



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

C11/25
JULY 29, 2025
6:30 P.M.
COUNCIL CHAMBERS

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

REGRETS: T. Gilmore Councillor

STAFF PRESENT: M. Luey Chief Administrative Officer
 M. Alcock Fire Chief/CEMC
 A. Chrastina Clerk
 C. Hart Manager of Financial Planning/Deputy Treasurer
 S. Ivins Planner
 M. Jemison Drainage Superintendent
 D. Scott Planning Technician

OTHER: B. Widner Engineer (Spriet Associates)

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.
- Our next regular meeting of Council is Tuesday September 9th at 6:30pm

6. Councillor's Announcements & Remarks

None.

7. Adoption of Previous Council Minutes

a) Minutes of the Regular Meeting of Council held July 8, 2025

Resolution No. C-2025-096

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“**THAT** the minutes of the regular meeting of Council held July 8, 2025 be adopted as circulated.”

CARRIED

8. Public Meeting

a) Aldrey Drain Consideration Meeting

M. Jemison, Drainage Superintendent provided an overview of staff report DSR-005/2025.

B. Widner, Engineer with Spriet Associates provided an overview of his report on the Aldrey Drain project.

No members of Council provided any comments or questions.

Mayor Grant called for any members of the public wishing to provide comment on the project.

Diane Horvat, 63057 Perry Road

Diane inquired as to when construction will commence and, if driveways will be accessible during the construction period.

M. Jemison advised construction will likely begin in the fall or winter of 2025. Staff will communicate with impacted property owners to notify of any closures. Access issues will be minimized.

Resolution No. C-2025-097

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** Drainage Staff Report DSR-005/2025 respecting the Aldrey Drain Engineering Report for Consideration be received; and

THAT a By-law be given two readings to provisionally adopt the Aldrey Drain Engineer’s Report dated June 20, 2025, prepared by Spriet Associates Engineers & Architects, under Section 4, Chapter D. 17 of the Drainage Act, R.S.O. 1990; and

THAT Staff be directed to advance the Aldrey Drain to that of the Court of Revision, as per Section 46(1) of the Drainage Act, R.S.O. 1990; and

THAT Councillor Anderson, Councillor MacLellan and Councillor Van Vliet be appointed as members to the Aldrey Drain Court of Revision and Mayor Grant be appointed as an alternate member to be tentatively scheduled for September 10, 2025, at 4:00 p.m.”

CARRIED

9. Delegations

a) Niagara Health Re: South Niagara Hospital Local Share Contribution

Resolution No. C-2025-098

Moved by Councillor Anderson

Seconded by Councillor MacLellan

“**THAT** the delegation from Niagara Health be received; and

THAT Council direct staff to prepare a report outlining the financial feasibility of the request and options for council consideration for the September 9, 2025 regular meeting of Council.”

CARRIED

10. Consent Agenda

None.

11. Staff Reports & Recommendations

a) Administrative Staff Reports

i. ASR-013/2025 Re: 2025 Q2 Projected Results Report

Resolution No. C-2025-099

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** Administrative Staff Report ASR-013/2025 respecting 2025 Q2 Projected Results be received as information.”

CARRIED

b) Drainage Staff Reports

i. DSR-006/2025 Re: Petition for Drainage Works, Homan Branch Collver Drain

Resolution No. C-2025-100

Moved by Councillor MacLellan

Seconded by Councillor Van Vliet

“THAT Drainage Staff Report DSR-006/2025 respecting the Petition for Drainage Works, Homan Branch Collver Drain be received; and

THAT Council accept the Petition for Drainage Works and authorize staff to provide the petition to Headway Engineering, to be included in the Collver Drain Improvement project.”

CARRIED

c) Fire Staff Reports

- i. FSR-004/2025 Re: 2025 Q1 & Q2 Fire & Emergency Services Update

Resolution No. C-2025-101

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“THAT Fire Staff Report FSR-004/2025 respecting the 2025 Biannual Fire & Emergency Services Review be received for information.”

CARRIED

d) Planning Staff Reports

- i. PSR-007/2025 Re: Zoning By-law Amendment File No. Z04/2025W
40132 Port Colborne Wainfleet Townline Road North

Resolution No. C-2025-102

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“THAT Planning Staff Report PSR-007/2025 be received; and

THAT Zoning By-law Amendment application Z04/2025W, to pass a temporary use by-law for a period of ten years to permit a garden suite for lands known municipally as 40132 Port Colborne Wainfleet Townline Road North, be approved for the reasons outlined in this report; and

THAT the application be deemed to be consistent with the Provincial Planning Statement (2024) and conform with the Niagara Official Plan and Township of Wainfleet Official Plan; and

THAT the Zoning By-law Amendment attached as Appendix “C” be adopted; and

THAT the Mayor and Clerk be authorized to execute a Garden Suite Agreement.”

CARRIED

- ii. PSR-008/2025 Re: Zoning By-law Amendment File No. Z05/2025W
83673 Gracey Road

Resolution No. C-2025-103

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“THAT Planning Staff Report PSR-008/2025 be received; and

THAT Zoning By-law Amendment application Z05/2025W, to pass a temporary use by-law for a period of ten years to permit a garden suite for lands known municipally as 83673 Gracey Road, be approved for the reasons outlined in this report; and

THAT the application be deemed to be consistent with the Provincial Planning Statement (2024) and conform with the Niagara Official Plan and the Township of Wainfleet Official Plan; and

THAT the Zoning By-law Amendment attached as Appendix “C” be adopted; and

THAT the Mayor and Clerk be authorized to execute a Garden Suite Agreement.”

CARRIED

12. Review of Correspondence

None.

13. By-laws**Resolution No. C-2025-104**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“THAT By-law No. 027-2025 being a by-law to provide for drainage works in the Township of Wainfleet in the Region of Niagara be read a first and second time and be provisionally adopted this 29th day of July, 2025.”

CARRIED

Resolution No. C-2025-105

Moved by Councillor Van Vliet

Seconded by Councillor MacLellan

“THAT the following by-laws be read and passed this 29th day of July, 2025:

- a) By-law No. 028-2025 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. 034-2014 of the Corporation of the Township of Wainfleet with respect to those lands forming Concession 4, Part Lot 1 RP 59R1682 Part 1 in the Township of Wainfleet and known municipally as 40132 Port Colborne Wainfleet Townline Road North.

- b) By-law No. 029-2025 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. 034-2014 of the Corporation of the Township of Wainfleet with respect to those lands forming Concession 7, Part Lot 35 in the Township of Wainfleet and known municipally as 83673 Gracey Road.”

CARRIED

14. Notices of Motion

None.

15. Closed Meeting**Resolution No. C-2025-106**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

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

- a) Item under Section 239(2)(b) of the Municipal Act, 2001, personal matters about an identifiable individual, including municipal or local board employees– 1 item (a tax matter)
- b) Minutes of the closed meeting of Council held July 8, 2025”

CARRIED

16. Rise & Report

The Clerk reported that Council met in closed session pursuant to exemptions under Section 239 of the Municipal Act. Council received information and provided confidential staff direction respecting a tax matter. Council further adopted previous closed session minutes.

Resolution No. C-2025-107

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** By-law No. 030-2025 being a by-law to authorize the execution of a tax arrears extension agreement pursuant to Section 378 of the Municipal Act, 2001 be read and passed this 29th day of July, 2025.”

CARRIED

17. By-law to Confirm the Proceedings of Council**Resolution No. C-2025-108**

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“THAT By-law No. 031-2025 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 July 29, 2025 be read and passed this 29th day of July, 2025.”

CARRIED

18. Adjournment

There being no further business, the meeting was adjourned at 8:09 p.m.

B. Grant, MAYOR

A. Chrastina, CLERK

Approved September 9, 2025