



H09/2025

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET
MINUTES OF THE HEARING OF THE COMMITTEE OF ADJUSTMENT**

DECEMBER 17, 2025 at 4:00 P.M.

TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS

PRESENT:	D. Chase	Chair
	S. McMillan	Member
	R. Leone	Member
	M. Feduck	Member
	G. Balicki	Member
REGRETS:	None.	
STAFF PRESENT:	S. Ivins	Planner
	D. Scott	Secretary – Treasurer, Planning Technician

1. Call to Order

The hearing was called to order by the Chair at 4:00 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

3. Requests for Adjournment

None.

4. Adoption of Minutes

- a) Minutes of the Committee of Adjustment Hearing held November 19, 2025

Motion COA-034-2025

Moved by Member McMillan

Seconded by Member Feduck

“THAT the minutes of the Committee of Adjustment Hearing scheduled November 19, 2025 be adopted as circulated.”

CARRIED

5. Applications for Consent

- a) B09/2025W – Joyce Sonneveld on behalf of Peter William & Frances Elizabeth Vedder (40562 Forks Road)

The subject property is located on the north side of Forks Road, between Green Road South and Phillips Road. Application is made for the consent to:

- Sever Part 1 (0.85 ha) as a surplus farm dwelling;
- Retain Part 2 (35.77 ha) for continued agricultural use.

Representation

John and Joyce Sonneveld (agent) were present at the meeting representing the application.

Correspondence

Correspondence was received from the following agencies, departments and members of the public:

1. Township of Wainfleet By-law Department
2. Township of Wainfleet Building Department
3. Township of Wainfleet Drainage Department
4. Township of Wainfleet Operations Department
5. Township of Wainfleet Planning Department

Comments

The Secretary – Treasurer provided an overview of the application and the Planner provided the Committee with a summary of the planning report along with a recommendation.

Member Leone asked the Planner if the farm parcel would be farmed by the current owners of the property, the Vedders. The Planner stated that the Sonnevelds, the agents for the application, will be farming the land going forward. Member Leone then asked if there is a timeline for tearing down the barn to comply with the proposed conditions of severance. The Planner said that it would have to be done within the two years, which is the timeline set out in the *Planning Act* to complete conditions of consent.

Chairperson Chase asked if a sale has been entered into between the owners and the agents for the farm parcel. The agent said that it would. Chairperson Chase then asked if the fence along the proposed property line would need to be torn down. The Planner said that she would talk to the Operations Department regarding the status of the fence. Chairperson Chase asked if a condition of removing the fence would be appropriate in this case. The Planner said that adding a condition may be premature before the Operations Department has had a chance to comment on whether the fence is encroaching on Township property. Chairperson Chase asked if the undersized lots would need to be addressed by a future minor variance. The Planner said that the proposed lot sizes is being addressed through the

concurrent zoning by-law amendment being decided by Council. The agents also confirmed that both proposed lots will have access to roads.

Decision

Motion COA-035-2025

Moved by Member Balicki

Seconded by Member McMillan

“THAT the application for Minor Variance B09/2025W made by Joyce Sonneveld on behalf of Peter William & Frances Elizabeth Vedder be approved subject to the following condition(s):

1. That Zoning By-law Amendment application Z07/2025W be approved.
2. That the barn on Part 1 encroaching into the road allowance for Phillips Road be removed to the satisfaction of the Township Planning Department and the Chief Building Official and that the road allowance be restored to the satisfaction of the Manager of Operations.
3. That the Secretary-Treasurer be provided with a registerable legal description of the subject parcel, together with a copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
4. That a final certification fee, payable to the Treasurer of the Township of Wainfleet, be submitted to the Secretary-Treasurer.
5. That all conditions of consent be fulfilled within a period of two years after notice has been given under Section 53(17) or 53(24), as per Section 53(41) of the Planning Act, R.S.O. 1990.”

CARRIED

6. Other Business

Member McMillan asked for a status on the Opdam appeal to the Ontario Land Tribunal (OLT). The Planner stated that Council have given direction to the Township solicitor to work on a settlement over the issues with the applicant. No written decision was issued by the Ontario Land Tribunal as of the Committee meeting. Staff added that Council has the ability to deal with legal matters involving the Township. Committee members wondered why the application went in front of the Committee, in light of the working out of a settlement. The Planner said that the applicant needed to apply for the change either to Council through a zoning change or to the Committee, which was course that the applicant took. A merit hearing was held at the OLT level,

and the Committee has no apparent discourse to express their dissatisfaction, short of expressing their feelings to the Councillors.

7. Adjournment

Motion COA-036-2025

Moved by Member McMillan

Seconded by Member Feduck

"THAT the Committee of Adjustment for the Township of Wainfleet be adjourned."

Committee adjourned at 4:30 p.m.

CARRIED



D. Chase, CHAIR



D. Scott, SECRETARY-TREASURER