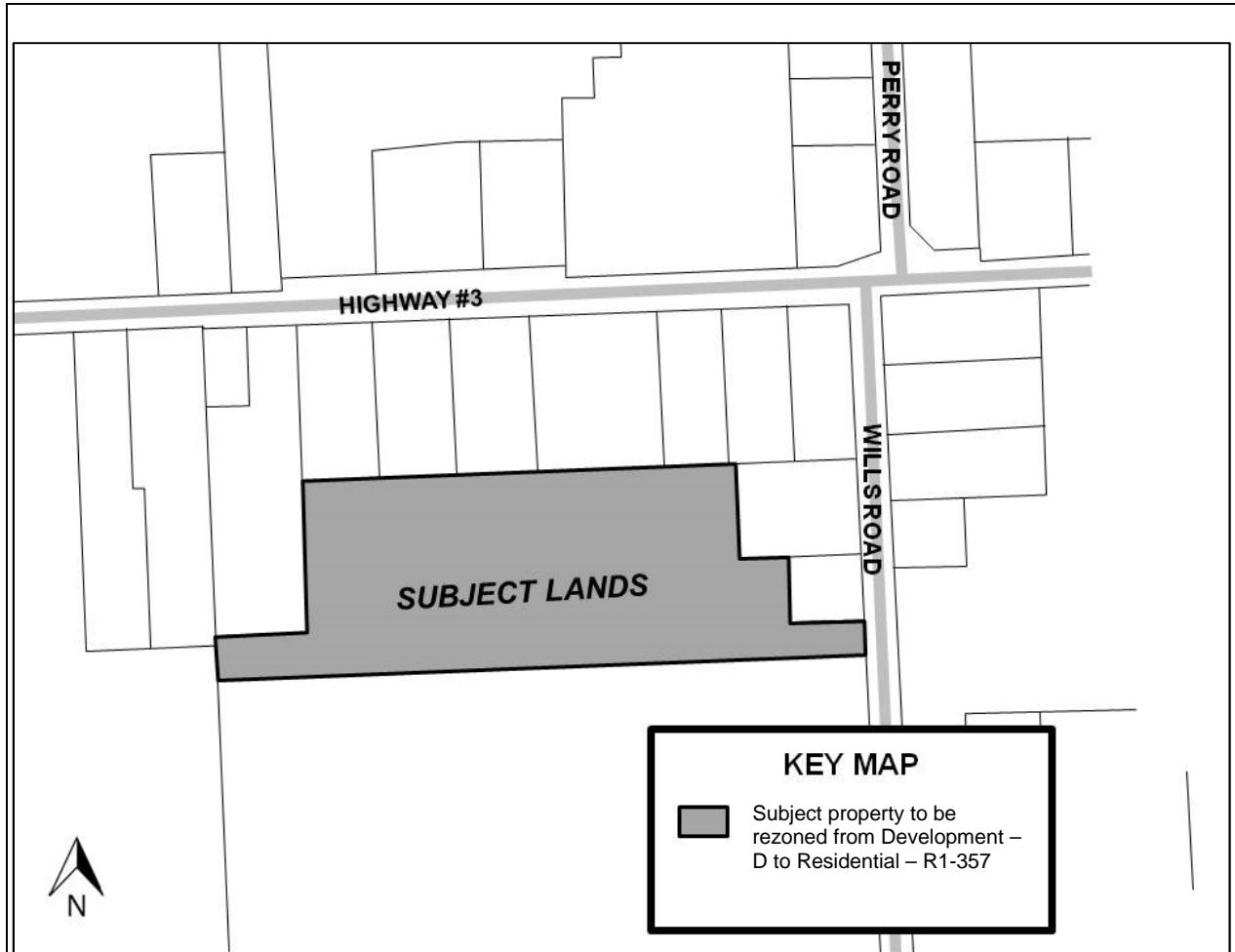
THAT this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 3RD DAY OF AUGUST, 2021.

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 027-2021



TOWNSHIP OF WAINFLEET

Purpose & Effect of By-law No. 027-2021:

This by-law affects lands described as CON 4 PT LOT 30 RP 59R4992 PART 1 EXCEPT RP 59R8241 PART 1 in the Township of Wainfleet. This by-law has been enacted to rezone the subject property from Development – D to Residential – R1 - 357 to permit a plan of condominium, File No. P01/2021W.

THIS IS SCHEDULE "A" TO BY-LAW NO. 027-2021.
PASSED THIS 3RD DAY OF AUGUST, 2021.



File No. Z04/2021W
(Daniel & Kandace Bunz)

MAYOR

DEPUTY CLERK

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 28-2021

Being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet at its special meeting held July 27, 2021 and the regular meeting held August 3, 2021

WHEREAS Subsection 5 (1) of the *Municipal Act, 2001*, S.O. 2001, Chapter M.25, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS section 5 (3) of the *Municipal Act 2001*, S.O. 2001, Chapter M.25, as amended, provides that, except if otherwise authorized, the powers of Council shall be exercised by by-law;

AND WHEREAS it is deemed desirable and expedient that the actions of the Council as herein set forth be adopted, ratified and confirmed by by-law;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet **HEREBY ENACTS AS FOLLOWS:**

1. (a) The actions of the Council at its regular meeting held July 27, 2021 and the regular meeting held August 3, 2021, including all resolutions or motions approved, are hereby adopted, ratified and confirmed as if they were expressly embodied in this by-law.

(b) The above-mentioned actions shall not include:
 - (i) any actions required by law to be taken by resolution, or
 - (ii) any actions for which prior Ontario Municipal Board approval is required, until such approval is obtained.
2. The Mayor and proper officials of the Corporation of the Township of Wainfleet are hereby authorized and directed to do all things necessary to give effect to the above-mentioned actions and to obtain approvals where required.
3. Unless otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute and the Clerk to affix the seal of the corporation of the Township of Wainfleet to all documents necessary to give effect to the above-mentioned actions.
4. This by-law shall come into force on the day upon which it is passed.

BY-LAW READ AND PASSED THIS 3RD DAY OF AUGUST, 2021

K. Gibson, MAYOR

M. Ciuffetelli, DEPUTY CLERK