

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET  
REGULAR MEETING OF COUNCIL AGENDA  
FEBRUARY 20, 2024 – 6:00 P.M.  
*(Time adjusted for this meeting only  
Regular business to resume at 6:30 p.m.)*  
COUNCIL CHAMBERS**

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C03/24

- 1. Call to Order**
- 2. Closed Meeting**
  - a) Item under Section 239(2)(e)(f) of the *Municipal Act, 2001*, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice subject to solicitor-client privilege, including communications necessary for that purpose – 1 item (a litigation matter)
- 3. Rise & Report**
- 4. National Anthem**
- 5. Land Acknowledgement Statement**
- 6. Disclosures of Interest and the General Nature Thereof**
- 7. Mayor's Announcements & Remarks**
- 8. Councillor's Announcements & Remarks**
- 9. Adoption of Previous Council Minutes**
  - a) Minutes of the Regular Meeting of Council held January 30, 2024
- 10. Public Meeting**
  - a) OPA 04 and Z04/2022W (Law Crushed Stone Quarry Expansion)
- 11. Delegations**
- 12. Consent Agenda**
  - a) Administrative Staff Reports
    - i. ASR-003/2024 Re: 2023 Remuneration Report

b) Building Staff Reports

- i. BSR-001/2024 Re: 2023 Year End Building Summary

c) Public Works Staff Reports

- i. PWSR-001/2024 Re: Chiller and Compressor
- ii. PWSR-002/2024 Re: Engineering Services
- iii. PWSR-003/2024 Re: Road Rehabilitation

**13. Staff Reports & Recommendations**

a) Emergency Management Staff Reports

- i. EMSR-001/2024 Re: Solar Eclipse Planning

b) Planning Staff Reports

- i. PSR-001/2024 Re: Bell Meadows Subdivision

c) Public Works Staff Reports

- i. PWSR-004/2024 Re: EV Charging Station Opportunity

**14. Review of Correspondence**

- a) C-2024-034 Re: OEB Decision on Phase 1 of the Enbridge Gas 2024 rebasing application
- b) C-2024-037 Re: Age-Friendly advisory Committee – Meeting Minutes for December 20, 2023

**15. By-laws**

- a) By-law No. 006-2024 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 Part of Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3 in the Township of Wainfleet.
- b) By-law No. 007-2024 being a by-law to appoint a Clerk for the Corporation of the Township of Wainfleet.

- c) By-law No. 008-2024 being a by-law to establish Temporary Regulations and Penalties for Traffic and Parking of vehicles on highways in the Township.

## **16. Notices of Motion**

- a) Mayor Grant Re: Mental Health and Addiction

## **17. Closed Meeting**

- a) Item under Section 239(2)(c) of the *Municipal Act, 2001*, a proposed or pending acquisition or disposition of land by the municipality or local board – 1 item (a potential disposition of land matter)
- b) Item under Section 239(2)(k) of the *Municipal Act, 2001*, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – 1 item (a negotiation matter)
- c) Item under Section 239(2)(d) of the *Municipal Act, 2001*, labour relations or employee negotiations – 1 item (a matter pertaining to employee negotiations)
- d) 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 (personnel matter)
- e) Minutes of the closed meeting of Council held January 30, 2024

## **18. Rise & Report**

## **19. By-law to Confirm the Proceedings of Council**

- a) By-law No. 009-2024 being a by-law to adopt, ratify and confirm the actions of the Council at its meeting held on the 20<sup>th</sup> day February, 2024

## **20. Adjournment**



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

C02/24  
JANUARY 30, 2023  
6:30 P.M.  
COUNCIL CHAMBERS

**PRESENT:**

B. Grant	Mayor
J. Anderson	Councillor
T. Gilmore	Councillor
J. MacLellan	Councillor (Electronic Participation)
S. Van Vliet	Councillor

**STAFF PRESENT:**

M. Luey	Chief Administrative Officer
A. Chrastina	Deputy Clerk
L. Earl	Manager of Community & Development Services
C. Hart	Manager of Finance
S. Ivins	Planner
R. Nan	Manager of Operations
M. Tardif	Senior By-law Enforcement Officer

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**1. Call to Order**

Mayor Grant called the meeting to order at 6:30 p.m.

**2. National Anthem**

**3. Land Acknowledgement Statement**

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

**4. Disclosures of Interest**

None.

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

Mayor Grant provided the following remarks:

- Please note that these meeting proceedings are being broadcast live, recorded and made available through the Township website and youtube.com.
- It is with great sadness that we share with Council, and with all Township residents, the news of the passing of our long-time employee, Michelle Hughes, last week.

- A caring and giving member of the Wainfleet Community, Michelle celebrated 41 of service as the Township's Crossing Guard back in 2022 – ensuring the safety of generations of Wainfleet school children who remember her caring gaze and ready smile as they made their way to class.
- Our thoughts and prayers are with the family.
- Our next regular meeting of Council is Tuesday February 20 at 6:30pm.

## 6. Councillor's Announcements & Remarks

None.

## 7. Adoption of Previous Council Minutes

a) Minutes of the Regular Meeting of Council held January 9, 2024

### **Resolution No. C-2024-008**

Moved by Councillor Van Vliet

Seconded by Councillor Gilmore

**"THAT** the minutes of the Regular Meeting of Council held January 9, 2024 be adopted as circulated."

CARRIED

## 8. Public Meeting

a) P01-2023W & Z06-2023W (Bell Meadows Subdivision)

Mayor Grant called the Public Meeting to order at 6:34 p.m. and advised that the purpose of the Public Meeting is to provide information about Zoning By-law Amendment application Z06/2023W and provide opportunity for public input.

The Planner provided an information report outlining application details and written comments received.

Liam Doherty, representing the applicant provided a presentation and comments indicating the following:

- Aligns with the Township of Wainfleet Official Plan
- Allow for 10 new homes with enough land for private services
- Zoning Exceptions allow for lotting around a cul-de-sac
- The proposed amendment will maintain the existing Bell Road streetscape and character.
- Proposed zoning amendment allows for the orderly development of Wainfleet.

Councillors discussed concerns surrounding lot depth and setbacks, build design related to lot coverage, stormwater management and yard maintenance.

Public comments were received from the following:

- a) Phil Huffman – 32013 Bell Road  
Mr. Huffman expressed concerns respecting ground water and impacts to drainage and septic.
- b) Roy Trevisan – 32161 Bell Road  
Mr. Trevisan expressed concerns respecting the roadway being constructed and related impacts to the integrity of his pond.
- c) Jackie Topa – 32020 Clarendon Street W  
Ms. Topa expressed concerns respecting impacts from rear-yard septic systems being in close proximity to her pond which is located near the lot line.

The Public Meeting was adjourned at 7:17 p.m.

## 9. Delegations

- a) Rob McDonald Re: Western Ontario Super Hockey League

### **Resolution No. C-2024-009**

Moved by Councillor Gilmore

Seconded by Councillor Anderson

“**THAT** the delegation from Rob McDonald respecting the Western Ontario Super Hockey League be received; and”

**THAT** the request be referred to staff for a report at the next available meeting.”  
CARRIED

## 10. Consent Agenda

### **Resolution No. C-2024-010**

Moved by Councillor Van Vliet

Seconded by Councillor Anderson

“**THAT** the following items be received and the recommendations contained therein be approved and acted upon:

- a) ASR-001/2024 Re: 2023 Development Charges
- b) ASR-002/2024 Re: 2023 Summary of Tax Adjustments
- c) BESR-001/2024 Re: Clean Yards By-law Amendment
- d) BESR-002/2024 Re: Parking By-law Amendment”

CARRIED

## 11. Staff Reports & Recommendations

### a) Community & Development Services

#### i. CDS-001/2024 Re: Planning Service Level Agreement

##### **Resolution No. C-2024-011**

Moved by Councillor Gilmore

Seconded by Councillor Anderson

**“THAT** Community and Development Services Report CDS-001/2024 be received; and

**THAT** Council receive and endorse the Planning Service Level Agreement attached, between the Township of Wainfleet and the Regional Municipality of Niagara; and

**THAT** the CAO be authorized to sign the Agreement on behalf of the Township upon the date of provincial proclamation for the amendments to the Planning Act related to upper-tier municipal planning responsibilities.”

CARRIED

## 12. Review of Correspondence

### a) C-2024-003 Re: Appointment to Transportation Strategy Steering Committee

##### **Resolution No. C-2024-012**

Moved by Councillor Anderson

Seconded by Councillor Van Vliet

**“THAT** Mayor Grant be nominated for appointment to the Transportation Strategy Steering Committee.”

CARRIED

### b) C-2024-012 Re: Potential Municipal Equipment Operator Course

##### **Resolution No. C-2024-013**

Moved by Mayor Grant

Seconded by Councillor Gilmore

**“THAT** Correspondence item C-2024-012 respecting a Potential Municipal Equipment Operator Course be received and supported.”

CARRIED

### c) C-2024-016 Re: Amendment to the Occupational Health and Safety Act to Clarify the Definition of ‘Employer’

**Resolution No. C-2024-014**

Moved by Councillor Anderson

Seconded by Councillor Gilmore

**“THAT** Correspondence item C-2024-016 from the Town of Plympton-Wyoming respecting support for the City of Greater Sudbury correspondence regarding an Amendment to the Occupational Health and Safety Act to Clarify the Definition of ‘Employer’ be received; and

**THAT** Wainfleet Council also support the City of Greater Sudbury resolution.”

CARRIED

## d) C-2024-019 Re: Declaration of a Road Safety Emergency

**Resolution No. C-2024-014**

Moved by Councillor Van Vliet

Seconded by Councillor Anderson

**“THAT** Correspondence item C-2024-019 from the Town of Mono respecting the declaration of a Road Safety Emergency and associated call to action to the Province regarding traffic safety measures be received; and

**THAT** Wainfleet Council endorse the Town of Mono resolution.”

CARRIED

## e) C-2024-027 Re: AMO Budget Backgrounder

**Resolution No. C-2024-015**

Moved by Councillor Anderson

Seconded by Councillor Gilmore

**“WHEREAS** the Association of Municipalities of Ontario (AMO) is calling on the provincial government to commit to a Social and Economic Prosperity Review as part of the upcoming budget, with a view to developing a consensus report with recommendations by 2025; and

**WHEREAS** like many Ontario municipalities, the Township of Wainfleet is faced with significant infrastructure needs,

**NOW THEREFORE IT BE RESOLVED THAT** Council for the Township of Wainfleet supports this initiative and hereby directs staff to confirm the same by way of correspondence to AMO and the Ontario Minister of Finance; and

**THAT** Council direct staff to compose and submit correspondence outlining the relevant concerns unique to Wainfleet to our MPP Sam Oosterhoof.”

CARRIED



b) **By-laws****Resolution No. C-2024-015**

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

**“THAT** the following by-laws be read and passed this 30<sup>th</sup> day of January, 2024:

- a) By-law No. 002-2024 being a by-law to amend By-law No. 016-2021, being a by-law for Maintenance of Yards in the Township of Wainfleet.
- b) By-law No. 003-2024 being a by-law to amend By-law No. 010-2018, being a By-law to Regulate Traffic and Parking in the Township.”

CARRIED

c) **Notices of Motion**

- a) Mayor Grant provided notice of bringing a motion to the next regular meeting respecting mental health and addiction.

d) **Closed Meeting****Resolution No. C-2024-016**

Moved by Councillor Gilmore

Seconded by Councillor Van Vliet

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

- a) Item under Section 239 (2) (a) of the Municipal Act, 2001, the security of the property of the municipality or local board (An application pertaining to an absolute title matter)
- b) Item under Section 239(2)(k) of the Municipal Act, 2001, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board – 1 item (an encroachment agreement matter)
- c) 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 (personnel matter)
- d) Minutes of the closed meetings of Council held January 9, 2024”

CARRIED

e) **Rise and Report**

Council met in closed session and received information respecting an absolute title matter. Council also received information respecting an encroachment matter and

provided direction authorizing the Mayor and Clerk to enter into an encroachment agreement on behalf of the Township and pass a related by-law in open session.

Council also received a confidential update on a personnel matter and procedural vote was taken to adopt previous closed session minutes.

**Resolution No. C-2024-017**

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

“**THAT** By-law No. 004-2024 being a by-law to authorize the execution of an encroachment agreement between the Corporation of the Township of Wainfleet and the District School Board of Niagara be read and passed this 30<sup>th</sup> day of January, 2024.”

CARRIED

f) **By-law to Confirm the Proceedings of Council**

**Resolution No. C-2024-018**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** By-law No. 005-2024 being a by-law to adopt, ratify and confirm the actions of the Council held at its meetings held on the 30<sup>th</sup> day of January, 2024 be read and passed this 30<sup>th</sup> day of January, 2024.”

CARRIED

g) **Adjournment**

There being no further business, the meeting was adjourned at 8:33 p.m.

\_\_\_\_\_  
B. Grant, MAYOR

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A. Chrastina, DEPUTY CLERK

## PUBLIC MEETING INFORMATION REPORT

<b>Public Meeting:</b>	Tuesday February 20 <sup>th</sup> , 2024 at 6:30 p.m. in Council Chambers
<b>File No.:</b>	Official Plan Amendment File No. OPA 04 (Law Quarry) Zoning By-law Amendment File No. Z04/2022W
<b>Applicant:</b>	MacNaughton Hermesen Britton Clarkson (MHBC) Planning Ltd. on behalf of Waterford Sand and Gravel Ltd.
<b>Subject Property:</b>	Part of Lots 6 & 7, Concession 2 and Part of Road Allowance between Lots 5 & 6, Concession 2, Township of Wainfleet

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### **Purpose of a Public Meeting**

The purpose of the Public Meeting is to provide more information about the applications and provide an opportunity for public input. No recommendations are provided at the Public Meeting and Township Council will not be making any decisions at this meeting. A recommendation report will be prepared by staff and presented at a subsequent meeting of Township Council following a full review of the applications.

Any person may make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-law Amendments. Please note that all submissions, including personal information, will become part of the public record and may be publicly released. The Public Meeting will also be live-streamed through the Township's [Youtube](#) page. Written comments are encouraged and can be submitted by email to [planning@wainfleet.ca](mailto:planning@wainfleet.ca), personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet ON L0S 1V0, to the attention of Lindsay Earl, Manager of Community and Development Services. The public commenting period closes at the end of the Public Meeting.

### **Property Information**

The subject lands are legally described as Part of Lots 6 & 7, Concession 2 and Part of Road Allowance between Lots 5 & 6, Concession 2, laying north of Highway #3 between Graybiel Road and Biederman Road and are shown in Appendix "A".

### **Application Details**

The application for Official Plan Amendment proposes to change the designation of the subject lands from Rural Area, Possible Extractive Industrial and Environmental Protection Area to Extractive Industrial.

The application for Zoning By-law Amendment proposes to change the zoning of the subject lands from Rural – A4 with an Environmental Protection Overlay to Extractive Industrial – M2-2 to permit:

- a quarry including processing and related plant and operational facilities for the crushing, screening and washing of aggregate material and aggregate stockpiling; and
- outside storage of goods and materials where such use is ancillary and incidental to a permitted aggregate operation use otherwise specified.

### **Associated Applications**

An application for a Regional Official Plan Amendment (File No. ROPA-22-0001) has also been submitted to Niagara Region. This application proposes text and schedule changes to add the subject lands to Section 13 (Site Specific Policies) of the Regional Official Plan in order to facilitate the expansion of the existing quarry. The Township and Regional Official Plan amendments will be processed concurrently. The Statutory Public Meeting for the ROPA was held on February 7, 2024.

An application for a Category 2 (Below Water Quarry) – Class A License has also been submitted to the Ministry of Northern Development, Mines, Natural Resources and Forestry under the Aggregate Resources Act. The total area to be licensed is 72.3 hectares with 51.2 hectares proposed to be extracted.

In support of the applications, the following technical studies have been submitted:

- Planning Justification Report and ARA Summary Statement
- Consultation Summary and Strategy
- Agricultural Impact Assessment
- Archaeological Assessments
- Acoustic (Noise) Assessment Report
- Blasting (Vibration) Impact Assessment
- Air Quality Impact Assessment
- Financial Impact Assessment & Economic Benefits Analysis
- Level 1 & 2 Water Resources Study
- Natural Environment Level 1 & 2 Report
- Visual Impact Assessment
- Traffic Impact Study
- Cultural Heritage Evaluation Report

Due to the complexity of the submission, an index of all technical material that have been submitted to date is included as Appendix “B” and can be accessed through the Region’s website:

(<https://www.niagararegion.ca/official-plan/amendments.aspx>)

### **JART Process**

To coordinate the technical review of the applications, a Joint Agency Review Team (JART) was formed. The JART consists of planning staff from the Region, the Township, and the Niagara Peninsula Conservation Authority (NPCA). The purpose of JART is to share information, resources, and expertise so that the application and the associated studies are reviewed in a streamlined and coordinated manner. Staff from applicable provincial ministries are being engaged through the JART process as well. The JART does not make a recommendation on the application, rather the JART works to:

- ensure that the required range of studies and work is completed by the applicant;
- ensure that the studies are sufficient in terms of their technical content;
- coordinate the review of the studies and work of the applicant either by technical staff or by peer reviewers;
- ensure a coordinated public and stakeholder consultation and engagement process; and
- prepare a technical JART report on the application once all reviews are complete.

The JART has retained an Aggregate Advisor and consulting teams to assist with the review and peer review of many of the individual technical studies. In addition, the Aggregate Resources Act

(ARA) Site Plan drawings are being reviewed as part of the Planning Act process. The ARA Site Plans outline the proposed operating conditions of the quarry and are the primary tool used by the Province for enforcement. All of the proposed mitigation measures for each of the individual technical studies are noted and included as part of the Site Plans.

The JART report will be used independently by planning staff at the Region and the Township as the technical basis to develop our respective recommendation reports.

### **Consultation**

In accordance with the *Planning Act*, a Notice of Complete Application was mailed to all landowners within 120m of the subject property on August 9, 2022, a Notice of Public Meeting was mailed to all landowners within 120m of the subject property on January 30, 2024 and a public notice sign was posted on the subject lands. The notice, along with the submitted studies, were also posted on the Township's website at [www.wainfleet.ca/lawquarry](http://www.wainfleet.ca/lawquarry).

The application was circulated to external agencies and internal departments for review and comment on January 30, 2024 with comments requested by February 29, 2024.

To date, there have been no written public comments received regarding the public meeting.

Any additional comments received prior to the public meeting will be addressed verbally at the public meeting and addressed through the future planning recommendation report.

### **Next Steps**

A planning report regarding a complete review of the Official Plan and Zoning By-law Amendment applications and all comments received will be brought forward by staff and considered by Council at a later date.

If a person or public body does not make oral submissions at the public meeting or make written submission to the Township of Wainfleet regarding the proposed Official Plan and Zoning By-law Amendments before the approval authority gives or refuses to give approval to the applications, the person or public body is not entitled to appeal the decision of the Township of Wainfleet to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at the public meeting and/or make written submissions to the Township of Wainfleet regarding the proposed Official Plan and Zoning By-law Amendments before the approval authority gives or refuses to give approval to the applications, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Corporation of the Township of Wainfleet in respect of the proposed applications, you must make a written request to the Deputy Clerk of the Township of Wainfleet at the address below and quote the appropriate file number(s).

### **Contact**

For further information regarding the proposed applications please contact Lindsay Earl, MES, MCIP, RPP, Manager of Community and Development Services at 905-899-3463 ext. 288 or [learl@wainfleet.ca](mailto:learl@wainfleet.ca). Written comments can also be sent to the attention of Lindsay Earl.

For information regarding the proposed Regional Official Plan Amendment please contact Sean Norman, Senior Planner, at 905-980-6000 ext. 3179 or [sean.norman@niagararegion.ca](mailto:sean.norman@niagararegion.ca).

To request to be notified of the decision, please contact the Deputy Clerk at 31940 Highway #3, P.O. Box 40, Wainfleet, ON L0S 1V0 or [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca).

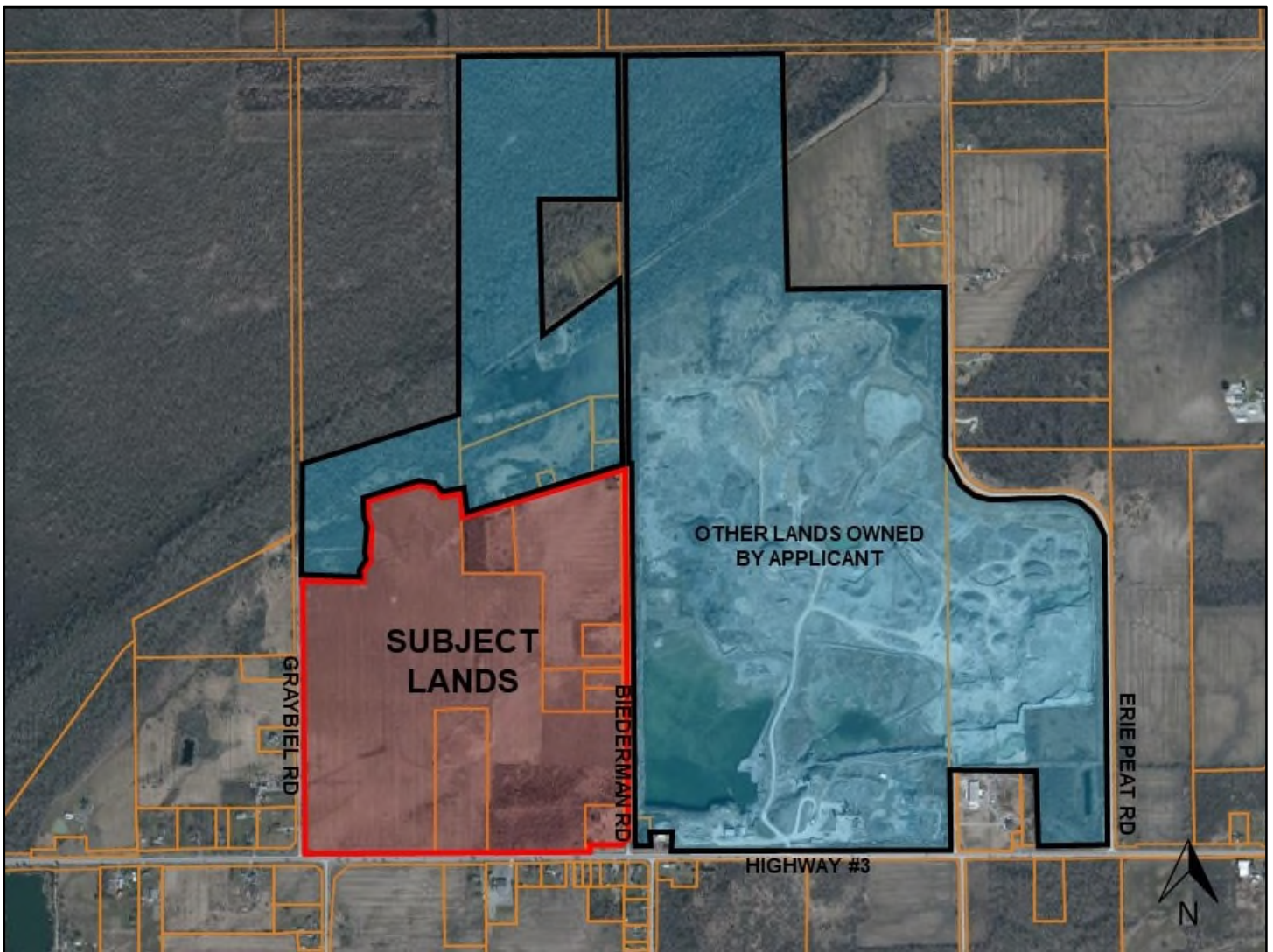
**Attachments**

Appendix "A" – Aerial Photograph

Appendix "B" – List of Technical Studies Submitted



## APPENDIX "A"



**Official Plan Amendment Application  
Zoning By-law Amendment Application**

**Waterford Sand and Gravel Ltd.  
MHBC Planning Ltd. (Agent)**

Part of Lots 6 & 7, Concession 2 and  
Part of Road Allowance between Lots 5 & 6, Concession 2

**AERIAL PHOTOGRAPH**



Date: February 2024

File No.: OPA 04 & Z04/2022W

## Appendix “B”

### Proposed Law Quarry Expansion

#### ROPA, LOPA, ZBLA Applications – List of Technical Material Submitted

Materials can be accessed on the [Region's website:](https://www.niagararegion.ca/official-plan/amendments.aspx)  
(<https://www.niagararegion.ca/official-plan/amendments.aspx>)

Item	Date Submitted
<b>1st Submission</b>	
1. Level 1 and 2 Water Study Report, prepared by WSP, dated March 2022	• March 9, 2022
2. Maximum Predicted Water Table Report, prepared by WSP, dated March 2022	• March 9, 2022
3. Submission Cover Letter, prepared by MHBC, dated June 22, 2022	• June 22, 2022
4. Planning Justification Report and ARA Summary Statement, prepared by MHBC, dated June 2022	• June 22, 2022
5. Regional Official Plan Amendment Application Form – June 2022	• June 22, 2022
6. Township Official Plan Amendment Application Form – June 2022	• June 22, 2022
7. Township Zoning By-Law Amendment Application Form – June 2022	• June 22, 2022
8. Consultation Summary & Strategy, prepared by MHBC, dated April 2022	• June 22, 2022
9. Aggregate Resource Act Site Plan Drawings (1-5), prepared by MHBC, dated June 2022	• June 22, 2022
10. Natural Environment Report – Level 1 & 2 Assessment, prepared by Riverstone Environmental Solutions, dated June 2022	• June 22, 2022



Item	Date Submitted
11. Scoped Agricultural Impact Assessment, prepared by MHBC, dated May 2022	• June 22, 2022
12. Noise Impact Study, prepared by Aercooustic, dated May 26, 2022	• June 22, 2022
13. Air Quality Assessment, prepared by RWDI, dated February 3, 2022	• June 22, 2022
14. Blast Impact Analysis, prepared by Explotech, dated June 20, 2022	• June 22, 2022
15. Blast Impact Analysis - Appendices, prepared by Explotech, dated June 20, 2022	• June 22, 2022
16. Traffic Impact Study, prepared JD Northcote Engineering, dated April 26, 2022	• June 22, 2022
17. Financial Impact Assessment & Economic Benefits Analysis, prepared by Colliers International Niagara Ltd., dated May 19, 2022	• June 22, 2022
18. Stage 1 and 2 Archaeological Assessment of the Law Crushed Stone Quarry Extension – Revised Report, prepared by Archaeological Services Inc., dated August 21, 2020	• June 22, 2022
19. Stage 1 and 2 Archaeological Assessment of the Law Crushed Stone Quarry Extension – Revised Supplementary Documentation, prepared by Archaeological Services Inc., dated August 21, 2020	• June 22, 2022
20. Stage 1-2 Archaeological Assessment of Additional Lands at Waterford's Law Quarry Extension, prepared by Archaeological Services Inc., dated August 6, 2021	• June 22, 2022
21. Stage 1-2 Archaeological Assessment of Additional Lands at Waterford's Law Quarry Extension – Supplementary Documentation, prepared by Archaeological Services Inc., dated August 6, 2021	• June 22, 2022
22. Stage 3 Archaeological Assessment of AfGt-289 and AfGt-290, Law Crushed Stone Extension, prepared by Archaeological Services Inc., dated August 24, 2021	• June 22, 2022

Item	Date Submitted
23. Stage 3 Archaeological Assessment of AfGt-289 and AfGt-290, Law Crushed Stone Extension – Record of Indigenous Engagement, prepared by Archaeological Services Inc., dated August 24, 2021	<ul style="list-style-type: none"> <li>• June 22, 2022</li> </ul>
24. Stage 3 Archaeological Assessment of AfGt-289 and AfGt-290, Law Crushed Stone Extension – Supplementary Documentation, prepared by Archaeological Services Inc., dated August 24, 2021	<ul style="list-style-type: none"> <li>• June 22, 2022</li> </ul>
25. Stage 1 Archaeological Assessment of the Law Crushed Stone Quarry Extension, prepared by Archaeological Services Inc., dated June 22, 2022	<ul style="list-style-type: none"> <li>• June 22, 2022</li> </ul>
26. Stage 1 Archaeological Assessment of the Law Crushed Stone Quarry Extension – Supplementary Documentation, prepared by Archaeological Services Inc., dated June 22, 2022	<ul style="list-style-type: none"> <li>• June 22, 2022</li> </ul>
27. Stage 1 Archaeological Assessment of the Law Crushed Stone Quarry Extension, prepared by Archaeological Services Inc., dated September 27, 2022	<ul style="list-style-type: none"> <li>• October 6, 2022</li> </ul>
28. Stage 1 Archaeological Assessment of the Law Crushed Stone Quarry Extension – Supplementary Documentation: Indigenous Engagement, prepared by Archaeological Services Inc., dated September 8, 2022	<ul style="list-style-type: none"> <li>• October 6, 2022</li> </ul>
29. Letter re: Commitment to Avoidance and Protection of 25 Archaeological Sites, prepared by Ed Lamb – Waterford Sand and Gravel Ltd., dated October 4, 2022	<ul style="list-style-type: none"> <li>• October 6, 2022</li> </ul>
30. Letter re: Commitment to Interim Protection of 12 Archaeological Sites, prepared by Ed Lamb – Waterford Sand and Gravel Ltd., dated October 4, 2022	<ul style="list-style-type: none"> <li>• October 6, 2022</li> </ul>
31. Cultural Heritage Evaluation Report (20642 Biederman Road), prepared by MHBC, dated May 2022	<ul style="list-style-type: none"> <li>• July 18, 2022</li> </ul>
<b>2<sup>nd</sup> Submission</b>	

Item	Date Submitted
32. Cover Letter to JART, prepared by MHBC (dated September 6, 2023)	• September 7, 2023
33. PJR and ARA Summary Statement Response Matrix, prepared by MHBC (dated July 11, 2023)	• September 7, 2023
34. PJR Addendum, prepared by MHBC (dated July 2023)	• September 7, 2023
35. Updated ARA Site Plans, prepared by MHBC (dated June 2023)	• September 7, 2023
36. Water Study Response Letter, prepared by WSP (dated April 18, 2023)	• September 7, 2023
37. Natural Environment Response Table, prepared by Riverstone (dated August 25, 2023)	• September 7, 2023
38. Revised Natural Environment Report, prepared by Riverstone (dated August 28, 2023)	• September 7, 2023
39. Noise Study Response Letter, prepared by Aercoustics (dated July 6, 2023)	• September 7, 2023
40. Updated Noise Impact Study, prepared by Aercoustics (dated July 6, 2023)	• September 7, 2023
41. Air Quality Response Letter, prepared by RWDI (dated April 4, 2023)	• September 7, 2023
42. Air Quality – Updated Figure 1	• September 7, 2023
43. Air Quality – Updated Table 5	• September 7, 2023
44. Blasting Response, prepared by Explotech (dated February 2, 2023)	• September 7, 2023
45. Updated Draft Blasting Impact Assessment, prepared by Explotech (dated March 2023)	• September 7, 2023
46. Financial Impact Assessment Response Letter, prepared by Colliers (dated August 31, 2023)	• September 7, 2023

Item	Date Submitted
47. Updated Financial Impact Assessment, prepared Colliers (dated August 31, 2023)	• September 7, 2023
48. Response to MNRF, prepared by MHBC (dated July 17, 2023)	• October 13, 2023
49. WSP Response to MNRF Comments (dated January 24, 2023)	• October 13, 2023
50. E-mail from MECP to MHBC (dated June 8, 2023)	• October 13, 2023
51. E-mail from OMAFRA to MHBC (dated January 27, 2023)	• October 13, 2023

**TO:** Mayor Grant & Members of Council

**FROM:** Cameron Hart, Manager of Financial Planning/Deputy Treasurer

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** **2023 Remuneration Report**

---

**RECOMMENDATION(S):**

**THAT** Report ASR-003/2024 regarding the 2023 Remuneration Report be received for information.

**EXECUTIVE SUMMARY:**

The Municipal Act, 2001 requires that a report be prepared annually by March 31st of the following year on remuneration and expenses paid to Council and board members.

In keeping with the terms of legislation staff present for your information, the 2023 Remuneration Report attached as Appendix A.

**BACKGROUND:**

Relevant Legislation:

The sections of the Municipal Act that speaks directly to requirements with respect to remuneration report are:

284. (1) The Treasurer of a municipality shall in each year on or before March 31 provide to the Council of the municipality an itemized statement on remuneration and expenses paid in the previous year to:

- (a) Each member of Council in respect of his or her services as a member of the Council or any other body, including a local board, to which the member has been appointed by Council or on which the member holds office by virtue of being a member of Council;
- (b) Each member of Council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) Each person, other than a member of Council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body. 2001, c. 25, s. 284 (1).

Expenses were paid by the Township of Wainfleet to members of Council under Bylaw 012-2016, members of the Committee of Adjustment under Bylaw 005-2023, and to members of the Library Board under Bylaw 006-2023.

**OPTIONS/DISCUSSION:**

None.

**FINANCIAL CONSIDERATIONS:**

None.

**OTHERS CONSULTED:**

☒ Chief Administrative Officer

☒ Clerks

☒ Community & Dev. Services

☐ Fire

☒ Finance

☒ Human Resources

☒ Operations

☐ Other:

**ATTACHMENTS:**

- 1) Appendix "A" – Remuneration Reporting

Respectfully submitted by,

Approved by,

---

Cameron Hart  
Manager of Financial Planning  
Deputy Treasurer

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Mallory Luey  
Chief Administrative Officer

## APPENDIX A: to ASR-003/2024

### Township of Wainfleet Remuneration Reporting

#### COUNCIL BENEFITS

Member	Wages	Benefits	Telephones	Memberships	Meals	Conferences	Mileage	Total
Brian Grant	\$ 23,877.61	\$ 1,678.19	\$ 794.59	\$ -	\$ -	\$ -	\$ 192.28	\$ 26,542.67
Terry Gilmore	\$ 12,538.24	\$ 782.24	\$ 162.32	\$ -	\$ -	\$ -	\$ -	\$ 13,482.80
Sherri Van Vliet	\$ 12,538.24	\$ 782.24	\$ 214.71	\$ -	\$ -	\$ 183.39	\$ -	\$ 13,718.58
John MacLellan	\$ 12,538.24	\$ 782.24	\$ 122.11	\$ -	\$ -	\$ -	\$ -	\$ 13,442.59
Joan Anderson	\$ 13,625.44	\$ 265.63	\$ 123.42	\$ -	\$ -	\$ -	\$ -	\$ 14,014.49

#### COMMITTEE OF ADJUSTMENT EXPENSES

Member	Wages	Benefits	Telephones	Memberships	Meals	Conferences	Mileage	Total
Gary Balicki	\$ 600.00	\$ 11.70	\$ -	\$ 150.00	\$ -	\$ -	\$ 152.48	\$ 914.18
Diane Chase	\$ 400.00	\$ 11.69	\$ -	\$ 150.00	\$ -	\$ 695.00	\$ 217.15	\$ 1,473.84
Mark Feduck	\$ 605.00	\$ 18.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623.70
Rico Leone	\$ 400.00	\$ 7.80	\$ -	\$ 150.00	\$ -	\$ 765.00	\$ 251.68	\$ 1,574.48
Sharon McMillan	\$ 550.00	\$ 10.73	\$ -	\$ 150.00	\$ -	\$ 695.00		\$ 1,405.73

#### LIBRARY BOARD EXPENSES

Member	Honourarium	Benefits	Telephones	Memberships	Meals	Conferences	Mileage	Total
Lynn Gibson	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Lois Johnson	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Lynn Hunt	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Chris Summerhayes	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00

## BUILDING STAFF REPORT

BSR-001/2024

**TO:** Mayor Grant & Members of Council

**FROM:** Ben Hopkins, Chief Building Official

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** **Summary of 2023 Building Activity within the Township of Wainfleet**

---

### **RECOMMENDATION(S):**

**THAT** Building Staff Report BSR-001/2024 respecting Summary of 2023 Building Activity within the Township of Wainfleet be received for information.

### **EXECUTIVE SUMMARY:**

This is the summary report of building activity within the Township of Wainfleet for 2023 (attached as Appendix “A”). Of the 139 permits that were issued in 2023 they consisted of 12 Single Detached Dwellings, 40 Septic Permits, 70 Residential Permits, 12 Agricultural Permits, 1 Industrial, 2 Institution and 2 Commercial.

Of the 12 Single Detached Dwelling Permits that were issued in 2023, 5 were built in coordination with a demolition of an existing house. 7 permits were issued for new dwellings that were built on a vacant lot.

### **BACKGROUND:**

Chart 1 below indicates the breakdown of permits issued by month for all 139 Building Permits issued in 2023.

Chart 2 below indicates 2023 Permit Types by Building Classification. Residential Permits including renovations, additions, demolitions, septic and new dwellings were the most common construction projects accounting for 88% of the total number of permits. Agricultural Permits consisting of new, alterations and additions to farm buildings accounted for 9%, with Institution, Industrial and Business/Personal Services Permits accounted for 3% of the total permits issued.

Throughout 2023, the Building Department issued building permits for 6 accessory dwelling units. Those permits were not accounted for in the total 12 new single detached dwellings, but are noteworthy as they require the same amount of staff time as a typical single detached dwelling and they fulfil the increasing need of housing for Wainfleet residents.



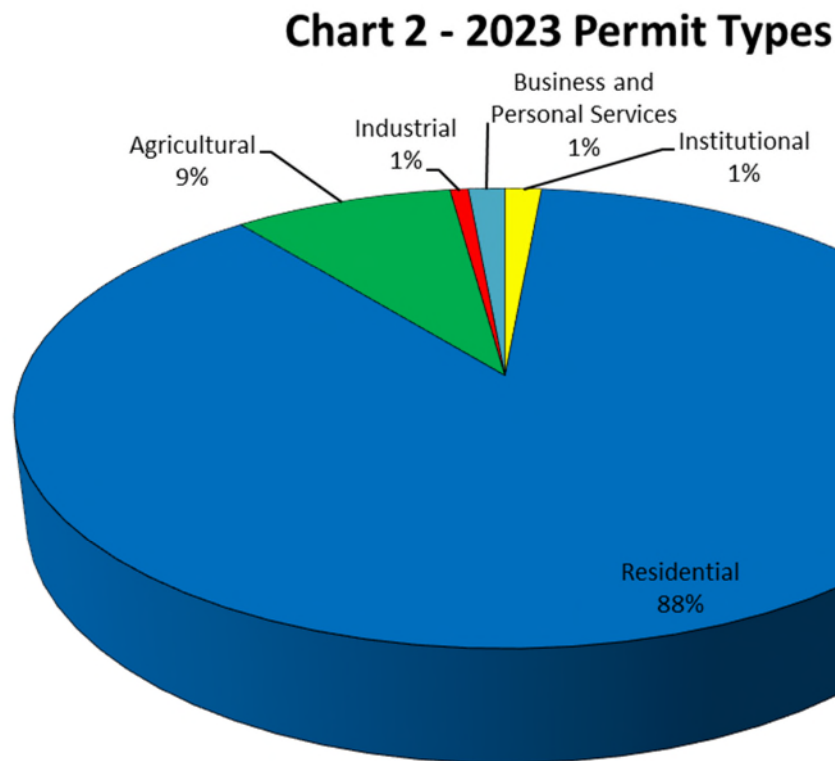
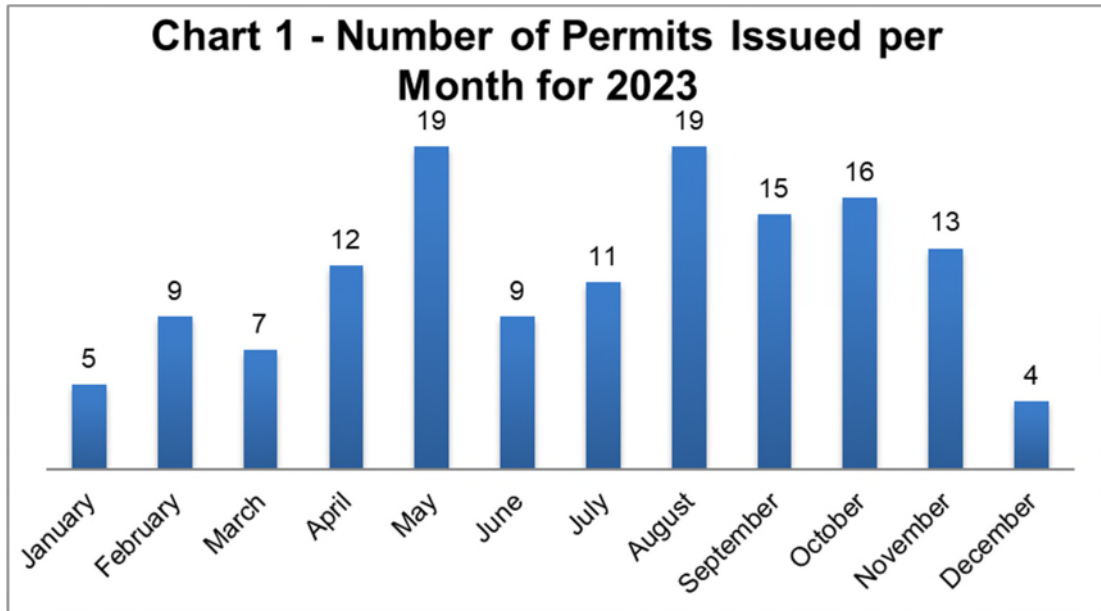


Table 2, contained in Appendix “B”, shows a detailed breakdown of the permit activity for the last 10 years.

Chart 3 below highlights the number of permits issued by year over the last 10 years. In 2023 139 permits were issued, under the 10-year average of 159 permits (Table 2 in Appendix "B").

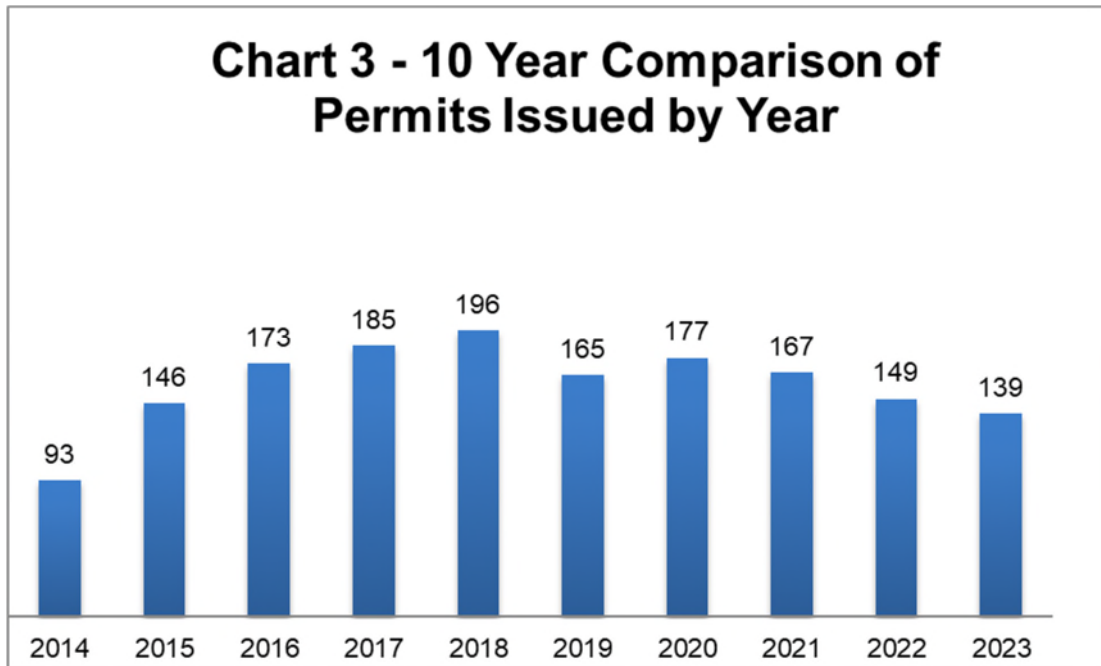


Chart 4 shows the 10-year comparison of new single detached dwelling permits. On average, there were 19 Permits issued per year over the last 10 years. 2023 was under the 10-year average, with 12 single detached dwellings permits.

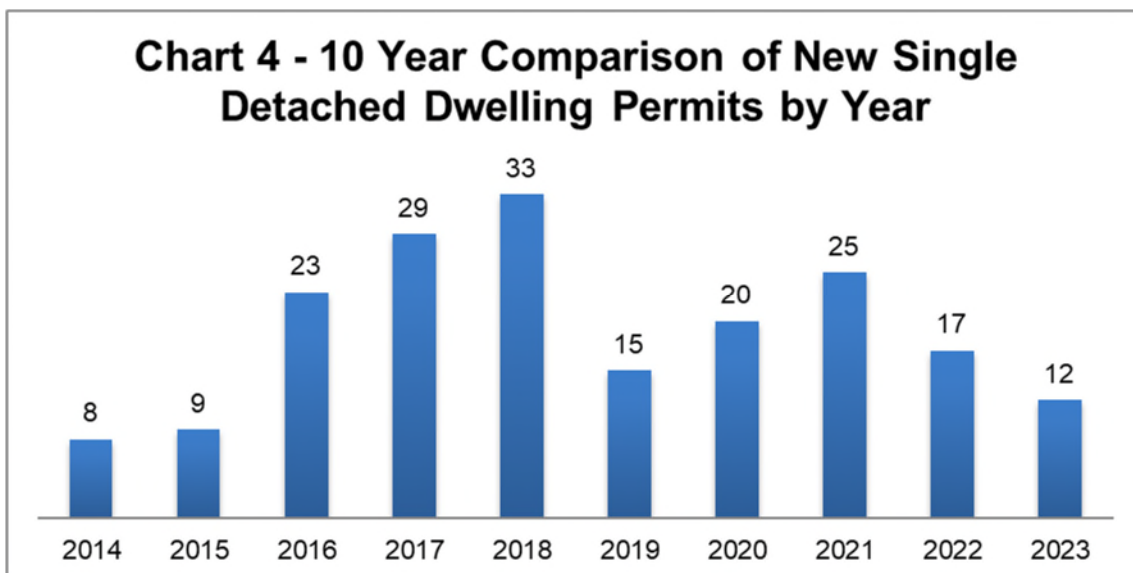
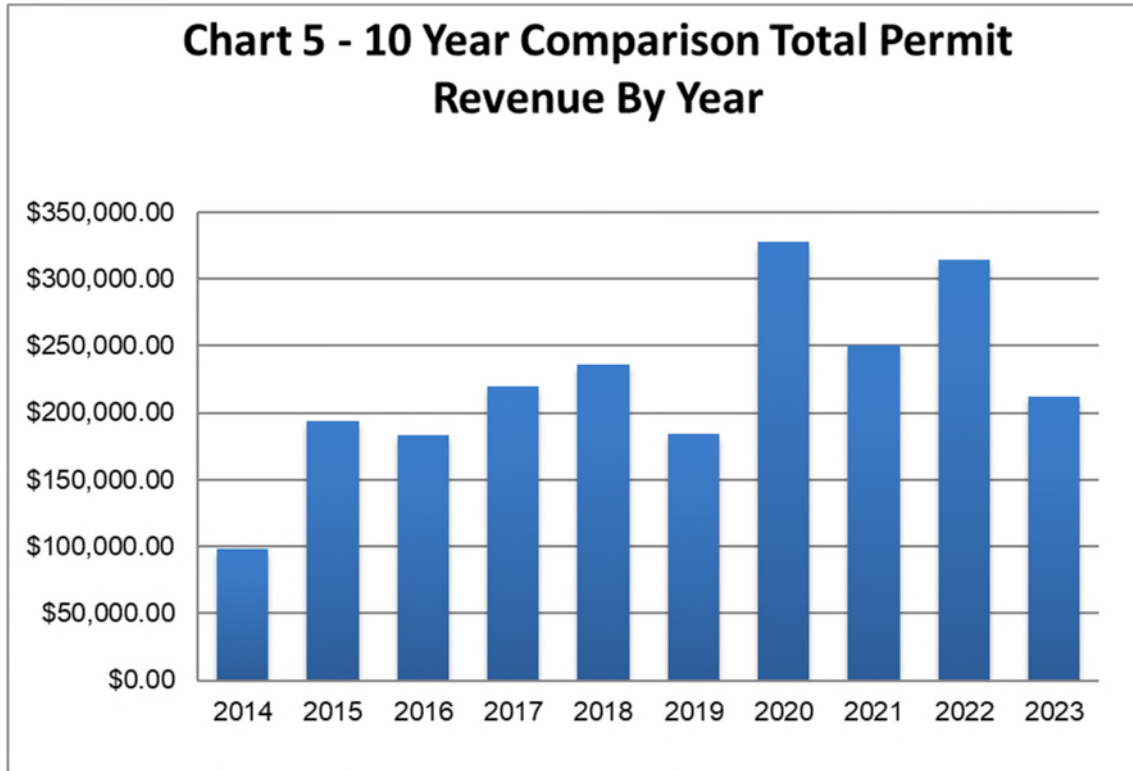


Chart 5 below, contains a comparison of the Building Permit Revenue by year, for the last 10 years. The overall estimated value of construction was just over \$26.6 Million as well as the

building permit fees received totalled \$211,843.13 for 2023. This exhibits a small decline from the previous years totals as the Township was fortunate to receive the large permit submission (elementary school application on Sugarloaf Street) in 2022.



### **OPTIONS/DISCUSSION:**

The Building Department anticipates the commencement of construction of the Lakewood Beach & Bunz Lane Condominiums which have both completed primary services and access ways into the developments. The increase in single detached dwelling will ideally raise permit totals and permit revenue to be more inline with the yearly averages. Colleagues in neighbouring municipalities have confirmed that they have likewise experienced a notable decline in historical building activity numbers over the past year (2023).

Lastly, the Building Department completed the 2022 annual Financial Information Return statistical information, specifically the audit of time to determine if the mandated timelines outlined in the Building Code Act to issue or deny permit applications were being met. The results showed that when an applicant submitted a complete building permit application, the turn around time to issue the permit was approximately half the mandated time. Staff will soon be completing the audit of the 2023 permits and we expect similar results that consistently demonstrates an exceptional turn-around time and further emphasises the importance of applicants submitting complete applications to help facilitate these high service levels.

**FINANCIAL CONSIDERATIONS:**

None at this time.

**OTHERS CONSULTED:**

- ☒ Chief Administrative Officer
- ☒ Clerks
- ☒ Community & Dev. Services
- ☐ Fire

- ☒ Finance
- ☒ Communications
- ☒ Operations
- ☐ Other:

**ATTACHMENTS:**

- 1) Appendix "A" - Table 1 – 2023 Building Permit Report
- 2) Appendix "B" - Table 2 – 10 Year Building Permit Comparison

Respectfully submitted by,

Approved by,

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Ben Hopkins  
Chief Building Official

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Mallory Luey  
Chief Administrative Officer

## APPENDIX “A”

Table 1 - 2023 Building Permit Report									
Month	Number of Permits Issued	Res.	Agri.	Com.	Indust.	Inst.	New House Permits	Estimated Value of Construction	Building Permit Fees
January	5	5	0	0	0	0	0	\$145,000.00	\$2,376.95
February	9	7	2	0	0	0	0	\$1,541,000.00	\$9,767.65
March	7	7	0	0	0	0	2	\$1,264,000.00	\$11,783.20
April	12	11	1	0	0	0	0	\$2,800,438.00	\$28,203.77
May	19	14	3	2	0	0	0	\$2,304,000.00	\$17,713.99
June	9	7	2	0	0	0	3	\$8,085,000.00	\$32,627.11
July	11	9	2	0	0	0	0	\$1,195,500.00	\$13,742.35
August	19	17	1	0	0	1	1	\$2,503,000.00	\$23,073.42
September	15	15	0	0	0	0	1	\$1,946,800.00	\$17,864.79
October	16	16	0	0	0	0	2	\$2,114,000.00	\$23,886.75
November	13	11	1	0	0	1	3	\$2,326,500.00	\$29,404.86
December	4	3	0	0	1	0	0	\$430,000.00	\$1,398.29
<b>Totals</b>	<b>139</b>	<b>122</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>12</b>	<b>\$26,655,238.00</b>	<b>\$211,843.13*</b>

\*Building permit fees total does not include any permit fee refunds made throughout 2023.

## APPENDIX “B”

Table 2 - 10 Year Building Permit Comparison				
Year	Number of Permits Issued	New House Permits	Estimated Value of Construction	Building Permit Fees
2014	93	8	\$9,054,100.00	\$98,382.25
2015	146	9	\$14,106,750.00	\$193,881.82
2016	173	23	\$13,165,058.39	\$183,134.77
2017	185	29	\$17,201,100.00	\$219,328.39
2018	196	33	\$16,601,745.00	\$235,540.25
2019	165	15	\$14,548,600.00	\$184,136.84
2020	177	20	\$22,432,209.80	\$327,812.38
2021	167	25	\$21,852,665.90	\$250,268.84
2022	149	17	\$49,435,726.00	\$314,345.15
2023	139	12	\$26,655,238.00	\$211,843.13
<b>Averages</b>	<b>159</b>	<b>19.1</b>	<b>\$20,505,319.31</b>	<b>\$221,867.38</b>

## PUBLIC WORKS STAFF REPORT

PWSR-001/2024

**TO:** Mayor Grant & Members of Council

**FROM:** Richard Nan, Manager of Operations

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** Award of Request for Quotation for Chiller and Compressor

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### **RECOMMENDATION(S):**

**THAT** ; Public Works Staff Report PWSR-001/2024 respecting the award of Tender for one new shell and tube chiller and one new Mycom 6WA compressor and a 50hp motor complete be received for information; and

**THAT** Council direct the Manager of Operations to engage the services of Black & McDonald Limited to replace the shell and tube chiller and one new Mycom 6WA compressor and a 50hp motor

### **EXECUTIVE SUMMARY:**

During 2024 capital budget deliberations, Council approved the Arena Refrigerator Plant Replacement Project BM.2, that included the replacement of the shell and tube chiller and one new Mycom 6WA compressor and a 50hp Motor at the Wainfleet Arena. The chiller and compressor (and related equipment) are a vital part in order to operate the refrigeration plant at the facility.

### **BACKGROUND:**

Staff reviewed the various components of the arena refrigeration plant during a normal inspection program and also sought a more thorough assessment of the condenser from a third party, licensed consultant to perform this inspection. The consultant advised staff that consideration needs to be made for the replacement of the shell and tube chiller and compressor in order to continue operations into the fall start up of 2024.

### **OPTIONS/DISCUSSION:**

Staff included replacement of the chiller and compressor at an estimated price of \$195,000 in the presentation of the draft capital budget for consideration of Council (as part of the greater Arena Refrigerator Plant Replacement Project). Upon approval of the budget staff prepared a request for quotation in accordance with our procurement policy.

Following the closing held on February 8, 2024 staff received the following 2 bids:

Company	Tender Price
Cimco	\$175,879.75
Black & MacDonald	\$146,251.38

**FINANCIAL CONSIDERATIONS:**

The bid received by the Township to replace the chiller and compressor falls within Council-approved capital budget of \$195,000 for the Arena Refrigeration Plant Project.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input type="checkbox"/> Fire                                    | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

None

Respectfully submitted by,

Approved by,

---

Richard Nan  
Manager of Operations

---

Mallory Luey  
Chief Administrative Officer



## **PUBLIC WORKS STAFF REPORT**

**PWSR-002/2024**

**TO:** Mayor Grant & Members of Council

**FROM:** Richard Nan, Manager of Operations

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** Award for Engineering Services for Lee Street, Napoleon Street, and Church Street Reconstruction Project

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### **RECOMMENDATION(S):**

**THAT** ; Report PWSR-002/2024 respecting the award for Engineering Services for Lee Street, Napoleon Street, and Church Street be received; and

**THAT** Council direct the Manager of Operations to award the engineering and the additional contract administration to Urban and Environmental Management.

### **EXECUTIVE SUMMARY:**

During 2024 budget deliberations, staff presented a project proposing to retain an engineering firm to design the improvements and reconstruction of roads and drainage on Lee Street, Napoleon Street, and Church Street. These roads were identified in our recent Road Needs Study as requiring major improvements.

Staff prepared a request for proposals for engineering services for the design and the preparation of tender documents in anticipation of tendering the reconstruction of Lee Street, Napoleon Street, and Church Street. Staff reached out to 8 firms that perform this type of work to advise them of the opportunity. Staff additionally included a provisional item to include the contract administration to monitor the project (once the reconstruction effort was underway). Additional studies such as geotechnical, environmental compliance and permit acquisition will be conducted as well during the engineering process. Staff anticipated \$ 40,000 for the geotechnical, environmental compliance and permits which will be utilized under the current budget allocation and additional funds will be requested during the construction proposal for 2025 to cover the remaining contract administration. At this stage, staff do not anticipate that a full Municipal Class Environmental Assessment will be required as the project is an improvement in nature, but will seek the approvals as required.

One (1) submission was received by the Township and the results are attached below.

### **BACKGROUND:**

Lee Street, Napoleon and Church street have all been identified in the previous and most recent Road Needs Study and have been postponed due to the development of the new school currently under construction.

These roads require extensive rehabilitation and will be designed to the new engineering standards for urban development.

According to the Township Procurement Policy, staff prepared a request for proposals for engineering services for the design and preparation of tender documents in preparation of tendering the reconstruction of Lee Street, Napoleon Street, and Church Street.

The results of compliant proposals were evaluated based on the following evaluation criteria:

EVALUATION CRITERIA	WEIGHT
Company Profile	20%
Project Experience and Locations	20%
Design Philosophies and Methodologies	20%
Value Added Services	5%
Time to Complete	10%
References Review	20%
Quality of Submission	5%
<b>TOTAL</b>	<b>100%</b>

The submission demonstrated that they are qualified to complete the project. The average scoring during the evaluation review of this project are shown below:

Company	Average Evaluation Score
UEM Urban and Environmental Management	253/300

The submitted price results of the request for proposals for the design and preparation of Contract Documents only are shown below:

Company	Quote for Engineering Only
UEM Urban and Environmental Management	\$ 68,428.95

Staff additionally included a provisional item in the RFP for construction administration of the project, once awarded. The provisional item quotation is \$66,040.00 from Urban and Environmental Management for Contract Administration.

Staff are recommending that Urban and Environmental Management be awarded the project for Engineering and Contract Administration based on their score for the proposal and their current efforts taken during the current Bellevue Beach project.

#### **OPTIONS/DISCUSSION:**

1. Award the engineering to Urban and Environmental to complete the scope identified in the RFP.

2. Award the engineering and the additional Contract administration to Urban and Environmental to complete the engineering and the contract administration during the construction phase of the project. (Recommended)
3. Issue an additional RFQ to seek additional engineering firms.

**FINANCIAL CONSIDERATIONS:**

This award will be part of the project PW.2 Road Rehabilitation budget proposal which included the road resurfacing, engineering and soil investigations approved by Council during the 2024 budget deliberations. The approved amount for engineering for this project was \$105,000, with a 25% contingency for a total of \$131,250. This tender proposal has come in at a total cost of \$134,469, which is minimally overbudget.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input type="checkbox"/> Fire                                    | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

None

Respectfully submitted by,

Approved by,

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Richard Nan  
Manager of Operations

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Mallory Luey  
Chief Administrative Officer

## PUBLIC WORKS STAFF REPORT

PWSR-003/2024

**TO:** Mayor Grant & Members of Council

**FROM:** Richard Nan, Manager of Operations

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** Award of Tender for Road Rehabilitation 2024

---

### **RECOMMENDATION(S):**

**THAT** ; Report PWSR-003/2024 respecting Award of Road Rehabilitation Tender be received; and

**THAT** the Manager of Operations engage the services of Circle P Paving to complete the 2024 Road Rehabilitation as outlined in the Tender.

### **EXECUTIVE SUMMARY:**

Staff prepared a tender for the 2024 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 3 bids, as shown below, and staff recommend the award of tender to the lowest bidder, Circle P Paving.

### **BACKGROUND:**

The tender for the Road Rehabilitation project this year was prepared using standardized Niagara Peninsula Contract documents. The roads selected for repair this year are Grabiell Road, Elizabeth Cres, Ellsworth Road N, Metler Road between Reg Rd 45 and Old River Road and Minor Road north of Lakeshore as had been presented to Council during the 2024 budget process.

Upon the tender closing on February 8, 2024, staff received 3 bids All bids have been reviewed and meet the requirements of the Township as detailed in the original tender documents.

Company	Tender Price
Circle P Paving	\$366,535.00
CRL Campbell	\$451,752.35
Walker Construction	\$434,678.00

### **OPTIONS/DISCUSSION:**

- 1) Award the tender to the lowest bidder, Circle P Paving in the amount of \$366,535.00 excluding HST (Recommended)

- 2) Award the tender to an alternate bidder.

**FINANCIAL CONSIDERATIONS:**

Council approved the project PW.2 Road Rehabilitation during the 2024 capital budget deliberations. The approved capital budget portion for the road rehabilitation was established at \$706,625. The engineering for Lee, Napoleon and Church was included in this project and was budgeted for \$131,250, for an approved total project cost of \$837,875.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input type="checkbox"/> Fire                                    | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

None

Respectfully submitted by,

Approved by,

---

Richard Nan  
Manager of Operations

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Mallory Luey  
Chief Administrative Officer

## EMERGENCY MANAGEMENT STAFF REPORT EMSR-001/2024

**TO:** Mayor Grant & Members of Council

**FROM:** Morgan Alcock, Fire Chief/CEMC

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** Solar Eclipse Planning

---

### **RECOMMENDATION(S):**

**THAT;** report EMSR-001/2024 re. Solar Eclipse Planning be received, and

**THAT** staff continue to coordinate with all levels of government and other agencies to ensure effective management of municipal operations and public safety before, during and after the event, and

**THAT** the draft Special Events Parking By-law appended to this report be presented to Council for adoption.

### **EXECUTIVE SUMMARY:**

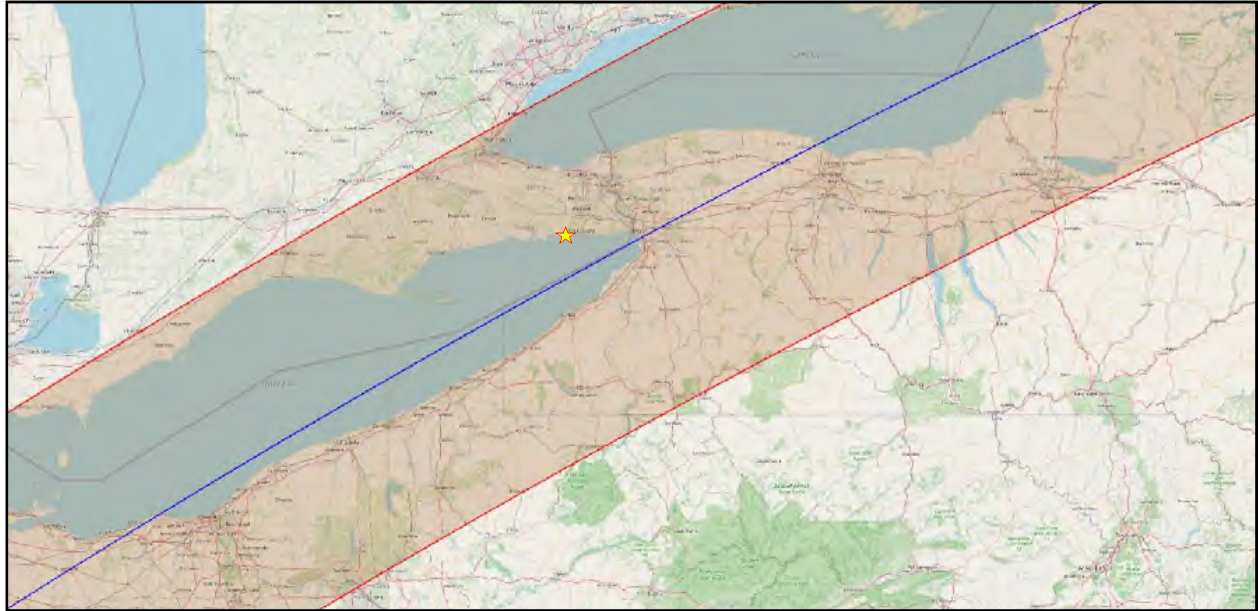
The purpose of this report is to provide Council an update on the organization's strategy for managing the total solar eclipse on April 8, 2024, and to receive direction to make the necessary changes and implement a temporary Special Events Parking By-law to ensure public safety and continued delivery of municipal services, before, during and after the event.

### **BACKGROUND:**

On April 8, 2024, a total solar eclipse will take place along Lake Erie and over the Township. This extraordinary and infrequent celestial occurrence is poised to unfold over Canada, the United States, and Mexico. A total solar eclipse occurs when the Moon passes directly between the Earth and the Sun, blocking the Sun's entire disk from view. This celestial alignment results in a temporary darkening of the sky as the Moon obscures the Sun's light. During a total solar eclipse, the Moon casts a shadow on Earth, and observers within the shadow's path experience a brief period of complete darkness known as totality. During this event, the moon will perfectly align between earth and the sun, casting temporary darkness over select regions of the country and enchanting a multitude of spectators. The anticipated commencement of the solar eclipse is at 2:04pm, spanning approximately 2.5 hours. The sun will reach a complete eclipse between 3:20pm and 3:23 pm.

Notably, the Niagara Region will be one of the prime locations in Canada to witness this celestial spectacle, providing over three minutes of total eclipse. Significantly, Fort Erie is within the Line of Totality, in which a complete eclipse can be observed. A century has

passed since Niagara last experienced a full solar eclipse in 1925, and this phenomenon is not expected to recur until the year 2144. Accordingly, those areas which fall into the path of totality, can generally expect a significant influx of visitor or 'flow-through' traffic coming to their areas or moving to and from other viewing sites.



*\*Projected path of the Total Solar Eclipse, blue line represents the path of totality, the shaded area represents the areas of optimal viewing.*

Caution is paramount when observing the solar eclipse. Directly viewing the sun with the naked eye poses risks, as exposure to solar Ultra-violet (UV) and Infra-red (IR) radiation can lead to retina damage and eyesight impairment. To safely witness the solar eclipse, it is imperative to utilize international standard (ISO) certified eye protection glasses equipped with special filters. These glasses ensure the safe observation of all phases of the solar eclipse and mitigate potential harm to one's eyesight.

### **OPTIONS/DISCUSSION:**

Township Staff have been actively involved with key stakeholders in planning for the solar eclipse on April 8, 2024. Emergency Management staff participate on the Niagara Partners Eclipse Working Group, and in November of 2023 participated in a full-scale exercise in partnership with Niagara Region Emergency Management and the NPCA.

Due to the Niagara being one of the prime locations to witness the total solar eclipse Township staff have held several planning meetings to determine how best to provide safe viewing as well as implement procedures and precautions to enhance health and safety for visitors and staff, while also reducing risk to the corporation.

*Township Lands & Roads*

The Township does not plan to host any events but is aware that unplanned gatherings may occur and will ensure that facilities such as the Arena and Baseball parking lot and washrooms will be staffed and operational during the eclipse. Temporary facilities (portable toilets) will be placed at various locations ahead of the event. Locations include, Reeb's Bay, Augustine Beach, Fire Station 3, and the Regional Beach.

The Township owns several lake access properties (road allowances) which are currently governed by the existing parking by-law. With the estimated increase in visitors coming to the township, staff have identified roads and areas with which temporary parking restrictions, increased penalties and closures should be implemented.

To address this, staff are recommending the implementation of a temporary Special Events Parking By-law (Attached as Appendix "A") which can be enacted for a variety of events including emergency events (i.e. solar eclipse), planned festivals, parades or other community events. By enacting this by-law, it will be a simple administrative task of updating the schedules for future planned events when needed.

As identified in our current Traffic and Parking By-law No. 010-2018, the draft Special Events Parking By-law incorporates similar definitions, prohibitions and enforcement. Increased penalty (fine) amounts will apply for a number of the common parking infractions. The proposed by-law is temporary and will be enacted through the Solar Eclipse Event: commencing at 16:00 hours on Friday April 5, 2024 and Terminating at 23:59 hours on Monday April 8, 2024.

To avoid over crowding and ensure emergency vehicle access, roads with no exits will be closed to visitor traffic. Residents will still have access to their properties. Barricades will be installed at the points listed in the map below. Temporary parking restrictions will need to be implemented to ensure By-Law has the appropriate tools in place to enforce the restrictions.



*Morgan's Point*

Narrow streets that cannot accommodate roadside parking and through traffic will need to be included in the temporary restrictions. Temporary and updated signage will need to be installed.

*Augustine Road & Beach Area**Narrow Through Roads*

### NPCA Conservation Areas

The NPCA's four active parks will present a unique opportunity for visitors to witness a total solar eclipse. To facilitate this extraordinary experience, all four parks will temporarily open before their traditional season, allowing individuals to marvel at this celestial event amidst the stunning natural landscapes of the Niagara Watershed.

Both Long Beach and Chippawa Creek Conservation Areas will be opening with limited availability for tent camping and day visitor use

Morgan's Point will remain open as a limited day-use area. The on-site facilities will not be operational and persons attending the site should come prepared for such operations.

Township staff have requested a portable toilet be placed on site, and that the NPCA owned area at the end of Morgan's Point Road be blocked off to deter unsafe roadside parking.

NPCA staff will collaborate with municipal emergency services to restrict access to high-risk conservation areas during the solar eclipse event to minimize risk to health and safety. Those high-risk areas include all of NPCA's conservation areas which feature trails in close proximity to significant cliffs, primarily NPCA's escarpment properties, as well as those areas adjacent to or featuring significant watercourses or waterbodies. These properties, such as Wainfleet Wetlands, will be subject to measures aimed at ensuring public safety. In addition to implementing physical barricades, the NPCA will employ signage and leverage communication channels through its website, mailing lists, and social media platforms to disseminate information and discourage visitors from entering these specific parks during the day of the solar eclipse.



*Long Beach Conservation Area*

Temporary parking restrictions along Burkett Road and Minor Road will need to be implemented to assist NPCA with potential overcrowding issues.

### Updated Emergency Plans

In collaboration with various agencies, staff will conduct a thorough review of the existing emergency plans, incorporating a dedicated section to address the nuances of operation during a unique, event, such as a solar eclipse. The revised emergency plans will encompass detailed provisions for emergency and notification procedures, evacuation protocols, coordination with emergency services, medical response, weather-related contingencies, and strategies for public communication. This collaborative effort aims to enhance the emergency preparedness of the Township, specifically tailoring the plans to address the distinctive challenges associated with hosting a solar eclipse event.

### Communication

The Township is set to establish a dedicated page on its website to relay information to the public regarding the upcoming solar eclipse. This webpage will serve as a central hub, offering details on service offerings and reservation procedures for parks providing specific

programming. Additionally, it will provide crucial information about road closures and essential safety guidelines, ensuring the public is well-informed and can plan their eclipse experience.

*Additional precautions for staff*

As Township staff regularly work in the field, we will be taking extra precautions to ensure the safety of our staff. All staff will be provided with ISO certified eye protection glasses. As we anticipate that traffic may be severely congested during the period of the solar eclipse, the Township will be advising staff to not schedule any site visits on that date unless necessary and additionally encouraging all those that are able to, to work remotely on April 8th. Staff that will be working in the field will additionally be involved in a thorough review of the updated emergency response plan. All staff will receive educational guidance on safety precautions to take during this unique event.

**FINANCIAL CONSIDERATIONS:**

The Township currently does not have an established budget for emergency events. The precautions suggested herein this report have financial costs associated with them including but not limited to staff overtime/on-call, temporary signage, portable washrooms, supplies, etc.

Similar to other events (2019 Halloween Storm, 2022 Blizzard), Finance Staff have set up dedicated accounts for tracking costs associated with the planning, response and recovery needs of the event.

Staff will be working to reduce the financial burden by flexing staff time, utilizing backup/older equipment, purchasing signs which will be permanently utilized in the future and increase our emergency resiliency and preparedness.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input type="checkbox"/> Fire                                    | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

- 1) Appendix "A" -Draft Special Events Parking By-law
- 2) Solar Eclipse Presentation

Respectfully submitted by,

Approved by,

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Morgan Alcock  
Fire Chief/CEMC

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Mallory Luey  
Chief Administrative Officer

# THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

## BY-LAW NO. 00X-2024

Being a By-law to establish Temporary Regulations  
and Penalties for Traffic and Parking of  
vehicles on highways in the Township.

**WHEREAS** sections 8, 9 and 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, ("*Municipal Act, 2001*") authorize The Corporation of the Township of Wainfleet to pass By-laws necessary or desirable for municipal purposes; and

**AND WHEREAS** subsection 102.1(1) of the *Municipal Act, 2001* provides that a municipality may require a Person to pay an administrative penalty if the municipality is satisfied that the Person failed to comply with any By-laws respecting the parking, standing or stopping of vehicles; and

**AND WHEREAS** the Province adopted the "Administrative Penalties" regulation, O.Reg. 333/07 pursuant to the Municipal Act, 2001 which applies to administrative penalties in respect of the parking, standing or stopping of vehicles; and

**AND WHEREAS** the Corporation of the Township of Wainfleet has enacted a of Bylaw regulating the parking, standing or stopping of vehicles, namely By-law No. 010-2018, as amended, being a By-law regulating traffic and parking on Township Roads; and

**AND WHEREAS** the Township of Wainfleet will designate portions of By-law No. 010-2018 to be applicable to the administrative penalty system established through this By-law; and

**AND WHEREAS** the Township of Wainfleet considers it desirable to enforce and seek compliance with the designated By-laws, or portions of those By-laws, through the administrative penalty system;

**NOW THEREFORE** the Council of the Township of Wainfleet enacts as follows:

1. **SHORT TITLE**

1.1 This By-law shall be referred to as "Special Events Parking By-law".

2. **DEFINITIONS**

2.1 In this by-law:

**"Accessible Parking"** means a parking space for people with a valid MTO issued Accessible Parking Permit (APP).

**"Administrative Monetary Penalty System"** means an authoritative system in which penalty notices are issued, appealed, paid or collected, By-law No.020-2014 as amended.

**"Emergency Route"** means a route designated for emergency vehicles and situations.

**"Enforcement Officer"** means a Municipal Law Enforcement Officer appointed and employed by the Township of Wainfleet, and shall include the Niagara Regional Police Service and the Ontario Provincial Police Service.

**“Exemptions”** means certain agencies or people working for agencies that are exempt for provisions of this by-law only while performing their duties.

**“Highway”** shall have the same meaning as the Highway Traffic Act.

**“Official Sign”** means a sign designated for use by the Highway Traffic Act and Ministry of Transportation.

**“Park”** means the stopping or standing of vehicle whether occupied or not.

**“Special Event”** means a Special Events or occurrence that the Township of Wainfleet deems necessary for the safety for residents and visitors to further restrict, regulate and control traffic movement in certain areas on a temporary basis and shall include commencement dates and times and termination date and times.

**“Special Events Parking Penalties”** means all parking penalties will be increased to promote compliance and safety in designated areas only for the temporary event or occurrence.

### 3. APPLICATION

- 3.1 The provisions of this By-law shall apply only to Special Events set out in Schedule “A” of this by-law.
- 3.2 The provisions of this by-law shall apply to the Highways under the Jurisdiction of the Township of Wainfleet listed in Schedule “B” of this by-law.
- 3.3 The provisions of this by-law shall apply to the Special Events Parking Penalties as set out in Schedule “C” of this by-law.
- 3.4 The list of Exemptions shall apply as set out in Schedule “D” of this by-law.
- 3.5 This by-law shall only take precedence for the Special Events Parking event listed in Schedule “A”

### 4. PROHIBITIONS

- 4.1 No Person shall Park on a Highway during a Special Event where official signs are posted.
- 4.2 No Person shall Stop on a Highway during a Special Event where official signs are posted.
- 4.3 No Person shall Stop in an Emergency Route where official signs are posted.
- 4.4 No Person shall Park / Stop in a Residential Parking Permit Space without having a valid Residential Parking Permit displayed where official signs are posted.
- 4.5 No Person shall Park / Stop in an Accessible Parking Permit space without having an Accessible Parking Permit issued by the MTO displayed.

### 5. ENFORCEMENT

- 5.1 The provisions of this by-law may be enforced by an Enforcement Officer.

- 5.2 An enforcement officer as defined, upon discovery of any vehicle stopped, parked or standing in contravention of this by-law, or any vehicle apparently abandoned or any vehicle without proper number plates on a Highway listed in this by-law, may cause such vehicle to be removed or taken to and stored in a suitable place and all cost and charges for removing, care and storage thereof, if any are a lien upon such vehicle which may be enforced in the same manner provided in the Mechanics Lien Act.
6. **OFFENCES AND PENALTIES**
- 6.1 Any fine imposed or offence created by this by-law is subject to the provisions of Administrative Monetary Penalty System By-law. (AMPS By-law).
- 6.2 Everyone who contravenes any provision of this by-law is guilty of an offence and subject to the penalty and provisions as provided within the AMPS By-law.
7. **SCHEDULES**
- 7.1 The schedules "A" through "D" inclusive attached hereto shall form part of this by-law.

**BY-LAW READ AND PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.**

\_\_\_\_\_  
B. Grant, MAYOR

\_\_\_\_\_  
A. Chrastina, DEPUTY CLERK

## **SCHEDULE “A of By-law 00X-2024”**

### **Schedule “A” Special Event**

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1. **Solar Eclipse Event-** Commencing at 16:00 hrs Friday April 5, 2024 and Terminating at 23:59 Hrs on Monday April 8, 2024.

DRAFT



## SCHEDULE “B of By-law 008-2024”

### Schedule “B”

#### Parking Prohibitions by Highway- No Parking

Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Lakeshore Rd	South Side	From Cement Rd to Station Rd	All Times / Everyday
Lakeshore Rd	North Side	Cement Rd to a point 30 metres past Quarry Rd	All Times / Everyday
Lakeshore Rd	North Side	From a point 50 metres past Quarry Rd to Station Rd	All Times / Everyday
Woodlawn Dr	Both Sides	From Quarry Rd to Woodland Dr dead end	All Times / Everyday
Maplewood Dr	Both Sides	From Quarry Rd to Woodland Dr	All Times / Everyday
Bellevue Beach Rd	Both Sides	From Lakeshore Rd to Bellevue Beach	All Times / Everyday
Hill Ave	Both Sides	From Bellevue Beach Rd to Hill Ave	All Times / Everyday
Beach Rd E	Both Sides	From Bellevue Beach Rd to Beach Rd E	All Times / Everyday
Walnuthill Rd	Both Sides	From Lakeshore Rd to Augustine Rd	All Times / Everyday
Hock Rd	Both Sides	From Walnuthill Rd to Sandel Rd	All Times / Everyday
Sandel Rd	Both Sides	From Lakeshore Rd to Hock Rd	All Times / Everyday
Slater Blvd	Both Sides	From Walnuthill Rd to Augustine Rd	All Times / Everyday
Erie ST	Both Sides	From Lakeshore Rd to Gallinger Rd	All Times / Everyday
Gallinger Rd	Both Sides	From Brawn Rd to Gallinger Rd dead end	All Times / Everyday
Brawn Rd	East Side	From Lakeshore Rd to Gord Harry Trail	All Times / Everyday
Brawn Rd	West Side	From Lakeshore Rd to a point 180-meter North of Lakeshore Rd	All Times / Everyday
Desiree Rd	Both Sides	From Lakeshore Rd to Churchill Ave	All Times / Everyday
Collins Lane	Both Sides	From Lakeshore Rd to Churchill Ave	All Times / Everyday
Fletcher Ave	Both Sides	From Golf Course Rd to Collins Lane	All Times / Everyday
Churchill Ave	Both Sides	From Golf Course Rd to Desiree Rd	All Times / Everyday
Harbourview Rd	East Side	Commencing at Lakeshore Road and of Harbourview Rd to 240 meters south of Harbourview Rd	All Times / Everyday
Harbourview Rd	Both Sides	Commencing at 240 meters South Harbourview Rd to Harbourview Rd dead end	All Times / Everyday
Morgan's point Rd	Both Sides	From Lakeshore Rd to Morgan's Point Rd dead end	All Times / Everyday
Fowler Rd	Both Sides	From Morgan's Point Rd to 2 <sup>nd</sup> St	All Times / Everyday
Lakefield Cres	Both Sides	Fowler Rd to Fowler Rd	All Times / Everyday
Neff ST	Both Sides	Southern end of Neff St to Northern end of Neff St	All Times / Everyday
2 <sup>nd</sup> St	Both Sides	From Morgan's Point Rd to Neff St	All Times / Everyday
1 <sup>st</sup> St	Both Sides	From Morgan's Point Rd to Neff St	All Times / Everyday
Minor Rd	Both Sides	From Lakeshore Rd to Mittlestaedt Rd	All Times / Everyday
Old Lakeshore Rd W	Both Sides	From Lakeshore Rd to Old Lakeshore Rd W dead end	All Times / Everyday
Burkett Rd	Both Sides	From Lakeshore Rd to Concession 1 Rd	All Times / Everyday

**Schedule “B”**  
**Parking Prohibitions by Highway - No Stopping**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Quarry Rd	East Side	From Lakeshore Rd to Gord Harry Trail	All Times / Everyday
Quarry Rd	West Side	From Lakeshore Rd to a point 240 meters North of Lakeshore Rd	All Times / Everyday
Quarry Rd	West Side	From a point 275 meters North of Lakeshore Rd to Highway 3	All Times / Everyday
Augustine Rd	Both Sides	From Lakeshore Rd to Lakeshore Rd	All Times / Everyday

**Schedule “B”**  
**Parking Prohibitions by Highway – Emergency Routes**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Quarry Rd	West Side	From the most Southerly corner of Quarry Rd heading North and commencing at 240 meters for a distance of 35 meters	All Times / Everyday
Side Rd 18	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Side Rd 24	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Daley Ditch Rd	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Park ST	South Side	From a point 147 meters West of Sugarloaf Street to a point of 174 metres west of Sugarloaf Street	All Times / Everyday

**Schedule “B”**  
**Parking Prohibitions by Highway - Residential Permit Parking**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Brawn Rd	West Side	From a point of 180 meters North of Lakeshore Rd to Gord Harry Trail	All Times / Everyday

Lakeshore Rd	North Side	From a point 30 meters West of Quarry Rd to a point 50 meters West of Quarry Rd	All Times / Everyday
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## Schedule "B"

### Parking Prohibitions by Highway – Designated Accessible Parking

Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Lakeshore Rd	Beach Lot (South Side)	4 Spaces where official signs are on display	All Times / Everyday

## SCHEDULE "C" of By-law 00X-2024

### Schedule "C" Special Event Parking Penalties

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Schedule "C" to By-law No. 00X-2024  
Short Form Wording and Administrative Penalties.

Item	COLUMN 1 Designated Provisions	COLUMN 2 Short Form Wording	COLUMN 3 Administrative Penalty
1.	4.1	Park in Prohibited Area	\$200.00
2.	4.2	Stop In Prohibited Area	\$200.00
3.	4.3	Stop in an Emergency Route	\$350.00
4.	4.4	Park without valid parking permit visible	\$250.00
5.	4.5	Park in Accessible Parking Space without permit visible	\$600.00

## SCHEDULE “D” of By-law 00X-2024

### Schedule “D” Exemptions

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The people or agencies listed below are exempt for the provisions of this by-law **ONLY** while performing their duties:

1. Any Emergency Service vehicle – Police, EMS, Fire
2. Any Wainfleet Volunteer Firefighter on scene in a POV
3. Any Township employee, in a marked or unmarked vehicle
4. Any Region of Niagara employee in a marked or unmarked vehicle
5. Any marked public utility, for emergency repair.

# **TOTAL SOLAR ECLIPSE**

## **APRIL 8, 2024**



# 2024 SOLAR ECLIPSE – EVENT DESCRIPTION

- A total solar eclipse will occur on **Monday April 8, 2024**, all of Niagara Region will be in the path of totality.
- The 2024 solar eclipse will be the first total eclipse visible from parts of southern Ontario since 1925.

## **Solar eclipse:**

Occurs when the moon covers the sun. This results in the moon casting a shadow over Earth. A total eclipse is when the moon completely covers the sun.

## **Totality:**

The point at which the sun is completely covered by the moon.

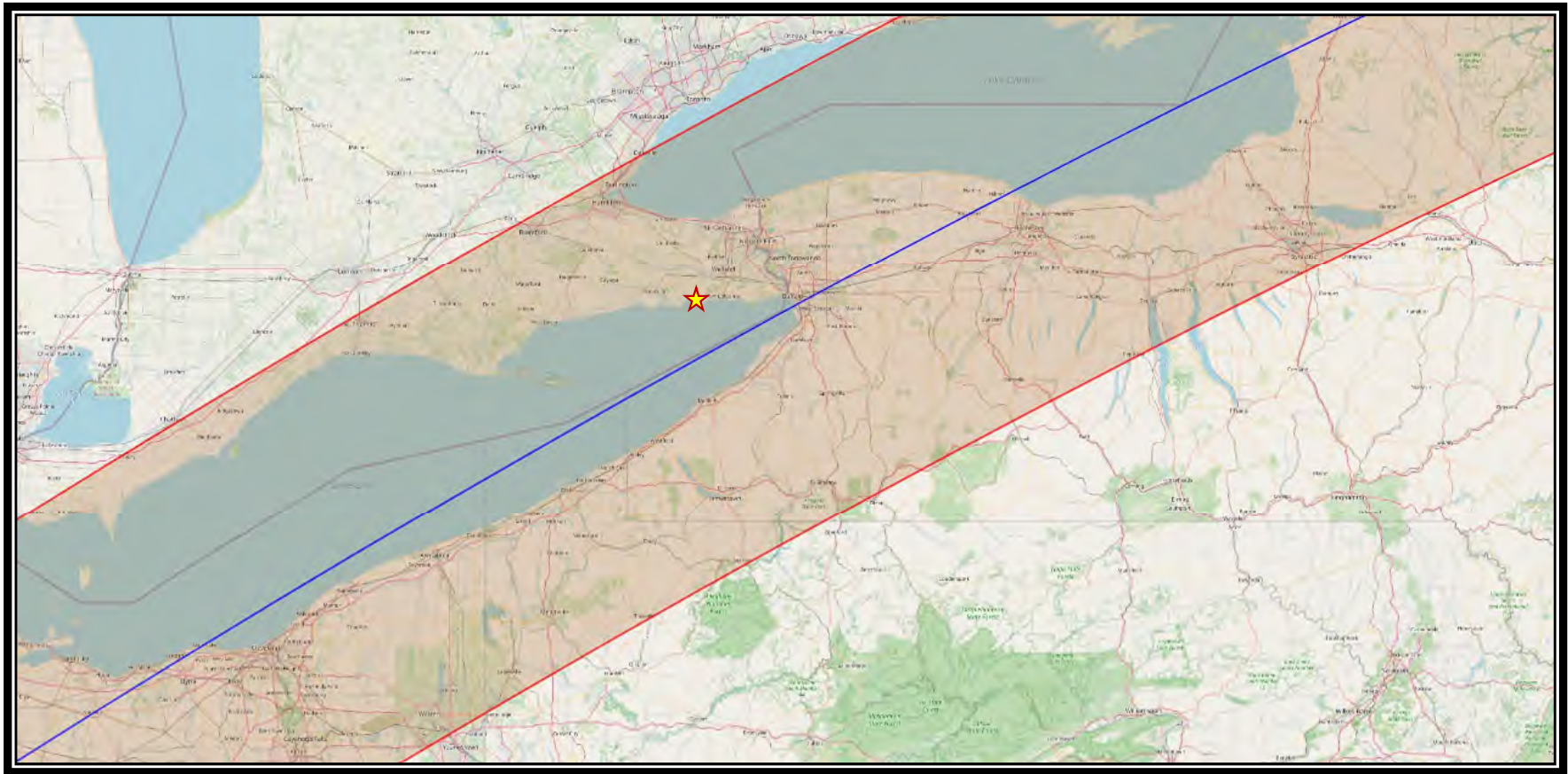
## **Path of totality:**

A narrow path approximately 100 -115 km wide where the sun appears to be completely covered for a short period of time.

## REASON FOR CONCERN & PLANNING

**Mass migration of visitors (est. +/- 500K) coming to Niagara Region to view the Eclipse.**  
**Potential for overwhelming local resources (food, fuel, emergency services) and infrastructure (roads, shelter, cellular and internet networks, etc.)**

# PATH OF TOTALITY





# SOLAR ECLIPSE PLANNING & EVENTS

## Niagara Partners Working Group

- Facilitate information sharing and coordination between Niagara emergency management partners

## Provincial Eclipse Working Group

- General intent of this working group is to serve as a focal point for information sharing

## Solar Eclipse Communications Working Group

- Public Health to develop eye safety messaging
- Comms working group to develop a communication plan for the eclipse

## Emergency Social Services Planning Group

- Preplanned shelter space throughout the region

## Niagara International Transportation Technology Coalition (NITTEC)

- NITTEC provides real-time traffic and roadway information to improve traffic flows and enhance emergency assistance for motorists using the transportation system.

## Medical Assist Committee (MAC) Group

- Working on plans to emergency services to attend calls where there is expected traffic delays for planned or unplanned events.

## NPCA Conservation Areas

- Long Beach – 75 camp sites available for booking + 50 day use vehicle spots - to be advertised soon
- Chippawa Creek Conservation Area - 20 camp sites available for booking + 60 day use vehicle spots - to be advertised soon
- Morgan's Point, & Wainfleet Quarry Conservation Areas – Open to Limited Day use with no staff onsite

# TOWNSHIP OF WAINFLEET PLANNING CONSIDERATIONS

TYPE	PLANNING CONSIDERATION	ACTION
Transportation	<ul style="list-style-type: none"> <li>Traffic congestion in some areas may be an issue</li> <li>Real time traffic info for public use</li> <li>People driving during the time of the eclipse and pulling over to observe</li> <li>Consider halting non-essential road construction and closures during this time.</li> </ul>	<ul style="list-style-type: none"> <li>MTO, NRPS, NITTEC working on traffic plans</li> <li>Ontario 511, Municipal 511,</li> <li>EMSAS</li> </ul>
First Responders	<ul style="list-style-type: none"> <li>Emergency vehicles may experience delays due to traffic congestion and road closures</li> <li>Possible increased demand on services</li> <li>Potential staffing issues</li> </ul>	<ul style="list-style-type: none"> <li>MAC developing plans for emergency response</li> <li>Station duty for VFF</li> <li>Staging of fire apparatus &amp; equipment</li> <li>Joint response with allied agencies</li> </ul>
Tourism	<ul style="list-style-type: none"> <li>Accommodations are likely to be booked up far in advance</li> <li>Increased demand for campgrounds, risk of people camping in non-campground locations</li> <li>Local businesses planning solar eclipse viewing events</li> </ul>	<ul style="list-style-type: none"> <li>Long Beach camping – 50 sites will be available</li> <li>Chippawa Creek – 20 sites will be available</li> </ul>

# TOWNSHIP OF WAINFLEET PLANNING CONSIDERATIONS

TYPE	PLANNING CONSIDERATION	ACTION
<b>Business and Industry</b>	<ul style="list-style-type: none"> <li>Awareness of event among local businesses</li> <li>Local businesses impacted by increased traffic</li> <li>Awareness for industries or projects that will need to cease operations during the eclipse ie. road construction</li> </ul>	<ul style="list-style-type: none"> <li>Communicate eclipse information with local businesses</li> <li>Avoid scheduling special projects April 7 to 9.</li> </ul>
<b>Communications</b>	<ul style="list-style-type: none"> <li>High use of local and regional websites leading up to eclipse which resulted in slow downs and disruptions</li> <li>Need for information hotline for public and businesses</li> <li>National and international media attention at large events and/or tourism sites</li> <li>High volume of phone calls about the eclipse, events and closures</li> <li>Joint information system needed among local, regional and provincial partners – effective messaging before, during and after the event</li> </ul>	<ul style="list-style-type: none"> <li>Meeting with 211 to discuss assistance with a call centre</li> <li>Prepare a script for customer service staff</li> <li>Niagara Region communications working group – develop an eclipse comms plan</li> <li>Communications staff meeting to develop local comms plan</li> </ul>

# TOWNSHIP OF WAINFLEET PLANNING CONSIDERATIONS

TYPE	PLANNING CONSIDERATION	ACTION
<b>Critical Infrastructure</b>	<ul style="list-style-type: none"> <li>Increased demand for food, water etc.</li> <li>Fuel shortages, staff not having enough fuel to come into work</li> <li>Change delivery schedules</li> <li>Potential disruptions in telecommunications due to mass gatherings</li> </ul>	<ul style="list-style-type: none"> <li>Share eclipse information with food and fuel providers so they can plan accordingly.</li> <li>Ensure town fuel pumps are topped up</li> <li>Ensure all onsite utilities are topped up</li> <li>Communicate to staff</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>Risk of temporary or permanent eye damage if PPE is not used properly</li> <li>Risk of community diseases at mass gatherings</li> </ul>	<ul style="list-style-type: none"> <li>NRPH developing safety messaging re eye protection</li> <li>Solar eclipse viewing glasses purchased for staff (limited quantities available for public distribution).</li> </ul>
<b>Special Events</b>	<ul style="list-style-type: none"> <li>Many special events could result in demand for first aid, security services</li> <li>Porta potties in increased demand</li> <li>Identify events planned in the community and obtain approx. numbers – request emergency plans</li> </ul>	<ul style="list-style-type: none"> <li>Township of Wainfleet not planning any community events</li> <li>Ensure parks are monitored</li> <li>Ensure facilities are open for unplanned/unofficial gatherings</li> </ul>

# TOWNSHIP OF WAINFLEET PLANNING CONSIDERATIONS

TYPE	PLANNING CONSIDERATION	ACTION
<b>Schools / Programming (Library &amp; Recreation)</b>	<ul style="list-style-type: none"> <li>NCSB and DSBN have made April 8 a P.A. Day</li> <li>Review community program schedules</li> </ul>	<ul style="list-style-type: none"> <li>Share eclipse information with local daycare and nursery schools</li> <li>Avoid community bookings and programming April 7 to 9</li> </ul>
<b>Emergency Management</b>	<ul style="list-style-type: none"> <li>Eclipse Emergency Response Plan</li> <li>May need to activate EOC to monitor the event and manage any other emergencies that may develop</li> <li>Challenges having EOC staff travel to EOC due to traffic congestion</li> <li>Staffing challenges due to vacation and staff wanting to watch the eclipse</li> <li>Need for unified special events planning effort between local, regional, provincial partners</li> <li>Service delivery contingency planning</li> </ul>	<ul style="list-style-type: none"> <li>ERP to be developed and shared with EOC staff in advance</li> <li>Identified EOC staff to be on standby</li> <li>Limit staff vacation requests for April 7 to 9 to ensure coverage</li> <li>Eclipse working groups currently meeting and sharing information</li> <li>Departments to work on contingency plans</li> </ul>

**TO:** Mayor Grant & Members of Council

**FROM:** Sarah Ivins, Planner

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** Draft Plan of Subdivision – File No. P01/2023W  
Zoning By-law Amendment – File No. Z06/2023W  
Bell Meadows Subdivision, 32035 Bell Road

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**RECOMMENDATION(S):**

**THAT** Planning Staff Report PSR-001/2024 be received; and

**THAT** Draft Plan of Subdivision application P01/2023W for the lands described as Part Road Allowance between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3, Township of Wainfleet, be approved for the reasons outlined in this report and subject to the conditions of draft approval in Appendix “B”; and

**THAT** Zoning By-law Amendment application Z06/2023W for the lands described as Part Road Allowance between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3, Township of Wainfleet, be approved for the reasons outlined in this report and the Zoning By-law Amendment attached as Appendix “C” be adopted; and

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

**EXECUTIVE SUMMARY:**

The purpose of this report is to provide Council with a recommendation regarding the draft plan of subdivision application and zoning by-law amendment application filed by A.J. Clarke & Associates Ltd. on behalf of 1000063419 Ontario Inc. for the lands known municipally as 32035 Bell Road and legally described as Part Road Allowance between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3, Township of Wainfleet.

The purpose of the draft plan of subdivision application is to create ten (10) lots for single detached dwellings, one (1) block for a road allowance, one (1) block for water supply for firefighting purposes and two (2) blocks for stormwater management.

The purpose of the zoning by-law amendment is to rezone the subject property from a Development – D zone to a Residential – R1-360 under Zoning By-law 581-78.

Exception 360 permits:

- Minimum Lot Frontage of 20m;



- Minimum Front Yard Setback of 10m;
- Minimum Side Yard Setback of 3m;
- Minimum Rear Yard of 10m;
- Maximum Height of 2 storeys and 10m;
- To deem the northern property line of Lot 1 as the Rear Lot Line for zoning purposes.

## BACKGROUND:

The subject property, shown in Figure 1, is located on the south side of Bell Road between Gilmore Road and Highway #3 and is located within the Hamlet of Wainfleet. The subject property is 4.82 hectares in size and the surrounding land uses include residential and agricultural.

### Figure 1 – Subject Property



In November of 2019, a pre-consultation meeting was held with the applicants and Township staff as well as representatives from Niagara Region Development Services and the Niagara Peninsula Conservation Authority. A subsequent review of the pre-consultation comments and a pre-submission review of the applications were completed to ensure current requirements are being met.

In October of 2023, the draft plan of subdivision and zoning by-law amendment applications were filled with the Township and the following documents were submitted in support of the applications:

- Civil Drawings prepared by Hallex Engineering Ltd. (October 2023);
- Draft Plan of Subdivision prepared by A.J. Clark & Associates Ltd. (October 2023);
- Hydrogeological Assessment prepared by Terra-Dynamics Consulting Inc. (January 2020);
- Planning Justification Report prepared by A.J. Clarke & Associates (September 2023);
- Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd. (August & September 2020) and Ministry Acknowledgement Letter (October 2020);
- Stormwater Management Design Brief prepared by Hallex Engineering Ltd. (October 2023);
- Water Servicing Design Brief prepared by Hallex Engineering Ltd. (July 2023).

On January 30, 2024, the statutory public meeting respecting the applications was held. An information report was presented to Council and the applicant's agent presented to Council. The minutes of the public meeting are attached as Appendix "A".

With reference to the draft plan of subdivision provided below in Figure 2, application P01/2023W proposes to create ten (10) lots for single detached dwellings, one (1) block for a road allowance, one (1) block for water supply for firefighting purposes and two (2) blocks for stormwater management.

With reference to the key map provided below in Figure 3, the zoning by-law amendment application proposes that the subject property be rezoned from Development – D to Residential – R1-360 to permit single detached dwellings within the development. The proposed Residential – R1-360 zone contains the following site-specific provisions:

- Minimum Lot Frontage of 20m;
- Minimum Front Yard Setback of 10m;
- Minimum Side Yard Setback of 3m;
- Minimum Rear Yard of 10m;
- Maximum Height of 2 storeys and 10m;
- To deem the northern property line of Lot 1 as the Rear Lot Line for zoning purposes.



**KEY PLAN**

**DRAFT PLAN**  
**Bell Meadows**  
 A Proposed Subdivision of  
 Part of Road Allowance Between Lots 19 & 20,  
 Concession 3 and Part of Lots 19 & 20, Concession  
 1, Township of Wainfleet  
**TOWNSHIP OF WAINFLEET**  
**REGIONAL MUNICIPALITY OF NIAGARA**

**SUBD. PLAN**  
 CHAPTER 2, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766

**ZONING MAP**

Subject Property  
To be rezoned from  
Development – D to  
Residential – R1-360

BELL ROAD

HIGHWAY #3

CLARENDON STREET

N

**OPTIONS/DISCUSSION:****Planning Act, R.S.O. 1990, c.P.13**

Section 2 of the *Planning Act* addresses matters of Provincial interest and requires local planning authorities to have regard to, among other matters:

- a) *the protection of ecological systems, including natural areas, features and functions;*
- b) *the protection of the agricultural resources of the Province;*
- c) *the conservation and management of natural resources and the mineral resource base;*
- d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- e) *the supply, efficient use and conservation of energy and water;*
- f) *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- g) *the minimization of waste;*
- h) *the orderly development of safe and healthy communities;*
- h.1) *the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) *the adequate provision of a full range of housing, including affordable housing;*
- k) *the adequate provision of employment opportunities;*
- l) *the protection of the financial and economic well-being of the Province and its municipalities;*
- m) *the co-ordination of planning activities of public bodies;*
- n) *the resolution of planning conflicts involving public and private interests;*
- o) *the protection of public health and safety;*
- p) *the appropriate location of growth and development;*
- q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- r) *the promotion of built form that,*
  - i. *is well-designed,*
  - ii. *encourages a sense of place, and*
  - iii. *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.*

The proposed applications would allow for the construction of a single detached dwelling and private services on each of the new lots within a Hamlet, which shall be the primary focus for growth within the Township. The proposed development does not impact any natural environment features and can be adequately serviced with sustainable private services. The archaeological concerns have been addressed through the provided archaeological assessment. Staff are of the opinion that the

proposed applications maintain the Provincial interest described under Section 2 of the *Planning Act*, subject to the conditions of draft approval attached as Appendix “B”.

#### Provincial Policy Statement, 2020

The Provincial Policy Statement 2020 (PPS) provides overall policy direction on matters of provincial interest relating to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. Any decision on planning matters shall be consistent with the policies of the PPS.

The policy statements of particular applicability, reviewed below, largely relate to “Building Strong Healthy Communities” (Section 1.0 of the PPS).

##### *1.1.1 Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.*

#### Consistency

The proposed development is located with the Hamlet of Wainfleet, which is designated to accommodate such a development. The proposed

development has been designed in such a way that it is efficient by utilizing smaller lot sizes while not impacting serviceability.

The zoning by-law amendment request to permit reduced lot frontages and to establish minimum front, rear and side yard setbacks for the development allows for the efficient design of the proposed subdivision.

Section 1.1.3 of the PPS contains policies related to settlement areas, which includes rural settlement areas such as the Township's Hamlets, specifically:

*1.1.3.1 Settlement areas shall be the focus of growth and development.*

Consistency

The proposed development is located within the Hamlet of Wainfleet and is designated for residential development subject to specific criteria in the Township's Official Plan. Further discussion on official plan policies for residential development can be found below.

Section 1.1.4 of the PPS contains policies related to rural areas in municipalities, which may include rural settlement areas, specifically:

- 1.1.4.1 Healthy, integrated and viable rural areas should be supported by:*
- a) building upon rural character, and leveraging rural amenities and assets;*
  - b) promoting regeneration, including the redevelopment of brownfield sites;*
  - c) accommodating an appropriate range and mix of housing in rural settlement areas;*
  - d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;*
  - e) using rural infrastructure and public service facilities efficiently;*
  - f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
  - g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
  - h) conserving biodiversity and considering the ecological benefits provided by nature; and,*
  - i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.*

Consistency

The proposed development will build upon the character of the Hamlet of Wainfleet and provide additional lots for rural residential development.

In recognition of the rural character of the Township and due to the fact that the subject property is adjacent to agricultural uses, staff recommend that as a condition of approval that the following warning clause be required in

all offers of purchase and sale or lease for each dwelling unit:

*“The lands in the plan of subdivision may be exposed to noise, odour and dust from nearby agricultural operations and agricultural-related traffic that may occasionally interfere with some activities of the owners who may occupy the lands.”*

This warning clause will let future owners know that being part of a rural community may result occasional nuisances associated with nearby agricultural uses.

- 1.1.4.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

Consistency

The proposed development is located within the Hamlet of Wainfleet and is designated for residential development subject to specific criteria in the Township's Official Plan. Further discussion on official plan policies for residential development can be found below.

- 1.1.4.3 *When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.*

Consistency

The scale of the proposed development fits within the rural character of the surrounding Hamlet as the proposed lots are around 4,000m<sup>2</sup>.

Regional and Township policies typically require a minimum lot size of 1 hectare (2.47 acres) to accommodate private on-site servicing but do allow lots to be as small as 0.4 hectares (4,000m<sup>2</sup>) provided it can be demonstrated through a hydrogeological study that a smaller lot size will adequately accommodate private water and sewage treatment facilities for the long-term operation. A Hydrogeological Assessment prepared by Terra Dynamics Consulting Inc. (dated January 2020) concludes that the proposed residential subdivision is isolated from the underlying water supply aquifer and that there were no hydrogeological-based impediments to site development as long as the following recommendations are implemented:

1. Lots on private sewage systems and cisterns may be sustainably created as small as 0.4 hectares (1 acre) as long as Ontario Building Code setbacks are met (cisterns, watercourses/pond, dug/bored wells), including a recommended 15m setback from the external subdivision property boundary.
2. The design of the site layout can be completed during the building permit stage.
3. Individual septic systems can be designed during the building permit

stage.

4. A development agreement should be completed with the Township indicating water supply by cisterns and requiring the decommissioning of the existing dug well water supply.

Township staff have included these recommendations in the list of conditions of draft approval in Appendix “B”, to be implemented in a future subdivision agreement.

The Township’s Official Plan has established specific policies and design guidelines for development within residential areas that consider the character of the Hamlets and appropriate scale for the provision private servicing, which are discussed below.

Section 2.6 of the PPS contains policies related to cultural heritage and archaeology, specifically:

- 2.6.2     *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

#### Consistency

The subject property has been identified as an area of archaeological potential due to its proximity to a watercourse and historical transportation route. As such, a Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting Ltd. (September 2020) was submitted as part of the applications. The assessment included background research on the subject property as well as pedestrian surveys and test pit surveys. There were no archaeological materials identified through the completion of the field work and as such the assessment concluded that no further archaeological assessments were required. The applicant has subsequently provided a copy of the Ministry of Heritage, Sport, Tourism and Culture Industries acknowledgement letter (dated October 6, 2020) confirming that the assessment has been entered into the Ontario Public Register of Archaeological Reports without technical review.

Recognizing that no assessment can fully negate the possibility of archaeological resources, staff have included a standard archaeological warning clause in the list of conditions of draft approval in Appendix “B”. The warning clause provides information on steps to take should any resources be discovered through construction activities.

It is staff’s opinion that the applications are consistent with the PPS, subject to the conditions of draft approval attached as Appendix “B”.

#### Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policy direction for municipalities on where and how to grow within the Greater Golden

Horseshoe which includes focussing development to Urban and Settlement Areas which have municipal services while balancing protection of natural heritage features.

Rural settlement areas are to be the focus of growth and development and shall provide an appropriate range and mix of housing as well as a variety of cultural and economic opportunities. The proposed development is located within the Hamlet of Wainfleet Village which is considered a rural settlement area as defined in the Growth Plan. The proposed development represents efficient development of the subject property and provides additional housing stock to achieve the Township's growth targets.

It is staff's opinion that the applications conform to the Growth Plan.

#### Niagara Official Plan

The subject property is designated as a Rural Settlement under the Niagara Official Plan (NOP). Section 2.2.3 of the NOP applies, specifically:

##### *2.2.3.3 Development in rural settlements should be planned to:*

- a. Encourage residential infill development that builds on the rural character and characteristics of the surrounding area.*
- b. Ensure that there is adequate amenities to serve the needs of rural residents, area businesses and the surrounding nearby agricultural community;*
- c. Consider the inclusion of active transportation infrastructure;*
- d. Protect the Region's natural environment system in accordance with the policies in Section 3.1; and*
- e. Encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions, and increased resilience to climate change in accordance with the policies in Section 3.5.*

#### Conformity

The proposed development is considered infill development within an existing lot of record. The proposed subdivision design is reflective of the patterns of development in immediate area as well as the greater Hamlet area. The proposed site specific zoning provisions are appropriate and will result in a built form that is consistent with the rural Hamlet character.

##### *2.2.3.5 Rural settlements will be serviced by sustainable private water and wastewater treatment systems in accordance with section 5.2.*

##### *5.2.3.4 Individual water supply and sewage disposal systems are permitted outside the urban areas provided the site conditions are suitable for the long-term provision of such services with no negative impacts. Lot creation on individual on-site sewage services is only permitted if there is confirmation of sufficient reserve sewage system capacity for hauled sewage.*

#### Conformity

The proposed subdivision will be serviced by private cisterns and septic systems. As discussed above, a Hydrogeological Assessment prepared by

Terra Dynamics Consulting Inc. (dated January 2020) concluded that the proposed residential subdivision is isolated from the underlying water supply aquifer and that there were no hydrogeological-based impediments to site development. Staff have included conditions addressing the recommendations of the Hydrogeological Assessment in the list of conditions of draft approval in Appendix "B". Since the lots will be serviced by Class IV septic systems, there is no need for hauled sewage.

Section 6.4 policies regarding archaeology applies, specifically:

- 6.4.2.1 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province.*

Conformity

As discussed above, a Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting Ltd. (September 2020) was submitted as part of the applications. The assessment identified that no further archaeological assessments were required and the applicant has subsequently provided a copy of the Ministry of Heritage, Sport, Tourism and Culture Industries acknowledgement letter (dated October 6, 2020) confirming that the assessment has been entered into the Ontario Public Register of Archaeological Reports without technical review. Regional staff have requested that an archaeological warning clause be included in the subdivision agreement. Staff have included this in the list of conditions of draft approval in Appendix "B".

It is staff's opinion that the applications conform to the NOP, subject to the conditions of draft approval attached as Appendix "B".

Township Official Plan

The subject property is designated as Village Residential in the Township Official Plan (OP). Permitted uses within the Village Residential Area designation include single detached dwellings and secondary suites, converted dwellings, home occupations, public and private utilities, parks and open spaces, bed and breakfast establishments, day care facilities, communal housing, group homes and small-scale institutional uses.

The proposed plan of subdivision is subject to the following policies:

3.3. 2 General Policies

- 3.3.2.2 Residential building forms shall not exceed a height of 2 storeys.*

Conformity

The proposed zoning by-law amendment has requested a maximum height of two storeys and 10m for the lots within the development.



- 3.3.2.3 *All new residential development shall respect the character and image of the surrounding residential area in accordance with the design policies of Section 3.3.5.*

Conformity

The existing development patterns on the lands adjacent to the subject property includes a mixture of one and two storey single detached dwellings with a variety of styles and a variety of lot sizes. Further analysis of the design policies of Section 3.3.5 can be found below.

- 3.3.2.4 *New development shall front directly on a public road.*

Conformity

The proposed development will front onto a new municipal road (to be named), which will connect to Bell Road. The Township will assume the new road once it has been constructed and after a maintenance guarantee period concludes. The required subdivision agreement will contain provisions for assumption of the new road.

- 3.3.2.5 *Multiple new lots are encouraged in depth on new roads rather than in strips along main roads.*

Conformity

As discussed above, the proposed development will front onto a new municipal road, which will connect to Bell Road.

- 3.3.2.6 *The minimum lot size for new lots shall be 1.0 hectares, unless it can be demonstrated through a hydrogeological study that the necessary on-site sustainable private servicing can be accommodated on the smaller lot with no negative impacts on surface and/or ground water features. Where it is feasible to have smaller lots, such lots shall be promoted and encouraged. However, lot sizes shall be no less than 0.4 hectares.*

- 3.3.2.7 *The hydrogeological study referred to in Section 3.3.2.6 shall demonstrate that:*

- a) Soil and land area capabilities are sufficient to meet the Ministry of the Environment's Procedure D-5-4 Technical Guideline;*
- b) Ground water quantity and quality for drinking water are capable of providing potable water supply; and*
- c) The septic system and well are situated a safe distance from each other.*

Conformity

As discussed above, the proposed lots are less than the 1 hectare required. However, the Hydrogeological Assessment prepared by Terra-Dynamics Consulting Inc. (January 2020) submitted in support of the applications supports the smaller lot sizes as they will be able to accommodate private

water and sewage. The recommendations from the Hydrogeological Assessment have been included in the list of conditions of draft approval attached as Appendix "B".

- 3.3.2.8 *Where a smaller lot size is justified through a hydrogeological study, the minimum lot size shall be reflective of the results of the hydrogeological study including the consideration of new septic disposal technologies along with the character and lots size pattern within each Hamlet, while also contributing where possible to a compact hamlet area.*

Conformity

The proposed development contains lots that range from 4,010m<sup>2</sup> to 4,462m<sup>2</sup>, which is consistent with existing development patterns in the Hamlet of Wainfleet. The smaller lot sizes allow for more compact hamlet area while still being able to accommodate private water and septic services.

- 3.3.2.9 *Where new local roads are required, the Township shall encourage a lotting pattern that minimizes the length of roads through reduced lot frontage, while being reflective of the pattern of lot frontages in the Hamlet.*

Conformity

The proposed zoning by-law amendment has requested a minimum lot frontage of 20m to accommodate the proposed lots as well as the proposed stormwater management blocks and block for firefighting water supply. It is staff's opinion that the lotting pattern is appropriate and reflective of the greater Hamlet of Wainfleet.

- 3.3.2.10 *The Township may require applicants for new lots to submit:*
- a) A stormwater management plan and a sediment and erosion control plan which addresses the requirements set out in Section 5.2; and*
  - b) A landscape analysis illustrating how natural features of the site, including healthy trees will be retained and protected.*

Conformity

A Stormwater Management Design Brief prepared by Hallex Engineering Ltd. (dated October 2023) was submitted in support of the applications. Regional engineering staff reviewed the Stormwater Management Design Brief on behalf of the Township and noted that some additional details should be provided. Staff have added a condition regarding the submission of a revised report.

A detailed grading plan, sediment and erosion control plan and landscape plan have been included in the list of conditions of draft approval attached as Appendix "B". Staff have also included a condition requiring a streetscape plan for the proposed development to address items such as location of any on-street parking, street trees, community mailbox locations, regulatory signage and streetlighting.

### 3.3.5 Design Policies for Residential Areas

#### 3.3.5.1 *It is an objective of this Plan to:*

- a) *Enhance the livability and physical appeal of the Township through the quality, layout and attractiveness of both public streetscapes and private spaces and buildings.*
- b) *Ensure that development within residential areas reflects and fits in with the established character.*
- c) *Create a built environment which provides:*
  - i. *Sensitive integration of new development with existing development;*
  - ii. *Visual diversity, interest and beauty; and*
  - iii. *A well-defined public realm, including an interconnected open space network.*

#### Conformity

The proposed development proposes residential uses that will fit in with the existing residential development in the surrounding area, which consists of a mixture of older and newer homes on a variety of different sized lots. The development has been efficiently designed given the configuration of the subject property and has been designed in such a way as to minimize impacts on adjacent properties.

The required landscape plan and streetscape plan is an opportunity to incorporate some urban design elements to create an appealing public realm.

#### 3.3.5.3 *New lots and/or the location of new dwellings on a lot shall:*

- a) *Maintain the established rhythm of lot frontages on adjacent housing lots;*
- b) *Provide a building height that reflects the pattern of heights of adjacent housing;*
- c) *Provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing. This coverage may be less than that permitted by the zoning by-law under Section 3.3.4.9;*
- d) *Maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge and character;*
- e) *Provide for similar side yard setbacks to preserve the spaciousness on the street.*

#### Conformity

The existing development within the surrounding Hamlet area has a mixture of housing styles, lot frontages, lot areas, building heights, lot coverages and front yard setbacks. The proposed site-specific zoning provisions for the development are generally in line with the existing surrounding development.

It is staff's opinion that the applications conform to the OP, subject to the conditions of draft approval attached as Appendix "B".

#### Township Zoning By-law 581-78

The subject property is zoned Development – D in the Township Zoning By-law 581-78. Permitted uses within the Development – D zone include:

- agricultural uses, including one single detached dwelling on one lot, but excluding all livestock and poultry operations, mushroom farms, fur farms, greenhouses and commercial dog kennels; and
- single detached dwellings existing at the date of the passing of the by-law and uses, buildings and structures accessory thereto; and
- the conversion of a building existing at the date of passing of the by-law to a duplex or semi-detached dwelling.

The applicant is requesting that the subject property be rezoned from Development – D and Hazard – H to a site specific Residential – R1-360 zone to permit single detached dwellings with the following site-specific zoning provisions:

- Minimum Lot Frontage of 20m;
- Minimum Front Yard Setback of 10m;
- Minimum Side Yard Setback of 3m;
- Minimum Rear Yard of 10m;
- Maximum Height of 2 storeys and 10m;
- To deem the northern property line of Lot 1 as the Rear Lot Line for zoning purposes.

The proposed lots conform to the required minimum lot area and staff are of the opinion that there is a sufficient building envelope for the proposed lots.

Staff are of the opinion that the proposed zoning by-law amendment is appropriate and conforms to the residential policies of the official plan.

#### **FINANCIAL CONSIDERATIONS:**

None at this time. The required subdivision agreement will contain requirements for cash payments and securities for the development. More information on this will be provided at the final approval stage.

#### **OTHERS CONSULTED:**

##### Public Meeting

A statutory public meeting was held on January 30, 2024. Notice of the public meeting was mailed to landowners within 120m of the subject property on December 15, 2023 with details on the proposed applications and how to participate or provide comments on the proposed applications.

Below is a summary of the comments received from members of Council and the public:

- Concerns regarding the dwellings being located too close to the road and the lack of maintenance in the rear yards;
- Preference to have consistent front yard setbacks to avoid dwellings in the backyard of adjacent lots;
- Concerns regarding the location and design of septic systems (specifically raised beds in the front yard);
- Concerns regarding groundwater impact to the surrounding wells and ponds, with respect to both quantity and quality of water;
- Drainage concerns regarding the new road and where stormwater will be directed.

Planning Staff Response:

The Township has a Clean Yards By-law that address minimum property standards regarding yard maintenance. From a design and streetscape perspective, it is best practice for dwellings to have a presence on the public road rather than be set further back.

Township staff have consulted with the applicant's agent and they have agreed to add provisions to set a maximum front yard setback as the average front yard setback of the principal dwelling on adjacent lots facing the same street plus 5m to a maximum of 25m. This will ensure that the siting of the dwellings on each lot will generally be aligned with each other.

Part 8 of the Ontario Building Code governs the location of septic systems and their design. Contrary to the statement made at the public meeting, there is no Regional or Township policy requirement to locate septic systems in the front yard. Septic location and design are chosen by individual property owners and their designers, but may be influenced by surrounding constraints such as adjacent wells, cisterns, ponds and septic systems as well as site soil conditions. The septic location is reviewed at the time of building permit submission and Township Building staff will review for compliance with the OBC.

To address the public concerns regarding the impacts to ground water, staff have requested a condition of draft approval requiring an assessment from a qualified professional indicating that the proposed development will have no negative impact to ground water for adjacent drinking wells and ponds.

Staff have also requested revisions to the Stormwater Management Design Brief to ensure there will be no negative overland drainage impacts on adjacent properties as a result of the development.

Township Department & Agency Comments

The application was circulated to external agencies and internal departments for review and comment on December 15, 2023. To date, the following comments have been received:

Bell Canada requested that the following be included as conditions of draft approval:

1. That 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 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.

Planning Staff Response:

The requested clauses have been included in the list of conditions of draft approval, attached as Appendix "B". Additionally, the applicant will be required to coordinate with appropriate utilities and submit a comprehensive utility plan indicating how the development will be serviced. Clearances from such utilities will also be required.

Enbridge noted no objection to the proposed applications but indicated that they reserve the right to amend or remove development conditions.

Hydro One noted no comments or concerns at this time.

Planning Staff Response:

The applicant will be required to coordinate with appropriate utilities and submit a comprehensive utility plan indicating how the development will be serviced. Clearances from such utilities will also be required.

Canada Post noted that the development will receive mail service to centralized mail facilities through their Community Mailbox program. As such Canada Post has requested the following as a condition of approval:

1. The Owner shall complete to the satisfaction of the Township of Wainfleet and Canada Post:
  - a. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i. That the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii. That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b. The Owner further agrees to:
    - i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
    - ii. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.

- iii. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- iv. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Planning Staff Response:

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

Township Building Department noted that any existing buildings are to be removed with applicable demolition permits, that clearances for the proposed septic systems shall comply with Part 8 of the Ontario Building Code and will be reviewed at time of building permit application and that documentation be provided indicating that any existing water sources have been appropriately decommissioned. It was also noted that a portion of Street A and Lots 8, 9 & 10 will be positioned on an existing pond that will be filled in and that this will require approval from a qualified engineer to ensure that there is no impact to the proposed road construction, driveways and structure foundations.

Planning Staff Response:

To address these comments, staff have included several conditions in the list of conditions of draft approval, attached as Appendix "B".

Township By-law Enforcement Department noted no concerns.

Township Drainage Department noted that the subject lands are assessed to the Consolidated South Wainfleet Drain and that any parcel boundary changes need to be captured under Section 65 of the Drainage Act (apportionments). The Section 65 apportionments shall be completed by an engineer selected by the Township and costs for such work shall be the responsibility of the applicant. The Drainage Department also noted that the proposed development requires a legal drainage outlet which can be achieved via a new municipal drain under Section 4 of the Drainage Act or through a mutual agreement drain with neighbouring properties under Section 2 of the Drainage Act.

Planning Staff Response:

To address these comments, staff have included conditions in the list of conditions of draft approval, attached as Appendix "B".

Township Operations Department noted that the civil drawings will need to be revised to clearly indicate the road allowance width, constructed road width and cul-de-sac turning radius to ensure compliance with Township requirements. It was also noted that a landscaping plan and streetlighting plan will be required as conditions of draft approval.

Planning Staff Response:

To address these comments, staff have included conditions in the list of conditions of draft approval, attached as Appendix "B".

Niagara Region noted no objection as the proposed use is consistent with the PPS and conforms to Provincial and Regional policies, subject to the following conditions of draft approval:

1. That the Subdivision Agreement between the Owner and the Township of Wainfleet contain the following clause:  
*"Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, the Archaeology Programs Unit of the Ontario Ministry of Citizenship and Multiculturalism (MCM) (416-212-8886) must be notified, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.*  
  
*In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MCM should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act."*
2. That the applicant ensure that all streets and development blocks can provide access in accordance with the Regional Municipality of Niagara Corporate Policy for Waste Collection, and by-laws relating to the curbside collection of waste.
3. That the existing dug/bored well on the subject property is decommissioned to the satisfaction of Niagara Region.
4. That the Subdivision Agreement between the Owner and the Township of Wainfleet contain a provision requiring that private water supply for Lots 1 through 10 (inclusive) shall be by cistern.

Planning Staff Response:

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

Township Fire Department noted that the draft plan of subdivision drawing should be updated to show road width and the radius of cul-de-sac to assess whether fire vehicles can appropriately access the subdivision. It was also noted that the distance between the proposed location of the water supply for firefighting purposes and the centre of the cul-d-sac be provided on the drawing,



Planning Staff Response:

To address these comments, staff have included conditions in the list of conditions of draft approval, attached as Appendix "B".

Report Reviewed By☒ Chief Administrative Officer☒ Clerks☒ Community & Dev. Services☐ Fire☒ Finance☒ Communications☒ Operations☐ Other:**CONCLUSION:**

Township staff have reviewed the applications for a draft plan of subdivision and zoning by-law amendment for the subject property. It is the opinion of staff that the applications are consistent with/conforms to Provincial, Regional and Township planning policy and recommends that the draft plan of subdivision application be approved subject to the conditions of draft approval in Appendix "B" and that the zoning by-law amendment attached as Appendix "C" be adopted by Council.

**ATTACHMENTS:**

- 1) Appendix "A" – Draft Minutes of the Public Meeting held on January 30, 2024
- 2) Appendix "B" – Conditions of Draft Approval
- 3) Appendix "C" – Zoning By-law Amendment

Respectfully submitted by,

Approved by,

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Sarah Ivins  
Planner

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Mallory Luey  
Chief Administrative Officer

## APPENDIX “A”

Draft Minutes of the Public Meeting held on January 30, 2023

### 8. Public Meeting

#### a) P01-2023W & Z06-2023W (Bell Meadows Subdivision)

Mayor Grant called the Public Meeting to order at 6:34 p.m. and advised that the purpose of the Public Meeting is to provide information about Zoning By-law Amendment application Z06/2023W and provide opportunity for public input.

The Planner provided an information report outlining application details and written comments received.

Liam Doherty, representing the applicant provided a presentation and comments indicating the following:

- Aligns with the Township of Wainfleet Official Plan
- Allow for 10 new homes with enough land for private services
- Zoning Exceptions allow for lotting around a cul-de-sac
- The proposed amendment will maintain the existing Bell Road streetscape and character.
- Proposed zoning amendment allows for the orderly development of Wainfleet.

Councillors discussed concerns surrounding lot depth and setbacks, build design related to lot coverage, stormwater management and yard maintenance.

Public comments were received from the following:

- a) Phil Huffman – 32013 Bell Road  
Mr. Huffman expressed concerns respecting ground water and impacts to drainage and septic.
- b) Roy Trevisan – 32161 Bell Road  
Mr. Trevisan expressed concerns respecting the roadway being constructed and related impacts to the integrity of his pond.
- c) Jackie Topa – 32020 Clarendon Street W  
Ms. Topa expressed concerns respecting impacts from rear-yard septic systems being in close proximity to her pond which is located near the lot line.

The Public Meeting was adjourned at 7:17 p.m.

## **APPENDIX “B”**

### **Conditions of Draft Approval**

#### **DRAFT PLAN**

1. That this draft approval applies to the Bell Meadows Draft Plan of Subdivision, Part of Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3, Township of Wainfleet prepared by A.J. Clarke & Associates Ltd. dated October 26, 2023.
2. That the headings inserted in these conditions of draft approval are inserted for convenience only and shall not be used as a mean of interpreting these draft plan conditions.
3. That this draft approval is for a period of three (3) years. Draft approval may be extended pursuant to Section 51 (33) of the *Planning Act R.S.O. 1990, c. P.13* but no extension can be granted once the draft approval has lapsed. If the Owner wished to request an extension to the draft approval, a written request with an explanation of why the extension is required must be submitted for the Township Council's consideration, prior to the lapsing date.
4. That if final approval is not given to this draft plan within three (3) years of the approval date, and no extensions have been granted, approval will lapse under Section 51 (32) of the *Planning Act R.S.O. 1990, c. P.13*.
5. That prior to final approval the Owner shall provide three (3) paper copies and an electronic copy of the pre-registered plan, prepared by an Ontario Land Surveyor, and a letter to the Township of Wainfleet stating how all the conditions imposed have been or are to be fulfilled.
6. That it is the Owner's responsibility to fulfill the conditions of draft plan approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Township, quoting file number P01/2023W and referencing the conditions that are cleared.

#### **AGREEMENTS & FINANCIAL REQUIREMENTS**

7. That prior to final approval, the Owner shall enter into a suitable subdivision agreement with the Township of Wainfleet. The subdivision agreement shall contain all matters set out as conditions of approval as deemed necessary in this decision and any other matters as deemed appropriate by the Township to satisfy all requirements, financial or otherwise including but not limited to the provision of roads and the installation of drainage. The subdivision agreement shall be registered against the lands to which it applies prior to the registration of the plan of subdivision and shall be completed at the Owner's expense. The subdivision agreement may contain provisions for the phasing of the subdivision.

#### **LAND TRANSFERS & EASEMENTS**

8. That prior to final approval, the Owner agrees to deed any and all easements that may be required for access, utility and drainage purpose be granted to the appropriate authorities and utilities.

**TOWNSHIP OF WAINFLEET – PLANNING**

9. That prior to final approval, the zoning by-law amendment application (File No. Z06/2023W) has come into effect in accordance with the provisions of Section 34 of the *Planning Act R.S.O. 1900, c. P.13*.
10. That the Owner shall submit to the Township of Wainfleet three (3) paper copies and an electronic copy of the draft plan and a letter prepared by an Ontario Land Surveyor to confirm zoning compliance.
11. That the Owner pay 5% cash-in-lieu of parkland dedication in accordance with Section 51 of the *Planning Act R.S.O. 1900, c. P.13*.
12. That the subdivision agreement between the Owner and the Township of Wainfleet include the following agricultural warning clause:

*“The lands in the plan of subdivision may be exposed to noise, odour, dust, light, vibration, smoke and flies from nearby agricultural operations that may interfere with some activities of the Owners/Tenants who occupy these lands.”*
13. That prior to final approval, the Owner shall submit a detailed stormwater management plan and the following plan designed and sealed by a qualified professional engineer in accordance with the Ministry of Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Manager of Operations for review and approval:
  - a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
  - b. Detailed erosion and sedimentation control plans;
  - c. Detailed phasing of construction of the stormwater management facility to coincide with phasing of development of residential lands (internal and external to the subdivision) planned to be serviced by the stormwater management facility;
  - d. Detailed costs to construct the stormwater management facility with benefitting area costs breakdown.
14. That the subdivision agreement between the Owner and the Township contain provisions whereby the Owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
15. That prior to final approval, the Owner shall provide an assessment from a qualified professional, indicating that the proposed development will have no negative impact to ground water for adjacent drinking wells and ponds.
16. That the proposed road(s) be named in accordance with the road naming policies of the Township Municipal Addressing Policy and to the satisfaction of the Planner and Manager of Operations.

**TOWNSHIP OF WAINFLEET – BUILDING**

17. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions requiring demolition permits for the existing structures that are to be removed from the subject property.
18. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions requiring that at the time of building permit submission for each individual lot, that clearances for the required cisterns and septic systems be identified on a detailed site plan. Clearances to adjacent cisterns, wells and septic systems shall also be identified on the site plan.
19. That prior to final approval, the Owner shall provide an assessment from a qualified professional indicating that the filling of the existing pond with non-native soil can support the proposed road works, driveways and structures.
20. That prior to final approval, the Owner shall provide documentation indicating that the existing dug/bored well on the subject property has been decommissioned in accordance with Ministry of Environment, Conservation and Parks regulations.

**TOWNSHIP OF WAINFLEET – DRAINAGE**

21. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions requiring the completion of Section 65 Apportionment Agreements under the Drainage Act for the Consolidated South Wainfleet Drain. The Section 65 Apportionment Agreements shall be completed by an engineer selected by the Township and costs for such work shall be the responsibility of the Owner.
22. That a legal stormwater drainage outlet be obtained via a new municipal drain (under Section 4 of the Drainage Act), by entering into a mutual agreement drain with the adjacent landowners (under Section 2 of the Drainage Act) or any other mechanism to the satisfaction of the Township of Wainfleet.

**TOWNSHIP OF WAINFLEET – OPERATIONS**

23. That the Owner provide detailed engineering drawings and photometric plan for street lighting facilities required to service the subject lands.
24. That the Owner provide a streetscape plan showing the location of any on-street parking, street trees, community mailbox locations, regulatory signage (including but not limited to street name signs, stop signs, parking signs and speed limit signs), subdivision entrance feature and streetlighting required for the subject lands.
25. That the Owner provide detailed engineering drawings for the proposed road(s) and stormwater required to service the subject lands, to the satisfaction of the Manager of Operations.

26. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions for the staging of construction equipment, construction access, signage and dust control.
27. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions stating that prior to any construction activities taking place within the Township road allowance (Bell Road), the Owner shall obtain the appropriate permits from the Operations Department.
28. That the subdivision agreement between the Owner and the Township of Wainfleet contain provisions requiring the submission of a haulage route and the completion of a pre-condition survey of all Township roads, in high resolution, prior to the commencement of site alteration and to the satisfaction of the Manager of Operations.

#### **TOWNSHIP OF WAINFLEET – FIRE & EMERGENCY SERVICES**

29. That prior to final approval, the Owner shall provide detailed drawings regarding the provision of water for firefighting purposes, completed by a qualified engineer, to the satisfaction of the Fire Chief and Chief Building Official.
30. That prior to final approval, the Owner provide an updated draft plan of subdivision that shows the road width, cul-de-sac radius to demonstrate the provision of appropriate emergency access to the subject lands and provide the length from the location of the proposed water supply for firefighting purposes to the centre of the cul-de-sac to demonstrate the provisions of water supply to all lots to the satisfaction of the Fire Chief.

#### **NIAGARA REGION PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

31. That the subdivision agreement between the Owner and the Township of Wainfleet contain the following archaeological resource warning clause:

*“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, the Archaeology Programs Unit of the Ontario Ministry of Citizenship and Multiculturalism (MCM) (416-212-8886) must be notified, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.*

*In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MCM should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”*

32. That the applicant ensure that all streets and development blocks can provide access in accordance with the Regional Municipality of Niagara Corporate Policy for Waste Collection, and by-laws relating to the curbside collection of waste.
33. That the existing dug/bored well on the subject property is decommissioned to the satisfaction of Niagara Region.
34. That the subdivision agreement between the Owner and the Township contain a provision requiring that private water supply for Lots 1 through 10 (inclusive) shall be by cistern.

**BELL CANADA**

35. That 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.
36. That 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.

**CANADA POST**

37. That the Owner shall complete to the satisfaction of the Manager of Operations of the Township of Wainfleet and Canada Post:
  - a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i. That the home/business mail delivery will be from a designated Centralized Mail Box.
    - ii. That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
  - b) The owner further agrees to:
    - i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
    - ii. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
    - iii. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
    - iv. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.

- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more], at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

## UTILITIES

- 38. That the Owner shall submit a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities, to the satisfaction of all affected agencies. The Owner shall enter into any agreements required by affected agencies.
- 39. That the Subdivision Agreement between the Owner and the Township contain provisions whereby the Owner agrees to install and construct hydro-electric, telephone, gas, television cable services and any other form of telecommunication services as underground facilities, as approved on the composite utility plan, to the satisfaction of the Township and all affected agencies.



## APPENDIX “C”

### CORPORATION OF THE TOWNSHIP OF WAINFLEET BY-LAW NO. 0XX-2024

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 Part of Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3 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 7 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 – R1-360 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
Part Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3  Bylaw 0XX-2024	360	(a) Notwithstanding the provisions in Section 12.2 of the Township of Wainfleet Zoning By-law 581-78, the following provisions shall apply: <ul style="list-style-type: none"><li>i. Minimum Lot Frontage: 20m</li><li>ii. Minimum Front Yard Setback: 10m</li><li>iii. Maximum Front Yard Setback to the Principal Dwelling: the average Front Yard Setback of principal dwellings on adjacent lots facing the same street plus 5m to a Maximum of 25m. For the purposes of this by-law, a vacant lot shall be considered to have a dwelling setback of 25m.</li><li>iv. Minimum Side Yard Setback: 3m</li><li>v. Minimum Rear Yard Setback: 10m</li><li>vi. Maximum Height: 2 storeys and 10m</li><li>vii. That the northern property line of Lot 1 be deemed the Rear Lot Line.</li></ul>

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

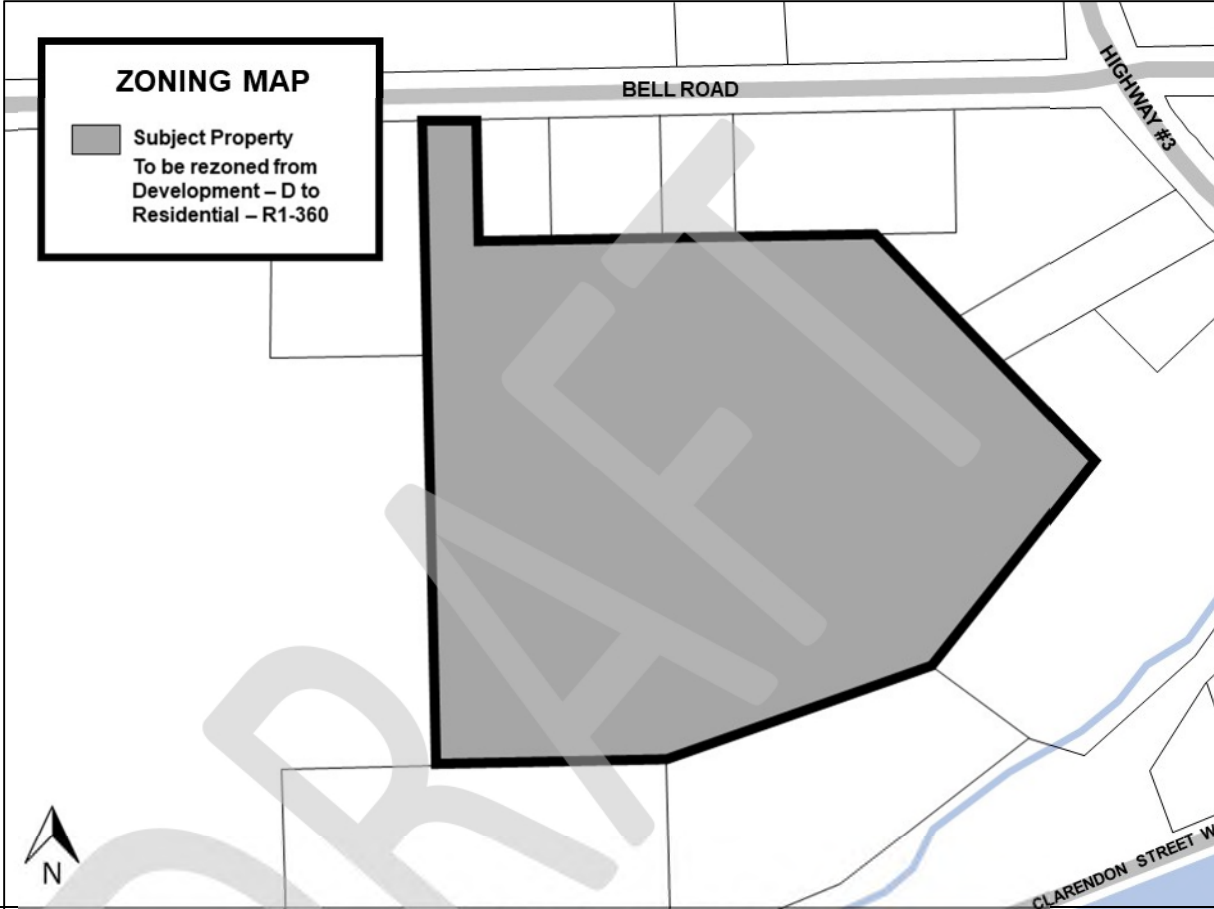
**THAT** this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.

\_\_\_\_\_  
B. Grant, MAYOR

\_\_\_\_\_  
A. Chrastina, DEPUTY CLERK

SCHEDULE A TO BY-LAW 0XX-2024

 <p><b>ZONING MAP</b></p> <p>■ Subject Property To be rezoned from Development – D to Residential – R1-360</p> <p>BELL ROAD</p> <p>HIGHWAY #3</p> <p>CLARENDON STREET W</p> <p>N</p> <p><b>TOWNSHIP OF WAINFLEET</b></p>	
<p><b>Purpose &amp; Effect of By-law No. 0XX-2024:</b></p> <p>This by-law affects lands described as Part of Road Allowance Between Lots 19 &amp; 20, Concession 3 and Part Lots 19 &amp; 20, Concession 3 in the Township of Wainfleet. This by-law has been enacted to rezone the subject property from Development – D to Residential - R1-360. The Residential – R1-360 zone permits site specific zoning provisions for minimum lot frontage, minimum and maximum front yard setbacks, minimum side yard setbacks, minimum rear yard setbacks, maximum height and to define the northern lot line of Lot 1 as the rear yard.</p> <p>File No. Z06/2023W (1000063419 Ontario Inc.)</p>	<p>THIS IS SCHEDULE "A" TO BY-LAW NO. 0XX-2024. PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.</p>
	<p>MAYOR</p>
	<p>DEPUTY CLERK</p>

**TO:** Mayor Grant & Members of Council

**FROM:** Richard Nan, Manager of Operations

**DATE OF MEETING:** February 20, 2024

**SUBJECT:** **EV Charging Station Opportunity**

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**RECOMMENDATION(S):**

**THAT;** PWSR-004/2024 be received for information; and

**THAT;** Council direct staff to continue with the application for the grant under the Charged for Change electric vehicle infrastructure program and install the EV chargers should grant approval be successful.

**EXECUTIVE SUMMARY:**

The Township of Wainfleet has been presented with an opportunity to introduce Electric Vehicle (EV) charging stations to our community by partnering with RTE (Real Term Energy) Solutions. RTE has a proven track record, having previously collaborated with the Township during the streetlight LED upgrade program in 2015.

RTE proposes to support the Township by offering a comprehensive turnkey service, encompassing grant application assistance, facilitating the installation of EV chargers, and ongoing maintenance and software management.

The initiative is backed by the Charged for Change electric vehicle infrastructure program, sponsored by Earth Day Canada, which covers 100% of the project costs, up to \$125,000 CAD. A minimum of four charging heads are required and applications for the grant are open until February 22, 2024.

One of the key advantages of partnering with RTE is their vendor approach, ensuring selection of the most suitable EV charging solutions from top manufacturers. Their end-to-end service includes custom software for network capabilities, ongoing maintenance, and support.

Initial assessments suggest that if we move forward with this project, there is a need for physical upgrades to the electrical infrastructure at the Township. This includes a main 400-amp panel upgrade to the Community Hall/Library facility and an additional 100-amp panel for the Town Hall facility, which will all be covered under the program.

While no funding is currently available for larger Level 3 charging stations, discussions on potential partnerships and future funding opportunities are ongoing. Installation of Level 3 stations would require significant infrastructure investment for 480-volt 3 phase power supply.

Proposed locations for the four Level 2 charging stations include the front entrance parking lot at Town Hall (one unit) and the Arena parking lot near the island next to the library and close to Park Street (three units). The recommended chargers are PowerCharge Commercial Energy Series 80-amp stations.

Costs associated with the project include a standard 3-year warranty on parts, extendable to 5 years, and ongoing software fees of \$50.00 per plug per month, covering software platform and cellular communication costs for maintenance and operation.

Payment processing at the charging stations will be handled by EvGateway, RTE's charging software provider, with 8.0% of charging revenues retained as processing fees and the remaining 92.0% remitted to the Township on the 30th day of the following month.

Attached to this report is more information regarding RTE's approach, the software, and the information on the proposed EV charging units.

### **OPTIONS/DISCUSSION:**

- 1) Council direct staff to continue with the application for the grant and install the EV chargers should grant approval be successful (Recommended).
- 2) Council may wish to provide alternative direction to staff as necessary.

### **FINANCIAL CONSIDERATIONS:**

At this time there are no financial obligations from the Township. Should the grant application be successful and Council approves the installation of the EV chargers through this program, there are a few costs to consider. These costs include:

- Software – The approximate costs of software is \$50/charger per month. This would represent \$2,400 annually.
- Maintenance – Although the units are covered under a 3-year warranty (extendable to 5 years) there is the potential of maintenance beyond what is covered under the warranty and/or post warranty maintenance. RTE has suggested allocating a \$600 per year budget to cover this expense.
- Replacement – As part of our asset management planning and determination of service levels, if we decide to offer this service to our residents, these units will eventually have to be replaced. Current industry standard is a 10-year useful life given the rapid advancement of this technology. The majority of the costs of this project are the new electrical infrastructure and not the physical units themselves. The approximate cost of a level 2 charger is \$1,000 per charger, or \$4,000, divided by 10 years is \$400 annually.

Therefore, the annual budget allotment for these chargers would be approximately \$3,400 per year.

**OTHERS CONSULTED:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Chief Administrative Officer | <input checked="" type="checkbox"/> Finance        |
| <input checked="" type="checkbox"/> Clerks                       | <input checked="" type="checkbox"/> Communications |
| <input checked="" type="checkbox"/> Community & Dev. Services    | <input checked="" type="checkbox"/> Operations     |
| <input type="checkbox"/> Fire                                    | <input type="checkbox"/> Other:                    |

**ATTACHMENTS:**

- 1) RTE Turnkey EV Charging Service Approach Flyer
- 2) RTE Electric Vehicle Charging Software Overview
- 3) PowerCharge Energy 80 Amp datasheet

Respectfully submitted by,

Approved by,

---

Richard Nan  
Manager of Operations

---

Mallory Luey  
Chief Administrative Officer

# Turnkey Electric Vehicle Charging Service Approach



**REALTERM**  
ENERGY



As one of the only full turnkey service providers for Electric Vehicle Charging Stations (EVCS), our team of experts works with you every step of the way to ensure you receive the fastest, most cost-effective solution on the market tailor-made for you.

## Our Services



Infrastructure Planning &  
Analysis



Agnostic Hardware  
Selection & Procurement



Custom Software Reporting  
& Management



EV Charging Station  
Installation



Application Assistance  
for Incentive Programs



Ongoing Maintenance  
& Repair



To complete one EVCS project, municipalities are dealing with a variety of different providers. Our streamlined process allows us to handle all providers under one roof to deliver a custom solution saving valuable time and money.



### Infrastructure Planning & Analysis

We advise on current needs for EV Charging Stations and perform a cost/benefit analysis to determine the type, and optimal number of charging stations to deploy for any specific location.



### Agnostic Hardware Selection & Procurement

RealTerm Energy is an agnostic provider that has extensively researched and vetted a variety of EVCS manufacturers to ensure you receive the highest quality and value.



### Custom Software Reporting & Management

Our software offers sophisticated operating and reporting capabilities, allowing users to monitor station performance and track KPIs with 24/7 technical support.



### EV Charging Station Installation

Our team will coordinate the installation of the Electric Vehicle Charging Stations along with any supporting site work that is needed. We ensure that the equipment is installed correctly and meets all local requirements.



### Application Assistance for Incentive Programs

To ensure you receive the best value, our team will work with you to apply for all available incentive programs as well as validate with the applicable utility any interconnection issues if applicable.



### Ongoing Maintenance & Repair

Our technicians are highly trained in all aspects of charging station maintenance and we take pride in offering superior customer service. We are here to help address any issues that arise, including wiring, electronics, or mechanical components.



**REALTERM**  
ENERGY

RealTerm Energy provides Smart infrastructure As A Service, electric vehicle charging, smart building, and LED streetlight solutions to the municipal and school market. In partnership with our clients, we help them increase savings, reduce energy consumption, and lower their carbon footprint while increasing public safety and health, and citizen quality of life.

**The future is Smart. We'll get you there.**

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201 West Street  
Annapolis, MD, 21401

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2100 Reverchon  
Suite 200  
Dorval, QC, H9P 2S7

1 (866) 422.5200  
[info@realtermenergy.com](mailto:info@realtermenergy.com)  
[realtermenergy.com](http://realtermenergy.com)



# Electric Vehicle Charging Software Overview



**REALTERM**  
ENERGY

## Real-Time Insights Without Hardware Restrictions

RealTerm Energy has developed comprehensive charging station software to help users maximize the potential of their newly installed charging stations. The software offers detailed reporting capabilities, allowing users to track and monitor station performance and usage.

This OCPP-compliant software gives users the tools to make informed decisions about their communities, by providing live data tracking and customized reports on key performance indicators.

## Features



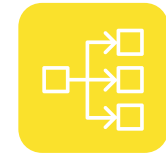
*Interactive dashboard using real-time data*



*OCPP Compliant with numerous certified hardware platforms*



*Custom reporting and KPI tracking*



*Load Management Capabilities*



## Hardware Agnostic

Our software is OCPP compliant with various certified hardware platforms. Users can quickly deploy EV charging stations without having to worry about compatibility issues between different vendors or models.

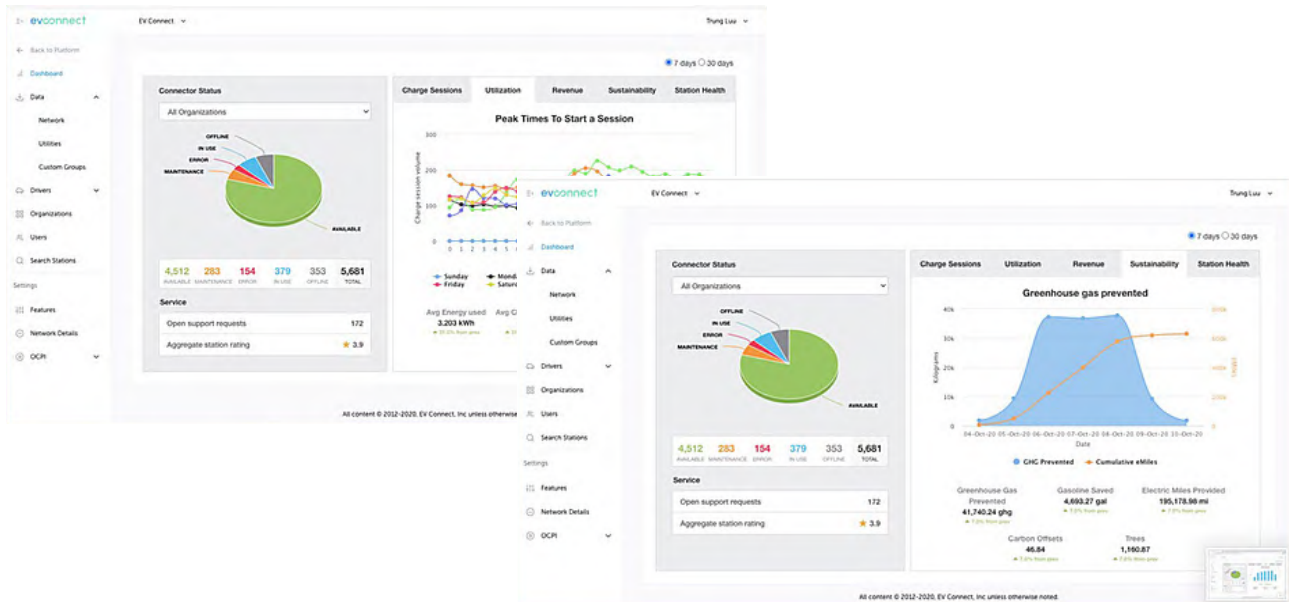
## Load Management

Efficiently manage the power used by your new electric vehicle charging stations to avoid costly repairs to your infrastructure and ensure a seamless experience for EV station users.

# Gain Full Visibility and Track Metrics with a Custom Dashboard

The Dashboard provides easy access to data such as utilization, revenue, and sustainability. It is a great tool to quickly identify trends and measure progress against goals. The Dashboard offers users a visual representation of the performance of their business operations, making it easier than ever before to make informed decisions.

By providing interactive charts and graphs, the Dashboard helps provide insight into charging station performance and usage with 24/7 technical support. Custom reporting is also available that can be based on most any attribute, such as Brand, Geography, Local Utility, etc.



The dashboard displays real-time data analytics in four key areas:



**CONNECTOR SERVICE STATUS**  
View real-time status of connectors through a donut chart and status cards that are displayed to the right of the donut visualization



**UTILIZATION**  
View graphs that show charge sessions and Plugged-in Time vs Charge Time



**STATION DIAGNOSTICS**  
Analyze critical metrics such as Station Uptime, Station Connectivity, and In Maintenance Periods



**SUSTAINABILITY**  
Track metrics like Greenhouse Gas Prevented, Energy Used, Gasoline Saved, Carbon offsets

**Contact us for a demonstration and free trial for your municipality**



**REALTERM  
ENERGY**

RealTerm Energy provides Smart infrastructure As A Service, electric vehicle charging, smart building, and LED streetlight solutions to the municipal and school market. In partnership with our clients, we help them increase savings, reduce energy consumption, and lower their carbon footprint while increasing public safety and health, and citizen quality of life.

**The future is Smart. We can get you there.**

AMERICAN HEAD OFFICE  
201 West Street  
Annapolis, MD, 21401

CANADIAN HEAD OFFICE  
2100 Reverchon  
Suite 200  
Dorval, QC, H9P 2S7

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info@realtermenergy.com  
realtermenergy.com





## ENERGY SERIES 80 Amp

The 80 AMP charging station is the largest & most powerful charging station in the Energy Series line-up.

## CABLE RETRACTOR

- **Optional** cable retractor extends the life of the cables by elevating them off the ground, while also creating a safe environment by reducing tripping hazards

## LEVEL 2 CHARGING STATION

- **Outdoor rated** with multiple mounting configurations
- **Largest & fastest Level 2** AC charging station on the market today
- **Adjustable** Max 80A / 19.2kW output allows for the ideal power to match your supply panel, electric vehicle, and driving range
- **3-Year Parts** Warranty (5-Year Parts & Labor optional)

## MULTIPLE MODELS

- **Open Access Control**  
Non-networked common for residential and fleet use
- **RFID Access Control**  
Non-networked model with RFID-card access control
- **Ethernet**
- **Cellular**
- **Networked**  
When connected to a backend software plan, it unlocks features such as point of sale payment, usage data reporting, driver notifications, remote diagnostics, and more

## MOUNT CONFIGURATIONS



Single Wall Mount



Single Pedestal



Dual Retractor Pedestal Mount



Dual Pedestal

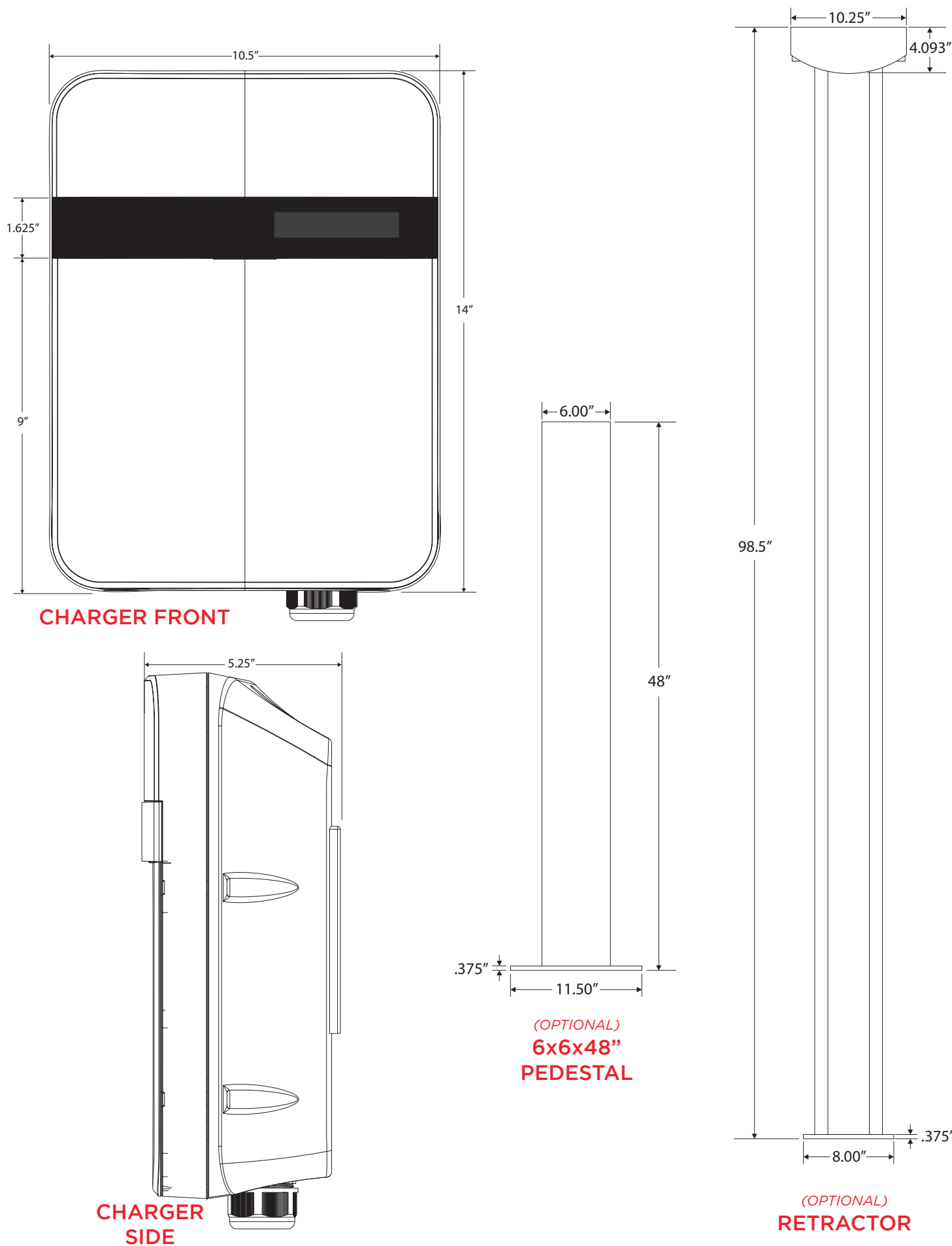
Shown:  
Single Pedestal  
Retractor Mount



**UL-Listed** meets safety criteria for use in North America



**Meets** standards for Americans with Disabilities Act





CONFIGURATION	OPEN-ACCESS	RFID ACCESS / WI-FI	NETWORKED
APPLICATION	COMMERCIAL		
VOLTAGE (VAC)	208/240VAC, Single Phase		
FREQUENCY (Hz)	50Hz / 60Hz		
CURRENT (RMS)	Adjustable Max 80A / 19.2kW		
CIRCUIT BREAKER	80A = 100A		
CHARGING CONNECTOR	SAE J1772 Type 1		
CHARGING CABLE LENGTH	25 ft. (18ft optional)		
CHARGING CABLE	UL E345899 EVE 2/C 5 AWG (16.8mm²) 1/C 6AWG (13.3mm²) 1/C 16AWG (1.31mm²) 105°C Water Resistant 60°C 600V		
METERING ACCURACY	Embedded ±1% (internal)		
REAL-TIME CLOCK	N/A	Yes	
WI-FI	N/A	802.11 b/g/n	
CELLULAR		N/A	LTE Cat.M1/Cat.NB-IoT
RFID	N/A	ISO 14443 A/B ISO 152693 NFC	
DISPLAY	N/A	116(L)*8.5(W)*37(H)mm 5.57mm CHARACTER HEIGHT 5*8 DOT MATRIX OLED 20x2	
DATA PROTOCOL	N/A	OCPP 1.6	
OPERATION TEMPERATURE	-35°C to 55°C / -13°F to 131°F (55°C / 131°F current derating limit maximum 60A)		
STORAGE TEMPERATURE	-40°C to 80°C / -40°F to 176°F		
MOUNTING TYPE	Wall Mount / Pedestal Mount (optional)		
WIRING TYPE	Hardwired		
IP PERFORMANCE	NEMA 3R		
IMPACT RESISTANCE	IK10		
DIMENSION (HxWxD, INCHES)	14 x 10.5 x 5.25		
WEB PORTAL MANAGEMENT	N/A	Yes	
CERTIFICATION	UL 50 / 991 / 1449 / 1998 / 2231 / 2594 FCC Part 15B		
SAFETY	cULus Listed		
PEDESTAL CONSTRUCTION	Aluminum, Powder-Coat Finish, Stainless Steel Hardware		
WARRANTY	3 Year Parts Warranty (5 Year Parts & Labor Optional)		

January 24, 2024

Received January 29, 2024  
C-2024-034

Your Worship and Members of Council,

I am writing to inform you of our concerns with the [Ontario Energy Board's \(OEB\) decision on Phase 1 of the Enbridge Gas 2024 rebasing application](#), issued on December 21, 2023. The disappointing decision puts future access to natural gas in doubt and sets a deliberate course to eliminate natural gas from Ontario's energy mix. This decision is about the millions of Ontarians who rely on natural gas to keep their homes warm, and the many businesses throughout Ontario who depend on natural gas for day-to-day operation.

Our 2024 rate rebasing application was designed to provide our customers with safe and reliable natural gas at a reasonable cost, in addition to measured steps to help Ontario advance a practical transition to a sustainable energy future. Natural gas plays a critical role in Ontario's energy evolution mix while supporting the reliability of Ontario's electricity system. Natural gas meets 30 percent of Ontario's energy needs, which can not be easily or quickly replaced.

**We are taking action to secure the future of natural gas in your communities. We are filing a motion in late January to review evidence with the OEB and seeking a judicial review of this decision.**

Without natural gas, communities across Ontario will feel the impacts of this decision in their everyday lives – the stakes are high.

- **Energy Affordability:** Those looking to connect to natural gas will be required to pay an upfront fee, which creates a significant financial barrier to all forms of residential and commercial development. This resulting fee adds thousands of dollars to individual consumers' cost to obtain or expand gas service.
- **Economic Growth:** This decision will put economic developments in your community at risk. The decision limits the ability of future expansion projects to support regional investment to meet the ever-growing energy needs in your community and communities across Ontario. That includes greenhouses, grain dryers, industrial parks, and any new businesses or housing developments seeking access to natural gas.
- **Energy Access:** Preserving customer choice is critical. Constraining access to natural gas through a reduction in capital will significantly limit the future development of essential energy infrastructure vital to moving manufacturing, agriculture, and the consumer goods industry in Ontario.
- **Energy Security:** On an annual basis, natural gas delivers twice the energy to Ontario than electricity, and five times the maximum peak capacity of Ontario's electricity grid at a quarter of the cost. Even in the worst weather conditions, our reliable natural gas system delivers.

**As local leaders across the province, your voice matters, and we encourage you to take action.**

Reach out to your MPP to share your support for the government's [quick action](#) and write the OEB about the consequences of reduced access to the natural gas grid to support economic development, housing growth, energy reliability. Use your voice to acknowledge the need for natural gas and infrastructure in Ontario today and into the future while we take a measured step towards energy transition.

We ask that you reach out to your municipal advisor or find us at [municipalaffairs@enbridge.com](mailto:municipalaffairs@enbridge.com) to get started.

Sincerely,



Michele Harradence  
President  
Enbridge Gas Inc.

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET  
AGE-FRIENDLY ADVISORY COMMITTEE MEETING  
MINUTES**

C06/23  
DECEMBER 20, 2023  
6:00 P.M.  
BOARDROOM 1

MEMBERS PRESENT: D. Flagg  
L. Gibson  
M. Grace  
P. Shaw  
S. Van Vliet

REGRETS: L. Hickey  
K. Krause  
A. Stapleton

STAFF PRESENT M. Kirkham Deputy Clerk

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C06/23

1. **Call to Order**  
The meeting was called to order at 6:05 p.m.
2. **Declarations of Interest and the General Nature Thereof**  
None.
3. **Adoption of Previous Committee Meeting Minutes**
  - a) Minutes of the regular meeting held November 2, 2023  
Without objection, the regular meeting minutes of the meeting held November 2, 2023 were adopted as circulated.
4. **Delegations**
5. **Business**
  - a) Niagara Transit Commission – Council Nomination  
Council nominated a Wainfleet resident for citizen representation on the Niagara Transit Commission Public Advisory Committee. The Niagara Region will then consider the nomination for appointment in early 2024.
  - b) Grants/Funding  
Member Flagg provided the Committee with various grant/funding opportunities to keep an eye out for that could potentially cover a wide range of needs and initiatives, aiming to enhance the quality of life for older adults.



**6. Action Items from Previous Meeting**

- a) Options for Survey Creation
- b) Home Care
- c) Housing
- d) Transportation

- i. Delegation

The Transportation Commission has been invited to present information respecting the services they provide to Wainfleet in regards to transit in early 2024. Committee members are encouraged to attend this meeting of Council.

- e) Recreation

The Committee discussed the initiative of having a monthly newsletter go out to Wainfleet residents to communicate the programs/activities that are currently being provided at the Senior's Centre. We will continue to work toward more effective communication and include as a standing item moving forward on the agenda.

- f) Health Care (EMS)

**7. Other Business**

None.

**8. Next Meeting Date**

- a) 2024 Committee Meeting Schedule

The 2024 Committee Meeting schedule was approved and calendar invites will be sent tomorrow.

**9. Adjournment of Meeting**

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L. Gibson, CO-CHAIR

---

M. Kirkham, RECORDING SECRETARY

**Approved February 7, 2024**

**CORPORATION OF THE  
TOWNSHIP OF WAINFLEET  
BY-LAW NO. 006-2024**

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 Part of Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3 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 7 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 – R1-360 as shown on Schedule “A” attached hereto.

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

<b>Legal Description, Bylaw No.</b>	<b>Exception</b>	<b>Provisions</b>
Part Road Allowance Between Lots 19 & 20, Concession 3 and Part of Lots 19 & 20, Concession 3  Bylaw 006-2024	360	(a) Notwithstanding the provisions in Section 12.2 of the Township of Wainfleet Zoning By-law 581-78, the following provisions shall apply: <ul style="list-style-type: none"><li>i. Minimum Lot Frontage: 20m</li><li>ii. Minimum Front Yard Setback: 10m</li><li>iii. Maximum Front Yard Setback to the Principal Dwelling: the average Front Yard Setback of principal dwellings on adjacent lots facing the same street plus 5m to a Maximum of 25m. For the purposes of this by-law, a vacant lot shall be considered to have a dwelling setback of 25m.</li><li>iv. Minimum Side Yard Setback: 3m</li><li>v. Minimum Rear Yard Setback: 10m</li><li>vi. Maximum Height: 2 storeys and 10m</li></ul>

		vii. That the northern property line of Lot 1 be deemed the Rear Lot Line.
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**THAT** pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

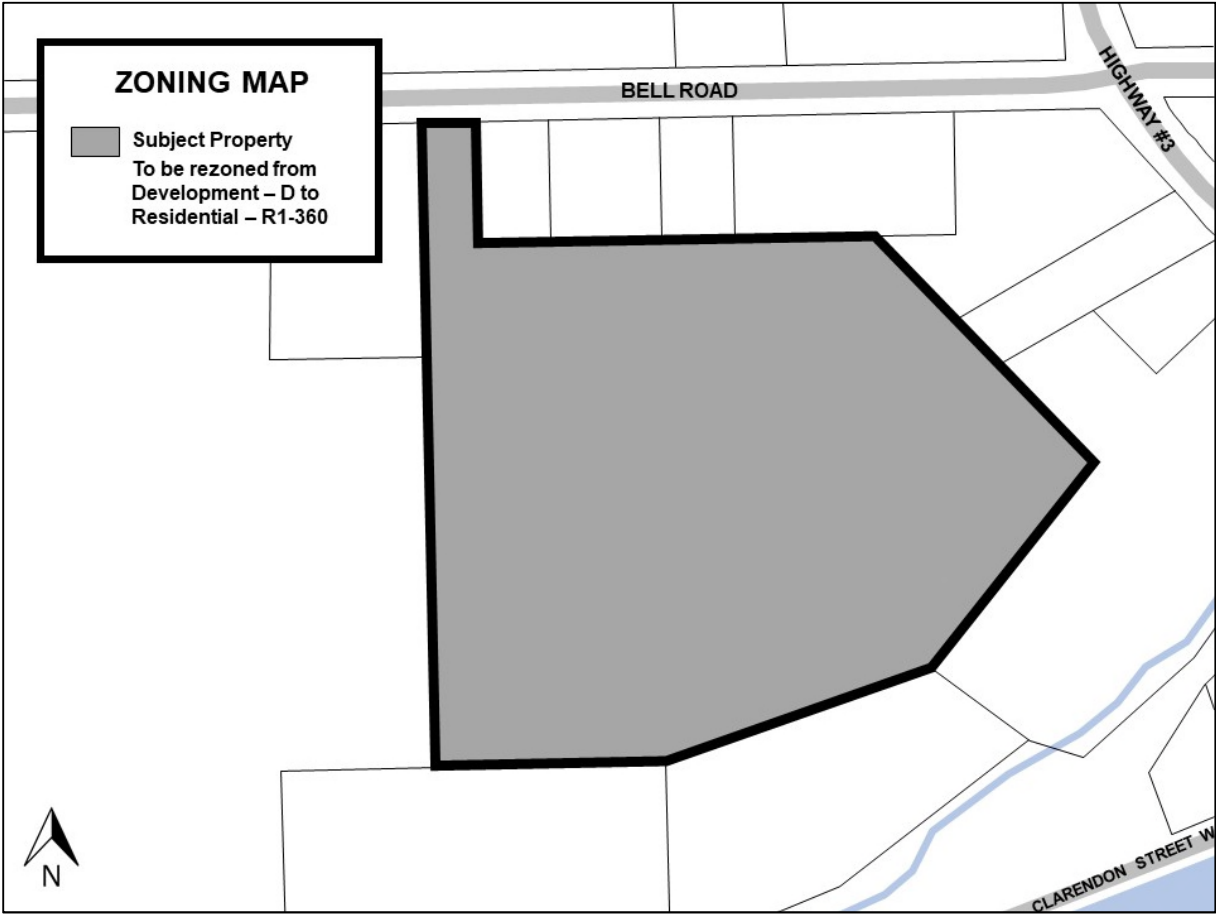
**THAT** this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.

\_\_\_\_\_  
B. Grant, MAYOR

\_\_\_\_\_  
A. Chrastina, DEPUTY CLERK

## SCHEDULE A TO BY-LAW 006-2024

	
<b>TOWNSHIP OF WAINFLEET</b>	
<p>Purpose &amp; Effect of By-law No. 006-2024:</p> <p>This by-law affects lands described as Part of Road Allowance Between Lots 19 &amp; 20, Concession 3 and Part Lots 19 &amp; 20, Concession 3 in the Township of Wainfleet. This by-law has been enacted to rezone the subject property from Development – D to Residential - R1-360. The Residential – R1-360 zone permits site specific zoning provisions for minimum lot frontage, minimum and maximum front yard setbacks, minimum side yard setbacks, minimum rear yard setbacks, maximum height and to define the northern lot line of Lot 1 as the rear yard.</p> <p>File No. Z06/2023W (1000063419 Ontario Inc.)</p>	<p>THIS IS SCHEDULE “A” TO BY-LAW NO. 006-2024. PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.</p>
	MAYOR
	DEPUTY CLERK

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET**

**BY-LAW NO. 007-2024**

Being a by-law to appoint a Clerk for the  
Corporation of the Township of Wainfleet.

**WHEREAS** section 228(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality shall appoint a clerk;

**NOW THEREFORE** the Council of the Corporation of the Township of Wainfleet hereby enacts as follows:

1. **THAT** Mallory Luey is hereby appointed as Clerk for the Corporation of the Township of Wainfleet.
2. **THAT** the said Mallory Luey shall exercise all the authority, power and rights and shall perform all the duties and obligations which by statute or bylaws are or may be conferred upon the Clerk and any other duties that may be imposed by Council.
3. **THAT** By-law No. 051-2023 any by-law inconsistent with this by-law shall be and is hereby repealed.

BY-LAW READ AND PASSED THIS 30<sup>TH</sup> DAY OF JANUARY, 2024

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B. Grant, MAYOR

---

A. Chrastina, DEPUTY CLERK

# THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

## BY-LAW NO. 008-2024

Being a By-law to establish Temporary Regulations  
and Penalties for Traffic and Parking of  
vehicles on highways in the Township.

**WHEREAS** sections 8, 9 and 11 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, (*"Municipal Act, 2001"*) authorize The Corporation of the Township of Wainfleet to pass By-laws necessary or desirable for municipal purposes; and

**AND WHEREAS** subsection 102.1(1) of the *Municipal Act, 2001* provides that a municipality may require a Person to pay an administrative penalty if the municipality is satisfied that the Person failed to comply with any By-laws respecting the parking, standing or stopping of vehicles; and

**AND WHEREAS** the Province adopted the "Administrative Penalties" regulation, O.Reg. 333/07 pursuant to the Municipal Act, 2001 which applies to administrative penalties in respect of the parking, standing or stopping of vehicles; and

**AND WHEREAS** the Corporation of the Township of Wainfleet has enacted a of Bylaw regulating the parking, standing or stopping of vehicles, namely By-law No. 010-2018, as amended, being a By-law regulating traffic and parking on Township Roads; and

**AND WHEREAS** the Township of Wainfleet will designate portions of By-law No. 010-2018 to be applicable to the administrative penalty system established through this By-law; and

**AND WHEREAS** the Township of Wainfleet considers it desirable to enforce and seek compliance with the designated By-laws, or portions of those By-laws, through the administrative penalty system;

**NOW THEREFORE** the Council of the Township of Wainfleet enacts as follows:

1. **SHORT TITLE**

1.1 This By-law shall be referred to as "Special Events Parking By-law".

2. **DEFINITIONS**

2.1 In this by-law:

**"Accessible Parking"** means a parking space for people with a valid MTO issued Accessible Parking Permit (APP).

**"Administrative Monetary Penalty System"** means an authoritative system in which penalty notices are issued, appealed, paid or collected, By-law No.020-2014 as amended.

**"Emergency Route"** means a route designated for emergency vehicles and situations.

**"Enforcement Officer"** means a Municipal Law Enforcement Officer appointed and employed by the Township of Wainfleet, and shall include the Niagara Regional Police Service and the Ontario Provincial Police Service.

**"Exemptions"** means certain agencies or people working for agencies that are exempt for provisions of this by-law only while performing their duties.

**“Highway”** shall have the same meaning as the Highway Traffic Act.

**“Official Sign”** means a sign designated for use by the Highway Traffic Act and Ministry of Transportation.

**“Park”** means the stopping or standing of vehicle whether occupied or not.

**“Special Event”** means a Special Events or occurrence that the Township of Wainfleet deems necessary for the safety for residents and visitors to further restrict, regulate and control traffic movement in certain areas on a temporary basis and shall include commencement dates and times and termination date and times.

**“Special Events Parking Penalties”** means all parking penalties will be increased to promote compliance and safety in designated areas only for the temporary event or occurrence.

### 3. **APPLICATION**

- 3.1 The provisions of this By-law shall apply only to Special Events set out in Schedule “A” of this by-law.
- 3.2 The provisions of this by-law shall apply to the Highways under the Jurisdiction of the Township of Wainfleet listed in Schedule “B” of this by-law.
- 3.3 The provisions of this by-law shall apply to the Special Events Parking Penalties as set out in Schedule “C” of this by-law.
- 3.4 The list of Exemptions shall apply as set out in Schedule “D” of this by-law.
- 3.5 This by-law shall only take precedence for the Special Events Parking event listed in Schedule “A”

### 4. **PROHIBITIONS**

- 4.1 No Person shall Park on a Highway during a Special Event where official signs are posted.
- 4.2 No Person shall Stop on a Highway during a Special Event where official signs are posted.
- 4.3 No Person shall Stop in an Emergency Route where official signs are posted.
- 4.4 No Person shall Park / Stop in a Residential Parking Permit Space without having a valid Residential Parking Permit displayed where official signs are posted.
- 4.5 No Person shall Park / Stop in an Accessible Parking Permit space without having an Accessible Parking Permit issued by the MTO displayed.

### 5. **ENFORCEMENT**

- 5.1 The provisions of this by-law may be enforced by an Enforcement Officer.
- 5.2 An enforcement officer as defined, upon discovery of any vehicle stopped, parked or standing in contravention of this by-law, or any vehicle apparently abandoned or any vehicle without proper number plates on a Highway listed in this by-law,

may cause such vehicle to be removed or taken to and stored in a suitable place and all cost and charges for removing, care and storage thereof, if any are a lien upon such vehicle which may be enforced in the same manner provided in the Mechanics Lien Act.

6. **OFFENCES AND PENALTIES**

6.1 Any fine imposed or offence created by this by-law is subject to the provisions of Administrative Monetary Penalty System By-law. (AMPS By-law).

6.2 Everyone who contravenes any provision of this by-law is guilty of an offence and subject to the penalty and provisions as provided within the AMPS By-law.

7. **SCHEDULES**

7.1 The schedules "A" through "D" inclusive attached hereto shall form part of this by-law.

**BY-LAW READ AND PASSED THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2024.**

\_\_\_\_\_  
B. Grant, MAYOR

\_\_\_\_\_  
A. Chrastina, DEPUTY CLERK



## **SCHEDULE “A of By-law 008-2024”**

### **Schedule “A” Special Event**

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1. **Solar Eclipse Event-** Commencing at 16:00 hrs Friday April 5, 2024 and Terminating at 23:59 Hrs on Monday April 8, 2024.

## SCHEDULE “B of By-law 008-2024”

### Schedule “B”

#### Parking Prohibitions by Highway- No Parking

Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Lakeshore Rd	South Side	From Cement Rd to Station Rd	All Times / Everyday
Lakeshore Rd	North Side	Cement Rd to a point 30 metres past Quarry Rd	All Times / Everyday
Lakeshore Rd	North Side	From a point 50 metres past Quarry Rd to Station Rd	All Times / Everyday
Woodlawn Dr	Both Sides	From Quarry Rd to Woodland Dr dead end	All Times / Everyday
Maplewood Dr	Both Sides	From Quarry Rd to Woodland Dr	All Times / Everyday
Bellevue Beach Rd	Both Sides	From Lakeshore Rd to Bellevue Beach	All Times / Everyday
Hill Ave	Both Sides	From Bellevue Beach Rd to Hill Ave	All Times / Everyday
Beach Rd E	Both Sides	From Bellevue Beach Rd to Beach Rd E	All Times / Everyday
Walnuthill Rd	Both Sides	From Lakeshore Rd to Augustine Rd	All Times / Everyday
Hock Rd	Both Sides	From Walnuthill Rd to Sandel Rd	All Times / Everyday
Sandel Rd	Both Sides	From Lakeshore Rd to Hock Rd	All Times / Everyday
Slater Blvd	Both Sides	From Walnuthill Rd to Augustine Rd	All Times / Everyday
Erie ST	Both Sides	From Lakeshore Rd to Gallinger Rd	All Times / Everyday
Gallinger Rd	Both Sides	From Brawn Rd to Gallinger Rd dead end	All Times / Everyday
Brawn Rd	East Side	From Lakeshore Rd to Gord Harry Trail	All Times / Everyday
Brawn Rd	West Side	From Lakeshore Rd to a point 180-meter North of Lakeshore Rd	All Times / Everyday
Desiree Rd	Both Sides	From Lakeshore Rd to Churchill Ave	All Times / Everyday
Collins Lane	Both Sides	From Lakeshore Rd to Churchill Ave	All Times / Everyday
Fletcher Ave	Both Sides	From Golf Course Rd to Collins Lane	All Times / Everyday
Churchill Ave	Both Sides	From Golf Course Rd to Desiree Rd	All Times / Everyday
Harbourview Rd	East Side	Commencing at Lakeshore Road and of Harbourview Rd to 240 meters south of Harbourview Rd	All Times / Everyday
Harbourview Rd	Both Sides	Commencing at 240 meters South Harbourview Rd to Harbourview Rd dead end	All Times / Everyday
Morgan's point Rd	Both Sides	From Lakeshore Rd to Morgan's Point Rd dead end	All Times / Everyday
Fowler Rd	Both Sides	From Morgan's Point Rd to 2 <sup>nd</sup> St	All Times / Everyday
Lakefield Cres	Both Sides	Fowler Rd to Fowler Rd	All Times / Everyday
Neff ST	Both Sides	Southern end of Neff St to Northern end of Neff St	All Times / Everyday
2 <sup>nd</sup> St	Both Sides	From Morgan's Point Rd to Neff St	All Times / Everyday
1 <sup>st</sup> St	Both Sides	From Morgan's Point Rd to Neff St	All Times / Everyday
Minor Rd	Both Sides	From Lakeshore Rd to Mittlestaedt Rd	All Times / Everyday
Old Lakeshore Rd W	Both Sides	From Lakeshore Rd to Old Lakeshore Rd W dead end	All Times / Everyday
Burkett Rd	Both Sides	From Lakeshore Rd to Concession 1 Rd	All Times / Everyday

**Schedule “B”****Parking Prohibitions by Highway - No Stopping**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Quarry Rd	East Side	From Lakeshore Rd to Gord Harry Trail	All Times / Everyday
Quarry Rd	West Side	From Lakeshore Rd to a point 240 meters North of Lakeshore Rd	All Times / Everyday
Quarry Rd	West Side	From a point 275 meters North of Lakeshore Rd to Highway 3	All Times / Everyday
Augustine Rd	Both Sides	From Lakeshore Rd to Lakeshore Rd	All Times / Everyday

**Schedule “B”****Parking Prohibitions by Highway – Emergency Routes**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Quarry Rd	West Side	From the most Southerly corner of Quarry Rd heading North and commencing at 240 meters for a distance of 35 meters	All Times / Everyday
Side Rd 18	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Side Rd 24	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Daley Ditch Rd	Both Sides	From Lakeshore Rd to Lake Erie shore line	All Times / Everyday
Park ST	South Side	From a point 147 meters West of Sugarloaf Street to a point of 174 metres west of Sugarloaf Street	All Times / Everyday

**Schedule “B”****Parking Prohibitions by Highway - Residential Permit Parking**

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Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Brawn Rd	West Side	From a point of 180 meters North of Lakeshore Rd to Gord Harry Trail	All Times / Everyday

Lakeshore Rd	North Side	From a point 30 meters West of Quarry Rd to a point 50 meters West of Quarry Rd	All Times / Everyday
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### Schedule "B"

#### Parking Prohibitions by Highway – Designated Accessible Parking

Column 1	Column 2	Column 3	Column 4
Highway	Side	From / To	Times / Days
Lakeshore Rd	Beach Lot (South Side)	4 Spaces where official signs are on display	All Times / Everyday

## **SCHEDULE “C” of By-law 008-2024**

### **Schedule “C”**

#### **Special Event Parking Penalties**

---

Schedule “C” to By-law No. 008-2024  
Short Form Wording and Administrative Penalties.

Item	COLUMN 1 Designated Provisions	COLUMN 2 Short Form Wording	COLUMN 3 Administrative Penalty
1.	4.1	Park in Prohibited Area	\$200.00
2.	4.2	Stop In Prohibited Area	\$200.00
3.	4.3	Stop in an Emergency Route	\$350.00
4.	4.4	Park without valid parking permit visible	\$250.00
5.	4.5	Park in Accessible Parking Space without permit visible	\$600.00

## **SCHEDULE “D” of By-law 008-2024**

### **Schedule “D” Exemptions**

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The people or agencies listed below are exempt for the provisions of this by-law **ONLY** while performing their duties:

1. Any Emergency Service vehicle – Police, EMS, Fire
2. Any Wainfleet Volunteer Firefighter on scene in a POV
3. Any Township employee, in a marked or unmarked vehicle
4. Any Region of Niagara employee in a marked or unmarked vehicle
5. Any marked public utility, for emergency repair.

# THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

## BY-LAW NO. 009-2024

Being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet its Regular Meeting of Council held February 20, 2024

**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 February 20, 2024, 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 20<sup>TH</sup> DAY OF FEBRUARY, 2024

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B. Grant, MAYOR

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A. Chrastina, DEPUTY CLERK