

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET  
REGULAR MEETING OF COUNCIL AGENDA  
APRIL 30, 2024 – 6:30 P.M.  
COUNCIL CHAMBERS**

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C07/24

- 1. Call to Order**
- 2. National Anthem**
- 3. Land Acknowledgement Statement**
- 4. Disclosures of Interest and the General Nature Thereof**
- 5. Mayor's Announcements & Remarks**
- 6. Councillor's Announcements & Remarks**
- 7. Adoption of Previous Council Minutes**
  - a) Minutes of the Regular Meeting of Council held April 9, 2024
- 8. Public Meeting**
  - a) Township Initiated Official Plan Amendment OPA-05 (Bill 109)
  - b) Township Initiated Zoning By-law Amendment Z02/2024W (Cannabis)
  - c) Township Initiated Zoning By-law Amendment Z01/2024W (Housekeeping)
- 9. Delegations**
  - a) Niagara Community Foundation Re: Update on the Wainfleet Fund
- 10. Consent Agenda**
- 11. Staff Reports & Recommendations**
  - a) Public Works Staff Reports
    - i. Memorandum Re: Side Road 20 CSW Drain 10 Project Update
- 12. Review of Correspondence**
  - a) C-2024-165 Re: Public Libraries and Older Adults
  - b) C-2024-167 Re: Request for temporary road closure

**13. By-laws**

**14. Notices of Motion**

**15. Closed Meeting**

**16. Rise & Report**

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

- a) By-law No. 016-2024 being a by-law to adopt, ratify and confirm the actions of the Council at its meeting held on the 30<sup>th</sup> day of April, 2024

**18. Adjournment**



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

C05/24  
APRIL 9, 2023  
6:00 P.M.  
COUNCIL CHAMBERS

PRESENT:           B. Grant           Mayor  
                      J. Anderson       Councillor  
                      T. Gilmore       Councillor  
                      J. MacLellan      Councillor  
                      S. Van Vliet      Councillor

STAFF PRESENT: M. Luey           Chief Administrative Officer  
                      A. Chrastina       Deputy Clerk  
                      J. Crawford       Administrative Assistant  
                      L. Earl            Manager of Community & Development Services  
                      C. Guttin         STR Licensing and By-Law Enforcement Officer  
                      M. Jemison        Drainage Superintendent  
                      R. Nan            Manager of Operations  
                      D. Zelichowski    IT Specialist

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**1. Call to Order**

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

**2. Closed Meeting**

a) Item under Section 239 (2)(c)(e)(f) of the Municipal Act, 2001, a proposed or pending acquisition or disposition of land by the municipality or local board, litigation or potential litigation, advice that is subject to solicitor-client privilege – 1 item (An update on an open legal file)

b) Minutes of the Closed Meeting of Council held March 19, 2024

**Resolution No. C-2024-047**

Moved by Councillor MacLellan

Seconded by Councillor Gilmore

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

a) Item under Section 239 (2)(c)(e)(f) of the Municipal Act, 2001, a proposed or pending acquisition or disposition of land by the municipality or local board, litigation or potential litigation, advice that is subject to solicitor-client privilege – 1 item (An update on an open legal file)

b) Minutes of the Closed Meeting of Council held March 19, 2024”

CARRIED

**3. Rise and Report**

Council met in closed session and received information and, provided confidential staff direction respecting an update on an open legal file. Further, a procedural vote was taken to adopt previous closed session minutes.

**4. National Anthem**

**5. 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.

**6. Disclosures of Interest**

None.

**7. 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.
- We're excited to be hosting our 6th Annual Wainfleet Community Open House & Free Skate on Wednesday, April 24 from 5:00-8:00 pm at the Arena.
  - There will be many community groups set up in the Moore Room with information for the Wainfleet community on local Programs, Services and Volunteer Opportunities. Please join us.
- Our next regular meeting of Council is Tuesday April 30 at 6:30pm.

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

None.

**9. Adoption of Previous Council Minutes**

a) Minutes of the Regular Meeting of Council held March 19, 2024

**Resolution No. C-2024-048**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** the minutes of the Regular Meeting of Council held March 19, 2024 be adopted as circulated.”

CARRIED

**10. Public Meeting**

None.

**11. Delegations**

- a) Herb Sawatzky (50by30Niagara) Re: Bill 165 Keeping Energy Costs Down Act, 2024

**Resolution No. C-2024-049**

Moved by Mayor Grant

Seconded by Councillor Gilmore

“**THAT** the delegation from Herb Sawatzky respecting: Bill 165 Keeping Energy Costs Down Act, 2024 be received.”

CARRIED

- b) Lynn Gibson and Lindsay Winger Re: Bed and Breakfast in the Short-Term Rental By-law

**Resolution No. C-2024-050**

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** the delegation from Lynn Gibson and Lindsay Winger respecting Bed and Breakfast in the Short-Term Rental By-law be received.”

CARRIED

- c) Brent Lindhurst Re: Legal non-conforming use – “Grandfather Clause” regarding Short-term Rental (STR) By-law 026-2023

**Resolution No. C-2024-051**

Moved by Councillor MacLellan

Seconded by Councillor Gilmore

“**THAT** the delegation from Brent Lindhurst respecting legal non-conforming use – “Grandfather Clause” regarding Short-term Rental (STR) By-law 026-2023 be received.”

CARRIED

- d) Joel Rypstra Re: STR By-law - rules and fines compared to other municipalities

**Resolution No. C-2024-052**

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

“**THAT** the delegation from Joel Rypstra respecting STR By-law - rules and fines compared to other municipalities be received.”

CARRIED

## 11. Consent Agenda

None.

## 12. Staff Reports & Recommendations

### a) Administrative Staff Reports

#### i. ASR-006/2024 Re: 2024 Property Tax Rate

**Resolution No. C-2024-053**

Moved by Councillor MacLellan  
Seconded by Councillor Gilmore

“**THAT** Administrative Staff Report ASR-006/2024 respecting 2024 Property Tax Rates be received; and

**THAT** Council consider the by-law attached to this report as Appendix “A”, to provide for Final Property Tax Rates for the 2024 taxation year.”

CARRIED

#### ii. ASR-007/2024 Re: Shared Services Committee Membership

**Resolution No. C-2024-054**

Moved by Councillor Van Vliet  
Seconded by Councillor MacLellan

“**THAT** Administrative Staff Report ASR-007/2024 be received; and

**THAT** staff be directed to collaborate with staff from the City of Port Colborne to arrange a joint closed session meeting for both councils to discuss details of sharing fire administration services; and

**THAT** the composition of the Joint Shared Services Committee for the Township of Wainfleet and City of Port Colborne be addressed at the joint closed session meeting.”

CARRIED

### b) By-law Enforcement Staff Reports

#### i. Memorandum Re: Temporary Traffic and Parking Amendment

The Manager of Community & Development Services provided an overview of the memo and rationale for the proposed temporary by-law amendment for consideration later in the agenda.

c) Public Works Staff Reports

- i. PWSR-008/2024 Re: Western Ontario Super Hockey League

**Resolution No. C-2024-055**

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

**“THAT** Public Works Staff Report PWSR-008/2024 be received; and

**THAT** Council decline the opportunity of hosting the Western Ontario Super Hockey League expansion team.”

CARRIED

- ii. PWSR-009/2024 Re: Tender for Calcium Chloride

**Resolution No. C-2024-056**

Moved by Councillor Gilmore

Seconded by Councillor MacLellan

**“THAT** Public Works Staff Report PWSR 009/2024 respecting Award for Tender for Calcium Chloride for 2024-2026 be received; and

**THAT** Council authorize the Manager of Operations to award the tender to Da-Lee Dust Control for the supply and application of Calcium Chloride for 2024-2026.”

CARRIED

**13. Review of Correspondence**

- a)
- C-2024-106
- Re: Marvin JD. Halladay Memorial Education Award Recipient

Councillor Gilmore took a moment to recognize the achievements of Mark Jemison, Drainage Superintendent as outlined in the correspondence.

- b)
- C-2024-120
- Re: Proclamation Request - Canadian Viral Hepatitis Elimination Day

**Resolution No. C-2024-057**

Moved by Councillor Anderson

Seconded by Councillor MacLellan

**“THAT** Correspondence item C-2024-120 respecting a proclamation request for Canadian Viral Hepatitis Elimination Day be supported.”

CARRIED

- c) C-2024-121 Re: Proclamation Request - World Autism Day

**Resolution No. C-2024-058**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** Correspondence item C-2024-121 respecting a proclamation request for World Autism Day be supported.”

CARRIED

- d) C-2024-148 Re: Proclamation Request - National Day of Mourning

**Resolution No. C-2024-059**

Moved by Councillor Gilmore

Seconded by Councillor Anderson

“**THAT** Correspondence item C-2024-148 respecting a proclamation request for National Day of Mourning be supported.”

CARRIED

#### 14. By-laws

- a) By-law No. 012-2024 being a by-law to establish estimates and tax rates for the year 2024
- b) By-law No. 013-2024 being a by-law to amend By-law No. 010-2018, being a By-law to Regulate Traffic and Parking in the Township

**Resolution No. C-2024-060**

Moved by Councillor MacLellan

Seconded by Councillor Gilmore

“**THAT** the following by-laws be read and passed this 9th day of April, 2024:

- a) By-law No. 012-2024 being a by-law to establish estimates and tax rates for the year 2024
- b) By-law No. 013-2024 being a by-law to amend By-law No. 010-2018, being a By-law to Regulate Traffic and Parking in the Township”

CARRIED

#### 15. Notices of Motion

None.

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

**Resolution No. C-2024-061**

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** By-law No. 014-2024 being a by-law to adopt, ratify and confirm the actions of the Council at its meeting held on the 9th day of April, 2024 be read and passed this 9th day of April, 2024.”

CARRIED

**17. Adjournment**

There being no further business, the meeting was adjourned at 7:58 p.m.

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

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

## PUBLIC MEETING INFORMATION REPORT

**Public Meeting:** Tuesday April 30, 2024 at 6:30 p.m. in Council Chambers

**File No.:** Township Initiated Official Plan Amendment OPA-05 (Bill 109)

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

The purpose of the Public Meeting is to provide more information about the proposed Township initiated official plan amendment 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 application.

Any person may make written or verbal representation either in support of or in opposition to the proposed official plan amendment. 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 will close at the conclusion of the public meeting.

### **Purpose of the Proposed Amendment**

A number of changes are proposed to Section 8 (Implementation) of the Official Plan. These changes are, in part, to address recent changes to the Planning Act (Bill 109, More Homes for Everyone Act, 2022 - An Act to amend various statutes with respect to housing, development and various other matters). The draft amendment proposes to:

- Amend Section 8.3 (Site Plan Control) to update the list of exemptions from site plan control along with updated numbering and minor administrative changes;
- Add policies to Section 8.3 (Site Plan Control), to formalize the delegation of site plan approval (drawings and agreements) to the Manager of Community and Development Services or their designate;
- Amend Section 8.7 (Pre-Consultation Policies) with respect to Pre-Consultation policies, with the goal of encouraging proper pre-consultation and pre-submission of complete applications;
- Amend Section 8.8 (Complete Application Policies) requiring the submission and efficient processing of complete applications, minor administrative changes are proposed; and
- Add policies to Section 8.8 (Complete Application Policies) with respect to Site Plan Approval requiring compliance with the Township's Site Plan Control by-law and policies regarding deeming Planning Act applications complete.

### **Consultation**

In accordance with the Planning Act, a Notice of Public Meeting was published in the St. Catharines Standard, Welland Tribune and Niagara This Week on April 10th, 2024. The notice, along with the application materials, were also posted on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) and the Township's Facebook page.

The proposed amendment was circulated to external agencies and internal departments for review and comments on April 10th, 2024 and the following comments have been received:

The Ministry of Transportation of Ontario (MTO) noted no concerns with the proposed amendments and supports the changes.

Township By-law Enforcement Officer noted no concerns with the proposed amendments.

Enbridge Gas noted no objection to the proposed amendment but indicated that they reserve the right to amend their development conditions.

The Town of Pelham noted they had no comments regarding the proposed amendments.

The Township held a Public Open House on Wednesday April 25th, 2024 from 4:00-6:00 p.m. in the Council Chambers to present the information on the amendment and answer any questions from the public.

Any written comments received prior to the Public Meeting will be addressed verbally at the public meeting and any agency comments received after the public meeting will be addressed in the staff report.

### **Next Steps**

A planning report regarding a complete review of the proposed zoning by-law amendment 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 submissions to the Township of Wainfleet regarding the proposed zoning by-law amendment before Council gives or refuses to give approval to the application, 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 zoning by-law amendment before Council gives or refuses to give approval to the application, 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 application, you must make a written request to the Deputy Clerk of the Township of Wainfleet at the address noted below and quote the appropriate file number(s).

### **Contact**

For further information regarding the proposed applications please contact Lindsay Earl, 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.

To request to be notified of the decision, please contact the Deputy Clerk at [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca).

### **Further Information**

The draft amendment can be found on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) under File No. OPA-05.

## PUBLIC MEETING INFORMATION REPORT

**Public Meeting:** Tuesday April 30, 2024 at 6:30 p.m. in Council Chambers

**File No.:** Township Initiated Zoning By-law Amendment Z02/2024W (Cannabis)

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

The purpose of the Public Meeting is to provide more information about the proposed Township initiated zoning by-law amendment application 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 application.

Any person may make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment. 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 Sarah Ivins, Planner. The public commenting period will close at the conclusion of the public meeting.

### **Purpose of the Proposed Amendment**

The purpose of the proposed zoning by-law amendment is to replace the provisions for medical marihuana facilities with provisions for cannabis production facilities. The following sections of the zoning by-law are proposed to be amended:

#### **Section 3: Definitions**

- Remove the definition of medical marihuana facility.
- Add a definition for cannabis production facility, which is proposed to be defined as “any land, building or structure used for growing, producing, processing, testing, destroying, storing, packaging and/or shipping of cannabis for medical or non-medical purposes but does not include the growing, producing and processing of four (4) or less cannabis plants on a lot for personal use or the retailing of cannabis or cannabis products under a retail operator license issued under the Cannabis License Act, 2018.

#### **Section 6: Agricultural & Rural Zones**

- Replace the term medical marihuana with the term cannabis production facility in Table 5 and Table 6.
- Permit cannabis production facilities in the A2, A3 and A4 zones.
- Prohibit outdoor growing and cultivation.
- Require that the minimum setback of 150m from the use be applied to an Open Space use or zone, in addition to a Residential and Institutional use or zone.

Amendments are also proposed to the Township's Site Plan Control By-law 028-2015 and Medical Marihuana Licensing By-law 057-2017 to replace the term 'medical marihuana facility' with the term 'cannabis production facility'

### **Consultation**

In accordance with the *Planning Act*, a Notice of Public Meeting was published in the St. Catharines Standard, Welland Tribune and Niagara This Week on April 10<sup>th</sup>, 2024. The notice, along with the application materials, were also posted on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) and the Township's Facebook page.

The proposed amendment was circulated to external agencies and internal departments for review and comments on April 10<sup>th</sup>, 2024 and the following comments have been received:

The Ministry of Transportation of Ontario (MTO) noted no concerns with the proposed amendments and supports the changes.

Township By-law Enforcement Officer noted no concerns with the proposed amendments.

Enbridge Gas noted no objection to the proposed amendment but indicated that they reserve the right to amend their development conditions.

The Town of Pelham noted they had no comments regarding the proposed amendments.

The Township held a Public Open House on Wednesday April 25, 2024 from 4:00-6:00 p.m. in the Council Chambers to present the information on the amendment and answer any questions from the public.

Any written comments received prior to the Public Meeting will be addressed verbally at the public meeting and any agency comments received after the public meeting will be addressed in the staff report.

### **Next Steps**

A planning report regarding a complete review of the proposed zoning by-law amendment 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 submissions to the Township of Wainfleet regarding the proposed zoning by-law amendment before Council gives or refuses to give approval to the application, 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 zoning by-law amendment before Council gives or refuses to give approval to the application, 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 application, you must make a written request to the Deputy Clerk of the Township of Wainfleet at the address noted below and quote the appropriate file number(s).

### **Contact**

For further information regarding the proposed zoning by-law amendment please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or [planning@wainfleet.ca](mailto:planning@wainfleet.ca). Written comments can also be sent to the attention of Sarah Ivins.

To request to be notified of the decision, please contact the Deputy Clerk at [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca).

### **Further Information**

The following information regarding the proposed amendments can be found on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) under File No. Z02/2024W:

1. Planning Staff Report PSR-002/2024;
2. Chart of Proposed Changes;
3. Draft Redlined Excerpts of Zoning By-law 034-2014;
4. Draft Redlined Excerpts of the Site Plan Control Guidelines;
5. Draft Redlined Copy of Medical Marihuana Licensing By-law 057-2017.

## PUBLIC MEETING INFORMATION REPORT

**Public Meeting:** Tuesday April 30, 2024 at 6:30 p.m. in Council Chambers

**File No.:** Township Initiated Zoning By-law Amendment Z01/2024W (Housekeeping)

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

The purpose of the Public Meeting is to provide more information about the proposed Township initiated housekeeping zoning by-law amendment application 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 application.

Any person may make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment. 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 Sarah Ivins, Planner. The public commenting period will close at the conclusion of the public meeting.

### **Purpose of the Proposed Amendment**

The purpose of the proposed housekeeping amendment is to address provisions for common minor variance requests, to provide clarification of definitions and provisions to improve the functionality of the zoning by-law and to implement zoning for the Township's eight Hamlets to conform with the Township's official plan. The following sections of the zoning by-law are proposed to be amended:

#### **Section 3: Definitions**

- Update the definition of height to measure height to the top of the ridge, rather than a midpoint between the eaves and ridge.
- Update the definitions of home occupation and home industry to prohibit such uses from having employees.
- Update the definition of lot coverage to identify that uncovered decks, uncovered porches, pergolas, ornamental structures (such as mailboxes or birdhouses) and outdoor swimming pools are not to be used in the calculation of lot coverage and to identify that any portion of a lot on the waterside of any shorewall shall not be used in the calculation of lot coverage.
- Add a definition for resort and temporary tent.

#### **Section 4: General Provisions**

- Add provisions to Section 4.3 to allow temporary tents for a special event in any zone provided that:
  - appropriate building permits are obtained (when applicable);
  - the duration of the installation not exceed 7 days; and
  - the location of the temporary tent not interfere with any sightlines or daylight triangles for any adjacent streets.

- Update the provisions in Sections 4.16 and 4.17 for home industries and home occupations to prohibit the display of commercial vehicles and equipment.
- Update the provisions in Section 4.20 for secondary suites to:
  - specify that a maximum of 3 bedrooms may be permitted;
  - limit the scale of the secondary suite in relation to the primary dwelling or accessory building:
    - maximum of 40% of the gross floor area of the primary dwelling; or
    - maximum of 40% of the ground floor area of the accessory building; or
    - maximum of 100% of the ground floor area of the accessory building;
  - require access for the secondary suite to be provided from the same driveway as the principle dwelling.
- Update Table 2: Accessory Building Requirements to permit:
  - a maximum lot coverage of 4% for the A1, A2, A3, A4, RH and RLS zones;
  - a maximum lot coverage of 5% for the C1, C2 and C3 zones;
  - a maximum height of 8m for the A1, A2, A3 and A4 zones;
  - a maximum height of 6.5m for the RH and RLS zones;
  - a maximum height of 8m for the C1, C2 and C3 zones;
  - introduce provisions for the M1 and M2 zones;
  - Update the notes to identify that accessory buildings must also comply with the total lot coverage for the respective zone and a maximum height of 8m where a secondary suite is located in an accessory building within the RH and RLS zones.

#### Section 5: Parking & Loading Provisions

- Add parking requirements for a municipal office, municipal operations centres, fire halls and libraries, being a sufficient number to accommodate the employees and visitors.
- Delete the loading requirements for Institutional uses.
- Update the loading requirements for Industrial uses.

#### Section 6: Agricultural & Rural Zones

- Add Q5 for a single detached dwelling as a principal use on any new lot within the A1, A2 and A3 zones – Q5 states that the use is permitted as a surplus farm dwelling, where the dwelling existed prior to the creation of the new lot.
- Add Q3 for a single detached dwelling as a principal use on any new lot within the A4 zone.
- Add a garden suite as a permitted use within the A1, A2, A3 and A4 zones subject to Q6 which states that the use is only permitted through a temporary use by-law.
- Add Section 6.2.2.8 for garden suites to require that initial permissions shall be for no longer than 10 years with extensions of 3 years at a time to a maximum of 20 years, a development agreement to address installation, maintenance and removal of the garden suite, it is to be accessory to a single detached dwelling, a maximum of one garden suite per lot, access shall be provided from the same driveway as the principal dwelling and shall comply with the Minimum Distance Separation (MDS) formulae.
- Update the maximum lot coverage for a single detached dwelling as a principal use on a lot to 10%

#### Section 7: Residential Zones

- Update the maximum height for uses in the RH and RLS zones to 12m.

### Section 8: Commercial Zones

- Update the maximum height for uses in the C1, C2 and C3 zones to 13m, save and except seasonal trailer parks which will have a maximum height of 6m

### Section 9: Industrial Zones

- Update the maximum height for uses in the M1 zone to 17m and kennels to 13m.

### Section 10: Institutional Zones

- Add a municipal area, municipal community centre and municipal operations centre as permitted used for the Institutional zone.

### Section 12: Mobile Home Park Zone

- Add provisions for a convenience retail store within the MHP zone.

### Section 15: Maps

- Implement Maps 33-40 for the Township's Hamlets.

### **Consultation**

In accordance with the *Planning Act*, a Notice of Public Meeting was published in the St. Catharines Standard, Welland Tribune and Niagara This Week on April 10<sup>th</sup>, 2024. The notice, along with the application materials, were also posted on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) and the Township's Facebook page.

The proposed amendment was circulated to external agencies and internal departments for review and comments on April 10<sup>th</sup>, 2024 and the following comments have been received:

The Ministry of Transportation of Ontario (MTO) noted no concerns with the proposed amendments and supports the changes.

Township By-law Enforcement Officer noted no concerns with the proposed amendments.

Enbridge Gas noted no objection to the proposed amendment but indicated that they reserve the right to amend their development conditions.

The Town of Pelham noted they had no comments regarding the proposed amendments.

The Township held a Public Open House on Wednesday April 25, 2024 from 4:00-6:00 p.m. in the Council Chambers to present the information on the amendment and answer any questions from the public.

Any written comments received prior to the Public Meeting will be addressed verbally at the public meeting and any agency comments received after the public meeting will be addressed in the staff report.

### **Next Steps**

A planning report regarding a complete review of the proposed zoning by-law amendment 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 submissions to the Township of Wainfleet regarding the proposed zoning by-law amendment before Council gives or refuses to give approval to the application, 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 zoning by-law amendment before Council gives or refuses to give approval to the application, 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 application, you must make a written request to the Deputy Clerk of the Township of Wainfleet at the address noted below and quote the appropriate file number(s).

### **Contact**

For further information regarding the proposed zoning by-law amendment please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or [planning@wainfleet.ca](mailto:planning@wainfleet.ca). Written comments can also be sent to the attention of Sarah Ivins.

To request to be notified of the decision, please contact the Deputy Clerk at [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca).

### **Further Information**

The following information regarding the proposed amendments can be found on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices) under File No. Z01/2024W:

1. Planning Staff Report PSR-003/2024;
2. Chart of Proposed Changes;
3. Draft Redlined Excerpts of Zoning By-law 034-2014;
4. Draft Hamlet Mapping;
5. Draft Hamlet Zoning by Property.



**TOWNSHIP OF WAINFLEET**  
**DELEGATION REQUEST FORM**

Please fill out and return no later than 4:30 p.m. on the Tuesday prior to the meeting you wish to appear. Completed forms are to be submitted to the Clerks Department and can be dropped off or emailed to [achrastina@wainfleet.ca](mailto:achrastina@wainfleet.ca)

If you are speaking to an item listed on the agenda, the deadline for submission is 12:00 p.m. on the day of the scheduled meeting.

<b>Name:</b>	
<b>Address:</b>	
<b>Telephone:</b>	<b>E-mail:</b>

**Date of Meeting:** \_\_\_\_\_

<b>Subject Matter to be Discussed:</b>	
<b>Action Requested:</b>	

**Have you previously spoken on this issue?** Yes  No

If an individual has previously appeared as a delegation, a further delegation from the same individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

**Do you have material for distribution at the meeting?** Yes  No

If yes, specify:

**Do you have a copy of your notes/presentation to attach?** Yes  No

If yes, specify:

Delegations are required to provide the Clerk's Department presentation materials for publication in Council's agenda package.

- I have read and understand the Delegation Protocol attached to this form and understand that the information contained on this form, including any attachments, will become public documents and listed on Township meeting agendas and posted to the Township's website.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Memo

**To:** Mayor Grant & Members of Council  
**From:** Richard Nan, Manager of Operations  
**Date:** April 25, 2024  
**Re:** Side Road 20 CSW Drain 10 Project Update

Good evening Mayor and Council,

As Council is aware the 2023 project C.5 – Large Culvert & Drain Works, more specifically, the CSW drain 10 work is well underway. During the project, staff identified the road condition of side road 20 and additional slumping of the roadside shoulder. The road surface is deteriorating quickly due to the construction traffic. Staff anticipated waiting for the 2025 budget deliberations and the final construction of the school to reconstruct the road surface. Due to the base conditions of the existing road, staff are proceeding with the additional infill portion which will stabilize the roadside shoulder on the remaining portion across from the existing residents and provide for roadside safety for the motoring public.

The original requirement to infill the municipal drain was due to safety concerns and the slumping of the roadside shoulders. The original design infill incorporated the area from the outlet North of Park Street to the soccer field entrance. Due to financial considerations, the project was scaled back to stop at the baseball diamond parking entrance at a cost of \$343,100. The tendered price for this project was \$336,570.50. The additional length that was scaled back was estimated to add \$166,500.00 in costs. The contractor has provided us with an updated quote to complete the remaining portion at cost pricing for only the cost of the pipe installation of \$67,454.40 plus HST. The contractor will complete the remaining portion of the restoration at no additional cost. The fill material is already available from the Township stockpile.

The drainage engineer will provide an updated report and as built drawings when the project is completed.

Staff believe this is an exceptional cost saving opportunity and are proceeding to complete this work as quoted and continue to infill the area due to safety and stability of the road and consider resurfacing the sideroad when the project is completed. Staff will provide council with an updated project summary to highlight the additional project overage and the estimated cost for the road resurfacing and upgrade from tar and chip to hot mix asphalt. Staff are recommending that these amounts be funded by the infrastructure reserve as there was a surplus in the 2023 capital budget from Road Rehabilitation, as well as in the 2024 capital budget, the road rehabilitation tender has come in significantly under budget.

**Subject:** RE: Council Correspondence

**From:** Lorrie Atkinson <LAtkinson@wainfleetlibrary.ca>

**Sent:** April 11, 2024 2:13 PM

**To:** Amber Chrastina <AChrastina@wainfleet.ca>

**Subject:** Council Correspondence

Hi Amber,

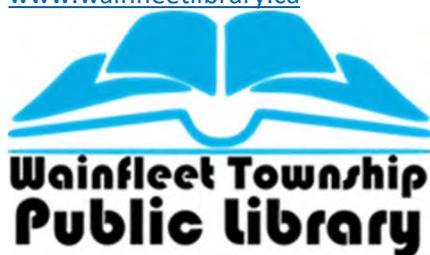
We discussed this at our April 10, 2024 Library Board Meeting , would you please include for correspondence at the next Council meeting.

[https://www.wellandtribune.ca/opinion/contributors/public-libraries-foster-feelings-of-social-connectedness-for-older-adults/article\\_4bded397-c389-5f70-b55f-3e97f2cfe854.html](https://www.wellandtribune.ca/opinion/contributors/public-libraries-foster-feelings-of-social-connectedness-for-older-adults/article_4bded397-c389-5f70-b55f-3e97f2cfe854.html)

Thanks,  
Lorrie

Regards,  
Lorrie Atkinson,  
CEO/Chief Librarian  
Wainfleet Township Public Library  
31909 Park St., P.O.Box 118,  
Wainfleet, On LOS 1V0  
(t)905-899-1277 x280  
(f)905-899-2495

[www.wainfleetlibrary.ca](http://www.wainfleetlibrary.ca)



[https://www.thespec.com/opinion/contributors/public-libraries-foster-feelings-of-social-connectedness-for-older-adults/article\\_4a3f12fa-9eff-549e-b68e-9e60f2c12510.html](https://www.thespec.com/opinion/contributors/public-libraries-foster-feelings-of-social-connectedness-for-older-adults/article_4a3f12fa-9eff-549e-b68e-9e60f2c12510.html)

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CONTRIBUTORS

OPINION

# Public libraries foster feelings of social connectedness for older adults

Older adults hold an intimate relationship with their public library branch — a relationship that typically spans the course of their lives.

  
By **Nicole Dalmer**

Apr 9, 2024

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Article was updated Apr 9, 2024



As part of my research, I interviewed 51 older adults living in Ontario who frequented their local public library, asking them questions to better understand the many roles the public library has played, and continues to play, in their everyday lives.

My research was in response to the International Federation on Ageing's statement that “the No. 1 emerging issue facing older adults in Canada is keeping older people socially connected and active.” Between 19 and 24 per cent of older people in Canada experience some level of isolation. Social isolation occupies an increasingly important place in conversations surrounding aging in Canada, in part due to the COVID-19 pandemic that exacerbated feelings of social isolation and in part due to social isolation's negative impact on older adults' physical and mental health, including reduced quality of life, premature mortality, depression, as well as increased risk for falls, cardiovascular disease and dementia.

Socially isolated older adults often have poorer health outcomes and more complex support needs and therefore require access to a complement of community-based supports — such as public libraries — to thrive.

As I learned from the 51 older adults who shared their experiences of engaging with their public library, it became clear that participants hold an intimate relationship with their public library branch — a relationship that typically spans the course of their lives. The library was often referred to as an “old friend” or a “trusted friend.”

Public library branches foster feelings of social connectedness, not only due to the range of materials, programs, services and spaces that can be used without expectation of payment or any pre-existing level of knowledge. Public libraries also serve as trusted third places for discovering and accessing resources, enabling lifelong learning and fostering community relationships.

As voiced by so many individuals who took part in my study, public library offerings connect older library patrons with other people and other ideas, events and other services. Libraries were also spaces with free access to washrooms, places to keep cool in the summer and warm in the winter, and important places where older adults knew they could stop along their daily walking route.

Participants felt connected to library staff. This was especially so for those older adults living in rural areas, where staff knew them by name and could offer reading recommendations based on what the patrons had checked out in the past. Interestingly, older adults shared they felt connected to their community while in their library, even if they didn't actually interact with other people. Merely being in the presence of others (whether staff or other patrons) was sufficient to feel socially included and connected.

Public libraries also nurture social connection through intergenerational connections. Intergenerational library programs (movie nights, music classes, book clubs, knitting clubs and the like) are places where different generations can meet, interact and build relationships — bridging generational perspectives and experiences.

So when we're thinking about how to support social inclusion among older adults, it's important to consider those third places, such as public library branches, that can be crucial sites that foster, inspire and encourage feelings and experiences of social connection and social inclusion.

*Nicole Dalmer is an assistant professor with the Department of Health, Aging and Society at McMaster University, an associate director of the Gilbrea Centre for Studies in Aging and a volunteer with the Hamilton Council on Aging. For more information or to donate to the Hamilton Council on Aging, visit [coahamilton.ca](http://coahamilton.ca).*

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## Winger Public School

53220 Winger Road • Wainfleet, ON • L0S 1V0 • 905-899-3821 • [winger.dsbni.org](http://winger.dsbni.org)

Received March 6, 2024  
C-2024-167

Township of Wainfleet

March 6, 2024

Attention: Richard Nan (Manager of Operations)

Dear Mr. Nan

Every year, Winger Public School holds their grade 3-8 track and field meet at the school. In the past, we have held out running races in the field behind the school. This has proven to be difficult as the field is not always dry and level. Many students have injured themselves on the day of the track meet.

We are hoping to hold the running races on Winger Road in front of the school from 9:30 – 2:30 am on Wednesday, May 8 with a rain date being Tuesday, May 14. We would only be requesting this for this year as Winger School is closing in June.

Please let me know if this is possible.

Respectfully,

Jennifer Tye, Principal

# THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

## BY-LAW NO. 016-2024

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 April 30, 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 April 30, 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 30<sup>TH</sup> DAY OF APRIL, 2024

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B. Grant, MAYOR

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A. Chrastina, DEPUTY CLERK