

**THE CORPORATION OF THE TOWNSHIP OF WAINFLEET
REGULAR MEETING OF COUNCIL AGENDA
APRIL 14, 2026 – 6:30 P.M.
COUNCIL CHAMBERS**

C06/26

- 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 March 24, 2026
- 8. Public Meeting**
 - a) Township of Wainfleet Official Plan Update
 - i. CDS-002/2026 Re: Public Meeting Section 26(3) of the Planning Act, Township of Wainfleet Official Plan Update
- 9. Delegations**
- 10. Consent Agenda**
- 11. Staff Reports & Recommendations**
 - a) Administrative Staff Reports
 - i. ASR-004/2026 Re: 2025 Year-End Results Report
 - ii. ASR-005/2026 Re: 2025 Building & Septic Annual Report
 - iii. ASR-006/2026 Re: 2026 Property Tax Rates
 - b) Drainage Staff Reports
 - i. DSR-004/2026 Re: 2025-2026 Drainage Program Update

- ii. DSR-005/2026 Re: Award of Tender for Drain Improvement of the Collver and Shafley Municipal Drains
 - iii. DSR-006/2026 Re: Drain Abandonment Request – CSW #46
- c) Public Works Staff Reports
- i. PWSR-007/2026 Re: Municipal Speed Reduction

12. Review of Correspondence

- a) Correspondence Item C-066 Re: the certification of Mark Jemison as Certified Road Supervisor
- b) Correspondence Item C-076 Re: Extension of the Niagara Regional Courts Inter-Municipal Agreement

13. By-laws

- a) By-law No. 007-2026 being a by-law to provide for drainage works in the Township of Wainfleet in the Region of Niagara (Shafley Road Drain third and final reading)
- b) By-law No. 008-2026 being a by-law to provide for drainage works in the Township of Wainfleet in the Region of Niagara (Collver Drain third and final reading)
- c) By-law No. 017-2026 being a by-law to establish estimates and tax rates for the year 2026
- d) By-law No. 018-2026 being a by-law to provide Abandonment of the CSW #46 Drain for drainage works in the Township of Wainfleet in the Region of Niagara

14. Notices of Motion

15. Closed Meeting

16. Rise & Report

17. By-law to Confirm the Proceedings of Council

- a) By-law No. 019-2026 being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet at its Regular Meeting of Council held April 14, 2026.

18. Adjournment



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

C05/26
MARCH 24, 2026
6:30 P.M.
COUNCIL CHAMBERS

PRESENT:	B. Grant	Mayor
	J. Anderson	Councillor
	J. MacLellan	Councillor
REGRETS:	T. Gilmore	Councillor
	S. Van Vliet	Councillor
STAFF PRESENT:	M. Luey	Chief Administrative Officer
	M. Alcock	Fire Chief/CEMC
	A. Chrastina	Clerk
	L. Earl	Manager of Community & Development Services
	M. Jemison	Drainage Superintendent
	A. Jenkins	Deputy Clerk
	R. Nan	Manager of Operations
	D. Scott	Planning Technician

-
- 1. Call to Order**
Mayor Grant called the meeting to order at 6:32 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. Presentations**
None.
 - 6. 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.

- I'd like to invite the community to attend the 8th annual Community Open House and Free Skate at the Wainfleet Arena on Tuesday, March 31, from 4-6 p.m. This Free community event, aims to showcase local services, resources and volunteer opportunities available in the Wainfleet community. There will be booths set up in the lobby and Moore room and photo ops with the Easter Bunny, pizza and drinks available by donation in the Friendship room / Seniors Centre and a food drive to benefit the Port Cares food bank.
- The 2026 Drainage Program Open House will be held April 9 from 7pm – 8pm at the Wainfleet Firefighter's Memorial Community Hall. Staff will provide a brief presentation on the municipal drain system and proposed 2026 maintenance program.
- Our next regular meeting of Council is Tuesday April 14, 2026 at 6:30pm

7. Councillor's Announcements & Remarks

None.

8. Adoption of Previous Council Minutes

Resolution No. C-2026-032

Moved by Councillor MacLellan

Seconded by Councillor Anderson

"**THAT** the minutes of the regular meeting of Council held March 10, 2026 be adopted as circulated."

CARRIED

9. Public Meeting

None.

10. Delegations

None.

11. Consent Agenda

None.

12. Staff Reports & Recommendations

a) Administrative Staff Reports

- i. Memorandum Re: Integrity Commissioner Services

Resolution No. C-2026-033

Moved by Councillor Anderson

Seconded by Councillor MacLellan

"**THAT** this memorandum be received and

THAT Council approves the appointment of Michael L. Maynard as the Integrity Commissioner for the Township of Wainfleet for the term of April 1, 2026 and ending on March 31, 2031, with ADR Chambers; and

THAT the Mayor and Clerk be authorized to execute an agreement with ADR Chambers, effective April 1, 2026, for the provision of Integrity Commissioner Services for the term ending in 2031.”

CARRIED

b) Fire Staff Reports

- i. FSR-001/2026 Re: 2025 Annual Report

Resolution No. C-2026-034

Moved by Councillor MacLellan
Seconded by Councillor Anderson

“**THAT** Fire Staff Report FSR-001/2026 regarding the 2025 Annual Report be received for information.”

CARRIED

- ii. FSR-002/2026 Re: Adoption of the Joint Niagara West Emergency Management Program

Resolution No. C-2026-035

Moved by Councillor MacLellan
Seconded by Councillor Anderson

“**THAT** Fire Staff Report FSR-002/2026 regarding the Adoption of Joint Niagara West Emergency Management Program be received; and

THAT Council enact a by-law to adopt and implement the Niagara West Emergency Management Program for the Township of Wainfleet”

CARRIED

c) Public Works Staff Reports

- i. PWSR-005/2026 Re: Equipment Rental Rates 2026

Resolution No. C-2026-036

Moved by Councillor MacLellan
Seconded by Councillor Anderson

“**THAT** Public Works Staff Report PWSR-005/2026 respecting Equipment Rental Rates for 2026 be received; and

THAT Council accept the attached equipment rental rate list for the use of contract equipment for the period beginning April 1, 2026, through March 31, 2028.”

CARRIED

- ii. PWSR-006/2026 Re: Generator Replacement

Resolution No. C-2026-037

Moved by Councillor Anderson

Seconded by Councillor MacLellan

“**THAT** Public Works Staff Report PWSR-006-2025 respecting replacement of the back-up generator be received; and

THAT Council direct the Manager of Operations to award the replacement of the back-up generator to Feenstra Electric.”

CARRIED

15. Correspondence

- a) Correspondence Item C-048 Re: Request for fee waiver

Resolution No. C-2026-038

Moved by Mayor Grant

Seconded by Councillor MacLellan

“**THAT** the Correspondence Item C-048 respecting a request for fee waiver be received; and

THAT the request to waive the rental fee for the Community Hall be approved, on the condition that the renter assumes responsibility for any additional cost incurred by the Township for staff time related to clean up required following the event.”

CARRIED

- b) Correspondence Item C-056 Re: Request for flag raising and sponsorship

Resolution No. C-2026-039

Moved by Mayor Grant

Seconded by Councillor MacLellan

“**THAT** the Correspondence Item C-056 respecting a request for flag raising and sponsorship be received for information.”

CARRIED

- c) Correspondence Item C-065 Re: Request for fee reduction and exemption

Resolution No. C-2026-040

Moved by Councillor MacLellan
Seconded by Councillor Anderson

“**THAT** the request for a 50% reduction of the rental fee for the Arena be approved, on the condition that the renter assumes responsibility for any additional cost incurred by the Township for staff time related to clean up required following the event.”

CARRIED

16. By-laws**Resolution No. C-2026-041**

Moved by Councillor Anderson
Seconded by Councillor MacLellan

“**THAT** the following by-laws be read and passed this 24th day of March, 2026:

- a) By-law No. 014-2026 being a by-law to establish an emergency management program for the Township of Wainfleet and to authorize the execution of shared service agreements for the provision of emergency management services between Township of Wainfleet, the Town of Lincoln, Town of Pelham, and Township of West Lincoln
- b) By-law No. 015-2026 being a by-law to appoint an Integrity Commissioner for the Township of Wainfleet.”

CARRIED

17. Notices of Motion**Resolution No. C-2026-042**

Moved by Councillor Anderson
Seconded by Councillor MacLellan

“**THAT** the requirements of By-law No. 022-2023 be temporarily suspended to allow a motion regarding new business to be considered on March 24, 2026 where a Notice of Motion was not provided at the last Regular Meeting of Council.”

CARRIED

Resolution No. C-2026-043

Moved by Councillor Anderson
Seconded by Councillor MacLellan

“**THAT** staff be directed to prepare a report to investigate the feasibility of requesting the province to modernize Ontario’s *Public Sector Disclosure Act, 1996* to adjust the disclosure threshold for inflation, with a copy of the report sent to area municipalities requesting their support.”

CARRIED

13. Closed Meeting

None.

14. Rise & Report

None.

18. By-law to Confirm the Proceedings of Council

Resolution No. C-2026-044

Moved by Councillor MacLellan

Seconded by Councillor Anderson

“**THAT** By-law No. 016-2026 being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet at its Regular Meeting of Council held March 24, 2026 be read and passed this 24th day of March, 2026.”

CARRIED

19. Adjournment

There being no further business, the meeting was adjourned at 6:56 p.m.

B. Grant, MAYOR

A. Chrastina, CLERK

TO: Mayor Grant & Members of Council

FROM: Lindsay Earl, Manager of Community & Development Services

DATE OF MEETING: April 14, 2026

SUBJECT: **Public Meeting Section 26(3) of the *Planning Act*, Township of Wainfleet Official Plan Update**

RECOMMENDATION(S):

THAT Council receive Report CDS-002/2026, Statutory Public Meeting Section 26(3) of the *Planning Act*, Township of Wainfleet Official Plan Update, for information.

EXECUTIVE SUMMARY:

The Township of Wainfleet is undertaking a comprehensive review and update of its Official Plan, as required under the *Planning Act*. The current Official Plan, approved in 2016, no longer reflects recent changes to Provincial legislation, the Provincial Planning Statement (2024), the Niagara Official Plan (2022), and the evolving planning authority framework.

On November 18, 2025, the Township retained GSP Group to lead the Official Plan Update. The attached Gap Analysis Report represents the first phase of this process and identifies key areas where the existing Official Plan is outdated, misaligned with current policy, or requires new or enhanced direction.

This report serves as the formal initiation of the Township's Official Plan Review and marks the beginning of a comprehensive, multi-phase planning process. The Official Plan is the Township's primary land use planning document and plays a critical role in guiding future growth, protecting agricultural and environmental resources, supporting economic development, and shaping complete, sustainable communities. As such, this work is foundational to the Township's long-term vision and decision-making.

The purpose of this public meeting represents the first statutory consultation step in the Official Plan Review process. It will provide information to Council and the opportunity for public input regarding the Township's 10-year Official Plan Update, specifically the Gap Analysis Report prepared by GSP Group. This meeting will present the findings of the Gap Analysis, identify key policy gaps and areas requiring updates, and obtain public and stakeholder input to inform the next phase of the review. No recommendations or decisions will be made at this meeting. A future recommendation report and draft Official Plan will be brought forward following further analysis and consultation. Any person may make written or verbal representation, and all submissions, including personal information, will form part of the public record.

BACKGROUND:

The Township of Wainfleet is undertaking a comprehensive review and update of its Official Plan in accordance with Section 26 of the *Planning Act*, which requires municipalities to review their Official Plans at regular intervals.

The Township's current Official Plan was approved in 2016 and is based on a planning horizon to 2031.

Since that time, there have been significant changes to:

- Provincial legislation (e.g., *Planning Act* amendments, Bill 23, Bill 185);
- The Provincial Planning Statement (2024);
- The Niagara Official Plan (2022);
- Planning authority structure (removal of Regional planning authority in 2025).

On November 18, 2025, the Township awarded the contract to planning consultant GSP Group to complete the Official Plan Update, and since that time, the consultant has been working diligently to prepare the draft Gap Analysis Report (Appendix I).

The Gap Analysis Report represents the first phase of the Official Plan Review and is intended to identify where the current Official Plan:

- Is outdated,
- Does not align with current policy,
- Requires enhancement or new policy direction.

Overview of the Current Official Plan

The existing Official Plan is organized into eight thematic sections, including:

- Introduction
- Municipal Structure
- Land Use Policies
- Environmental Management
- Infrastructure and Roads
- Noise, Air Quality and Vibration Control
- Cultural Heritage and Archaeology
- Implementation

While the structure remains generally sound, the Gap Analysis identifies that many policies require updates to reflect current provincial direction and local priorities.

Key Findings of the Gap Analysis

1. Legislative & Policy Alignment

Significant updates are required to align the Official Plan with:

- The Provincial Planning Statement (2024);
- Recent *Planning Act* amendments;
- The Niagara Official Plan (2022).

This includes changes related to:

- Housing supply requirements;
- Parkland dedication;
- Site plan control;
- Appeals and planning authority.

2. Growth Management & Housing

The Gap Analysis identifies a need to:

- Plan for a longer growth horizon (20–30 years);
- Ensure a minimum 15-year land supply for residential growth;
- Provide a broader range and mix of housing options, including intensification and additional residential units.

3. Rural & Agricultural Policy Framework

Key considerations include:

- Continued protection of prime agricultural areas using a systems-based approach;
- Updated permissions for:
 - Additional residential units on farms,
 - On-farm diversified uses;
- Balancing rural character preservation with modest growth opportunities.

4. Settlement Areas & Complete Communities

The Gap Analysis highlights:

- Limited ability to achieve compact, mixed-use development due to servicing constraints;
- Need to explore:
 - Alternative servicing solutions,
 - Increased densities within hamlets and lakeshore areas.

5. Employment & Economic Development

The current Official Plan:

- Does not identify formal employment areas;
- Focuses primarily on existing uses rather than future planning.

Updates are needed to:

- Identify and protect employment lands;
- Support economic diversification;
- Align with updated provincial definitions and requirements.

6. Environmental & Cultural Heritage Policies

Updates are required to:

- Reflect stronger provincial direction on:
 - Cultural heritage protection, including provincially defined criteria;
 - Indigenous engagement requirements;
- Integrate updated natural heritage and archaeological mapping from the Niagara Official Plan.

7. Infrastructure & Servicing

The Gap Analysis identifies the need to:

- Better align growth with infrastructure capacity;
- Explore alternative servicing approaches to support growth.

8. Mapping & Technical Updates

Recommendations include:

- Updating Official Plan schedules (e.g., natural heritage, mineral aggregates);
- Consolidating Township and Regional mapping;
- Ensuring consistency with current datasets.

Consultation

In accordance with the *Planning Act*, notice of this public meeting was posted in the Niagara Region Dailies Newspapers on March 5, 2026 and March 13, 2026. The notice was also posted on the Township's website and shared on Township social media platforms.

No written public comments have been received.

The application was circulated to external agencies and internal departments for review and comments on March 3, 2026. The following comments have been received by the Planning Department as of April 8, 2026:

- Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.
- The Mississaugas of the Credit First Nation (MCFN) noted that are the Treaty Holders of the land on which the Township of Wainfleet is located. Their consultation team provided standard information regarding "Municipal Official Plan Input" and requested an introductory meeting with Township staff.

This public meeting represents the first statutory public consultation step in the Official Plan Review process.

Public input received will:

- Help refine the Gap Analysis;
- Identify additional policy gaps; and
- Inform preparation of the Draft Official Plan.

OPTIONS/DISCUSSION:

There are no other options as there is a provincially legislated requirement to review and update the Township's Official Plan every 10 years.

Next Steps

Following the public meeting, the next phases of the Official Plan Review will include:

- Additional public consultation to identify the community's vision;
- Refinement of the Gap Analysis based on feedback;
- Preparation of policy directions and options;
- Draft Official Plan preparation;
- Statutory adoption process.

A future staff report with recommendations and a draft Official Plan will be presented to Council at a later date.

A specific webpage has been created to keep the public informed on this ongoing project: www.wainfleet.ca/officialplanupdate The Township will continue to provide notice to residents and stakeholders of this important ongoing planning work.

FINANCIAL CONSIDERATIONS:

N/A

OTHERS CONSULTED:

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

ATTACHMENTS:

- 1) Appendix A - Gap Analysis Report prepared by GSP Group (dated March 2026)

Respectfully submitted by,

Approved by,

Lindsay Earl, MES, MCIP, RPP
Manager of Community/Dev. Services

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX "A"

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Policy Gap Analysis Report



March 2026

Version 1 (Public Meeting)



Policy Gap Analysis Report



March 2026

Version 1 (Public Meeting)

Prepared for:

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

Prepared by:

GSP Group Inc.
162 Locke Street South, Suite 200
Hamilton, ON
L8P 4A9



Executive Summary

(to be completed after draft reviews)

DRAFT

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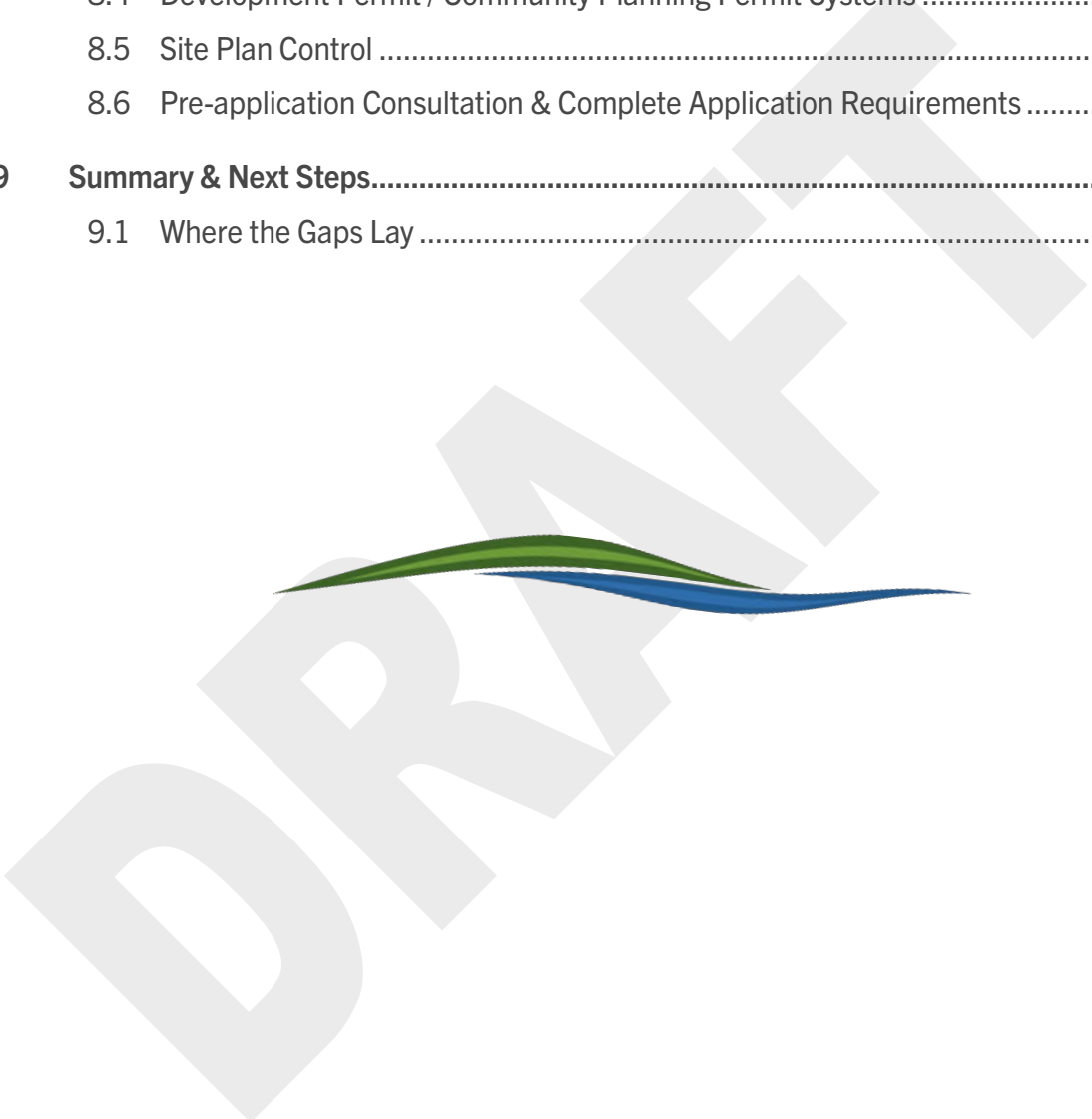
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1 Introduction



1.1 A New Official Plan

The Township of Wainfleet (the “Township”) is undertaking an Official Plan Update to review and update its land use planning vision to a horizon year of 2051. The new Official Plan will include goals, objectives, and policies to achieve the Township’s preferred planning and community vision. This update is being implemented concurrently with a Parks Plan to address the *Planning Act* requirement for examining the need for parkland in the municipality in support of establishing a Parkland Dedication By-law and to ensure alignment and mutual support between the two plans.

The first step in the Official Plan Update process is to identify existing gaps in the Official Plan through this “Gap Analysis” report, which will:

- Identify and provide a brief overview of changes in Planning Legislation and Policy that must be included or considered for inclusion with the Township’s new Official Plan.
- Identify portions of the 2022 Niagara Official Plan that will or will not be considered for integration into the Township’s new Official Plan.



- Thematically outline focus areas where Policy Gaps in the current Official Plan exist, or where policy enhancement is necessary.
- Identify areas of Township interest that will be explored as part of the Official Plan update.

1.2 Township of Wainfleet Official Plan (2016)

The Township's current Official Plan was initially approved by Niagara Region (the "Region") on October 24, 2012. The Ministry of Municipal Affairs of Housing ("MMAH") subsequently appealed that decision in its entirety to the Ontario Municipal Board ("OMB"), now the Ontario Land Tribunal ("OLT"). Under s. 17 of the *Planning Act* (R.S.O. 1990, c. P.13), as it read at the time, the MMAH's appeal of the Region's decision meant that the Official Plan had not yet come into effect.

The OMB issued a decision on August 14, 2014, allowing the appeal in part in order to modify certain sections of the Township's Official Plan as approved. The OMB decision made several modifications to the text of the Official Plan, including modifications to policies regarding "agri-tourism uses unrelated to agriculture," significant natural heritage features and the protection thereof, Environmental Impact Studies, mineral aggregate resources and operations, servicing infrastructure, and stormwater management. The OMB decision also added Section 4.7 ("Landform Conservation") to the Official Plan. Several modifications were also made to the schedules to the Official Plan, including modifications to the mapping of fish habitat, the designation of wetland features, buffering associated with "Environmental Protection Areas," and to some hamlet boundaries. Certain portions of the Official Plan (described below) remained under appeal following the OMB's issuance of its decision, but all other portions, as modified, came into effect on the day of the decision (August 14, 2014).

The OMB issued another decision on January 28, 2016, following the execution of Minutes of Settlement between the parties to the appeal. This decision resolved the remaining items under dispute by making adjustments to the hamlet boundaries of Beckett's Bridge, Burnaby, Hendershot Corners, Wainfleet, and Winger, as well as modifications to the hamlet boundaries and land use designations for Chambers Corners, Ostryhon Corners, and Wellandport, all as shown on the schedules to the Official Plan.

These remaining parts of the Official Plan, as modified, accordingly came into effect on the day of the decision (January 28, 2016).

There have been four amendments to the Township's Official Plan since it came into effect. One of these amended the wording of Section 8.6.2, regarding the inclusion of a notification clause as a condition of approval for consents, while two others amended the Official Plan on a site-specific basis. Amendment No. 2 to the Official Plan made several changes to the land use designations shown on the schedules, most of which were subsequently repealed. One such change, re-designating certain lands just outside the hamlet of Ostryhon Corners from "Agricultural Area" to "Rural Area", has remained in effect.

1.3 Framework of the Current Wainfleet Official Plan

The current Wainfleet Official Plan is organized thematically across eight (8) sections. These sections are listed below along with some short descriptions of the policy focus and effect of the subsections within:

Section	Policy Focus
1.0 – Introduction	Purpose of the Plan • Planning Period (to 2031) • Assumptions for Township Future and Growth • Relationship of Official Plan to Other Township Planning Documents (e.g., Zoning) • Interpretation Guidance
2.0 – Municipal Structure	Land Use Vision for the Township • Municipal Structure of the Township (Countryside, Hamlets, Lakeshore Area, Natural Heritage Area) • Population Forecasts and Housing Supply and Demand • Economic Development

Section	Policy Focus
3.0 – Land Use Policies	Rural and Agricultural Area Policies (Permitted Uses, Lot Creation) • Natural Environment Policies, Land Use Designations (EPA, ECA, Fish Habitat) • Residential Area Policies (pertains to Hamlets and Lakeshore Areas, and other residential areas such as mobile parks) • Commercial Area Policies (Permitted uses in Village Commercial Areas in Hamlets, Tourist Commercial Areas, Design Guidance) • Industrial Area Policies (Existing and Planned Industrial Areas within Hamlets and Outside of Hamlets) • Extractive Industrial Area and Possible Extractive Industrial Area Policies • Mineral Aggregate and Petroleum Resource Areas • Parks and Open Space (pertains to municipal parks and open space areas including conservation areas) • Resort Commercial Policies (pertains to golf courses and other recreational facilities and uses) • Hazard Areas (Conservation Authority regulated areas) • Institutional Area Policies (government uses, religious uses, educational uses, cemeteries, and institutional housing)
4.0 – Environmental Management	Healthy Landscape Policies • Water Resources • Shorelines • Municipal Drains • Sustainability and Energy Conservation • Waste Disposal Areas (Closed Landfill Sites) • Landform Conservation (ANSI's and Shoreline Areas)
5.0 – Infrastructure and Roads	Private and Communal Servicing • Stormwater Management • Roadways (Provincial, Regional, Township, Private) • Active Transportation and Trails • Public Utilities, Accessibility
6.0 – Noise, Air Quality, and Vibration Control	Land Use Compatibility with Industrial Operations and Transportation Sources (Road, Rail, Aviation)

Section	Policy Focus
7.0 – Cultural Heritage and Archaeology	Heritage Protection • Cultural Heritage Resources and Districts • Archaeological Resources
8.0 – Implementation	Required Review Period for Official Plan • Zoning By-law • Site Plan Control • Committee of Adjustment • Subdivision Control and Part Lot Control • Severance • Pre-consultation • Complete Applications • Environmental Impact Studies • Community Improvement Plans • Definitions for Terms within the Official Plan

The current framework of the Official Plan is logical and reflective of many typical municipal official plans. These existing sections serve as a thematic basis for the completion of a fulsome Gap Analysis to determine where policy direction is absent, out of date or alignment, or required.

1.4 What Is A “Gap Analysis”?

Municipal official plans are provided for under Section 16 of the *Planning Act* (R.S.O. 1990, c. P.13),¹ which among other things identifies the items that an official plan is required to contain, as well as discretionary items that official plans may address. Section 26 of the *Planning Act* requires that an official plan be reviewed no less frequently than ten years after it has come into effect and every five years thereafter (unless it has been replaced by a new official plan). Under Subsection 26 (1) of the Act, an official plan must:

¹ Throughout this report, all references to provincial statutes and regulations are to the version that was in force and effect on this report’s publication date (March 28, 2026), unless expressly indicated otherwise (as in Section 1.1 above). Any amendments to statutes or regulations taking effect after the publication date will be appropriately accounted for in the review and update of the Township of Wainfleet Official Plan before it is presented to Council for adoption.

- conform with any provincial plans that are in effect (or not conflict with those plans, as the case may be);
- have regard to matters of provincial interest, as set out in Section 2 of the Act; and
- be consistent with any policy statements issued under Subsection 3 (1) of the Act.

Before the Official Plan is revised to address the items listed above, Subsection 26 (3) requires that Council hold a special meeting, “open to the public, to discuss the revisions that may be required.” This Gap Analysis Report has been prepared to inform the public meeting.

This Gap Analysis is not intended to be a static document. Through the public consultation processes that will occur additional gaps may be discovered which will be included within an amended, final version of this document. Public engagement and consultation are key to filling in the key community gaps that may not be identified through policy analysis alone.



2 Policy Context: Understanding the Gaps

Since the adoption of the Township’s current Official Plan until the initiation of the Official Plan update in 2025, there have been several changes to provincial legislation, policies, and plans, as well as to the upper-tier municipality’s (*i.e.*, the Regional Municipality of Niagara) Official Plan. The preparation of a new Township Official Plan is intended to address the applicable legislative and policy changes to ensure the local planning framework and policies are aligned with current requirements and provincial direction.

The following subsections outline the various changes in legislation, policies, and other relevant documents that must be considered through the Official Plan Review. The primary documents considered include the *Planning Act*, the Provincial Planning Statement (2024), and the Niagara Official Plan (2022). Additionally, the former Provincial Policy Statements (2005, 2014, and 2020) and the former Growth Plan for the Greater Golden Horseshoe (2006, as amended) are considered to provide additional context highlighting key changes in the evolution of provincial planning policy.



Additional relevant legislation changes, including those made to the *Aggregate Resources Act*, the *Conservation Authorities Act*, the *Development Charges Act, 1997*, the *Drainage Act*, the *Municipal Act, 2001*, and the *Ontario Heritage Act*, within the same 2012–2025 time period, are also outlined.

Key implications and considerations related to provincial plans and legislation, the Niagara Official Plan, and thematic gap areas are highlighted throughout the following sections of this report within a green box in the manner demonstrated below:

Example: Key Implications & Considerations

2.1 Planning Act

The *Planning Act* has been amended 46 times since October 24, 2012 (the day on which the Township’s current Official Plan was initially approved).² Of those 46 amendments, 45 were made after January 28, 2016, the date of the Ontario Municipal Board’s (now the Ontario Land Tribunal) most recent approval of modifications to the Township’s Official Plan.

The amendments to the *Planning Act* made since 2016 affect a wide range of matters, including the planning responsibilities of upper-tier municipalities, the creation of additional residential units, requirements for parkland dedication, and the delegation of Council’s authority to pass certain types of by-laws.

² “Amended 46 times” refers to the number of versions listed on the Province of Ontario’s “e-Laws” website. Versions are listed in chronological order by consolidation period: the most recent such period for the *Planning Act* began on November 27, 2025, the day on which the amendments made by Sections 1–6 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* (Bill 60 of the 1st Session of the 44th Parliament) came into effect.

The following list encompasses the most significant amendments for the purposes of this Gap Analysis:³

- **July 1, 2016** — *Smart Growth for Our Communities Act, 2015* (S.O. 2015, c. 26; Bill 73 of 41st Parliament, 1st Session): The “promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant” is added to the list of matters of provincial interest in Section 2 of the Act. Subsection 16 (1) is amended to include “a description of the measures and procedures for informing and obtaining the views of the public” regarding proposed Official Plan Amendments, zoning by-laws, plans of subdivision, consents among the matters that an Official Plan must contain. Section 42 is amended to require the preparation of a “parks plan that examines the need for parkland in the municipality” before adopting Official Plan policies regarding parkland dedication, although this does not apply to policies adopted before this requirement came into effect. Section 70.2.1 is enacted, effecting a change in terminology from “development permits” to “community planning permits.”
- **December 8, 2016** — *Promoting Affordable Housing Act, 2016* (S.O. 2016, c. 25; Bill 7 of 41st Parliament, 2nd Session): Information regarding proposed units of affordable housing is added to the items that must be shown on a draft plan of subdivision, under subs. 51 (17) of the Act. The inclusion of affordable housing units, and if so the suitability of those units, is added to the items listed in subs. 51 (24) to which regard must be had when considering a draft plan for approval.
- **May 30, 2017** — *Modernizing Ontario’s Municipal Legislation Act, 2017* (S.O. 2017, c. 10; Bill 68 of 41st Parliament, 2nd Session): The “mitigation of greenhouse gas emissions” is added to the matters of provincial interest listed in Section 2.
- **April 3, 2018** — *Building Better Communities and Conserving Watersheds Act, 2017* (S.O. 2017, c. 23; Bill 139 of 41st Parliament, 2nd Session): Policies and

³ The descriptions of amendments provided below and throughout Sections 2.1 and 2.4 of this report are intended as summaries only, and do not necessarily reflect the full statutory effect or scope of the provisions cited. Reference should be made to official copies of statutes and regulations, such as those provided on the Province’s e-Laws website. Nothing presented here should be interpreted as legal advice.

measures “as are practicable to ensure the adequate provision of affordable housing” is added to the list of mandatory contents for Official Plans in subs. 16 (1).

- **September 18, 2020** — *COVID-19 Economic Recovery Act, 2020* (2020, c. 18; Bill 197 of 42nd Parliament, 1st Session): Section 37 (“Increased density, etc., provision by-law”, commonly referred to as “bonusing”) is repealed and substituted with provisions regarding community benefits charges.
- **December 2, 2021** — *Supporting People and Businesses Act, 2021* (2021, c. 34; Bill 13 of 42nd Parliament, 2nd Session): Section 39.2 is enacted, authorizing Council to delegate its authority to pass “by-laws under section 34 that are of a minor nature” (which includes by-laws to remove a holding symbol or to authorize temporary uses) to a committee or an individual.
- **January 1, 2022** — *Supporting Recovery and Competitiveness Act, 2021* (S.O. 2021, c. 25; Bill 276 of 42nd Parliament, 1st Session): Section 53 is amended to allow a purchaser of land (or their authorized agent) to apply for a consent. Section 53 is further amended to enact provisions regarding amendments to consent applications and the issuance of cancellation certificates.
- **April 14, 2022** — *More Homes for Everyone Act, 2022* (S.O. 2022, c. 12; Bill 109 of 42nd Parliament, 2nd Session): Subsection 42 (3.3) is enacted, establishing maximum amounts for parkland dedication when calculated using the alternative rate of one hectare per 300 dwelling units. Provisions in s. 51 are enacted to allow an approval authority to deem its approval of a plan of subdivision not to have lapsed (subject to certain conditions).
- **July 1, 2022** — *More Homes for Everyone Act, 2022* (Bill 109): Subsection 41 (4.0.1) is enacted, requiring municipalities to “appoint an officer, employee or agent of the municipality as an authorized person” for the purposes of granting site plan approval.
- **November 28, 2022** — *More Homes Built Faster Act, 2022* (S.O. 2022, c. 21; Bill 23 of 43rd Parliament, 1st Session): Provisions setting limitations on requests for amendments to an Official Plan or Zoning By-law within two years of its adoption or passing are repealed. Subsections 41 (4) and (4.1) are amended, and Subsection 41 (4.1.1) is enacted, to provide that “matters of exterior design” and the exterior appearance of buildings and structures are no longer subject to site plan control. Subsection 42 (3.3) is enacted to exempt non-profit housing development from

parkland dedication requirements. The alternative rate authorized under subs. 41 (3) is reduced from one hectare per 300 dwelling units to one hectare per 600 net residential units; the alternative rate for the payment of cash in lieu under subs. 41 (6.0.1) is similarly reduced from one hectare per 500 dwelling units to one hectare per 1,000 net residential units. Subsection 42 (4.1) is amended to require the preparation of a parks plan before passing a parkland dedication by-law (as opposed to adopting Official Plan policies regarding parkland dedication, as had previously been the case). Subsections 51 (20)–(21.1), which had required the holding of a public meeting before the approval of a draft plan of subdivision, are repealed.

- **June 1, 2024** — *More Homes Built Faster Act, 2022* (Bill 23): Subsection 41 (1.1) is enacted, exempting affordable and attainable residential units from parkland dedication requirements.
- **June 6, 2024** — *Cutting Red Tape to Build More Homes Act, 2024* (S.O. 2024, c. 16; Bill 185 of 43rd Parliament, 1st Session): Provisions that had authorized municipalities to require pre-submission consultation for various types of development application are repealed. Subsection 41 (7.1) is enacted, allowing municipalities to specify a lapsing date for site plan approval. Subsection 51 (32), regarding the lapsing of draft plan approval, is amended to change “the approval authority may provide that the approval lapses” to “the approval authority *shall* provide that the approval lapses at the expiration of the time period specified” (emphasis added). Subsection 51 (33.4) is enacted, providing that draft plan approvals given on or before March 27, 1995, will lapse on June 6, 2027.
- **July 1, 2024** — *More Homes Built Faster Act, 2022* (Bill 23): The definition of “upper-tier municipality without planning responsibilities” is enacted, removing planning authority from the Regions of Halton, Peel, and York. Section 70.13 is enacted, providing that the Official Plan of an upper-tier municipality without planning responsibilities remains in effect for its lower-tier municipalities “until the lower-tier municipality revokes it or amends it to provide otherwise.”
- **October 20, 2024** — *Helping Homebuyers, Protecting Tenants Act, 2023* (S.O. 2023, c. 10; Bill 97 of 43rd Parliament, 1st Session): The definition of “area of employment” in Section 1 is amended to explicitly exclude institutional uses and commercial uses (other than retail or office uses associated with a permitted “business and economic use”).

- **March 31, 2025** — *Cutting Red Tape to Build More Homes Act, 2024* (S.O. 2024, c. 16; Bill 185 of 43rd Parliament, 1st Session): Niagara Region is included as an upper-tier municipality without planning responsibilities.
- **June 5, 2025** — *Protect Ontario by Building Faster and Smarter Act, 2025* (S.O. 2025, c. 9; Bill 17 of 44th Parliament, 1st Session): Subsection 17 (21.1) is enacted, requiring written approval from the Minister of Municipal Affairs and Housing before Council may adopt an Official Plan Amendment that adds, amends, or revokes any provision regarding complete application requirements. Provisions are enacted regarding reports that have been prepared by “prescribed professionals” and regarding “as-of-right” variances from minimum setback requirements.
- **November 27, 2025** — *Fighting Delays, Building Faster Act, 2025* (S.O. 2025, c. 14; Bill 60 of 44th Parliament, 1st Session): Additional provisions are enacted regarding “as-of-right” variances from any minimum or maximum standard contained in a zoning by-law.

In addition to the ramifications of the Regional Municipality of Niagara being identified as an “upper-tier municipality without planning responsibilities,” which are discussed in further detail in Section 2.5, the noted amendments to the *Planning Act* since 2016 have potential implications for the content, scope, and implementation of the Township’s Official Plan.

Among other things, these amendments affect policies regarding affordable housing, employment, parkland dedication, public consultation, employment areas, site plan control, pre-submission consultation, and complete application requirements. There are further implications regarding the requirements surrounding community benefits charges, as well as the ability to delegate Council’s authority to pass “minor” zoning by-laws.

2.2 Provincial Planning Statement, 2024

Subsection 3 (5) of the *Planning Act* requires that any planning-related decision “be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision.”⁴ At the time when the current Wainfleet Official Plan was prepared and adopted, the 2005 Provincial Policy Statement was in effect. At the time of the partial OMB approval of the Official Plan, the 2014 Provincial Policy Statement was in effect, with another iteration coming into effect in 2020.

On October 20, 2024, a new Provincial Statement was issued under Section 3 (1) of the Planning Act called the Provincial Planning Statement, 2024 (hereafter referred to as the “2024 PPS”). The name change reflected a stronger focus on development with added policies related to housing and growth. The 2024 PPS contains much of the 2020 Provincial Policy Statement, as well as some policies and directions from the Growth Plan for the Greater Golden Horseshoe. The 2020 PPS and Growth Plan were concurrently revoked by the Province and replaced by the 2024 PPS.

The new Township Official Plan must be consistent with the 2024 PPS.

2.3 Growth Plan for the Greater Golden Horseshoe (2006–2024)

The Growth Plan of the Greater Golden Horseshoe (the “Growth Plan”) was brought into force and effect in 2006. The Growth Plan was a provincially prepared tool to guide the growth and development in Ontario’s most populous area, including population and

⁴ This is true of the *Planning Act* as it read on the day the Township’s Official Plan was initially approved in October 2012, and on January 28, 2016, the day on which the OMB (now the OLT) issued its most recent approval. Since 2016, subs. 3 (5) has been amended to substitute a reference to “the Municipal Board” to “the Tribunal” (on April 3, 2018) and to provide for exceptions through regulations made under subs. 3 (6.1) (on June 8, 2023).

employment forecasts, new policy direction focused on compact urban form, improved infrastructure and public transit investment, and building the economy.

The Wainfleet Official Plan was prepared under the lens of the Growth Plan; however, due to that plan's urban focus, there were minimal development-related policy considerations for Wainfleet. The Growth Plan did, however, place additional emphasis and limitations on development within natural heritage features, which are extensive in the Township.

On October 20, 2024, the Growth Plan was revoked by the Province. Portions of the Growth Plan have been carried over into the 2024 PPS and are now applicable province-wide.

As part of the Official Plan update, all references to the Growth Plan within retained policies will need to be removed.

2.4 Other Provincial Statutes

2.4.1 Aggregate Resources Act

The [*Aggregate Resources Act*](#) (R.S.O. 1990, c. A.8) has been amended 12 times since August 14, 2014, with the most recent coming into effect on June 1, 2021.

The Act is relevant to the Township of Wainfleet, as there is an active quarry site and additional lands designated in the Township's Official Plan for extractive resource activities.

For the purposes of this Gap Analysis, the most relevant amendments are the following:

- **December 10, 2019** — *Better for People, Smarter for Business Act, 2019* (S.O. 2019, c. 14; Bill 132 of 42nd Parliament, 1st Session): Subsection 12.1 (1.1) is enacted, which provides that zoning restrictions on the depth of extraction do not apply if the site is situated in a part of Ontario designated for the purposes of subs. 5 (2) of the Act. (All of Niagara Region is designated for those purposes under s. 6 (1) of O.Reg. 244/97.)

- **September 1, 2020** — *Aggregate Resources and Mining Modernization Act, 2017* (S.O. 2017, c. 6; Bill 39 of 41st Parliament, 2nd Session): The definition of “aggregate” in s. 1 is amended with respect to the definition of “rock” as a prescribed material in s. 0.1 (1) of O. Reg. 244/97.
- **April 1, 2021** — *Aggregate Resources and Mining Modernization Act, 2017* (Bill 39): Section 10 of the Act is repealed, which had required that the applicant for an aggregate license provide the Minister of Natural Resources with information about applicable zoning by-laws as part of the application.

The potential effects of these amendments relate to the Official Plan’s definition of “mineral aggregate resources” and to the “Implementation” section, with respect to the scope of matters that may be addressed through zoning by-laws.

2.4.2 Conservation Authorities Act

The *Conservation Authorities Act* (R.S.O. 1990, c. C.27) has been amended 20 times since August 14, 2014, most recently on January 1, 2026.

The Township of Wainfleet is within the Regulated Control Area of the Niagara Peninsula Conservation Authority (the “NPCA”), which has permitting and review responsibilities within the Regional Municipality of Niagara and portions of the City of Hamilton. The Township is traversed by the Welland River and sits along the Lake Erie shoreline, both of which have related floodplains and hazard areas. The Township also contains several wetlands and unique rock outcrop areas that also require conservation and regulation to protect human health and safety.

For the purposes of this Gap Analysis, the most relevant amendments are the following:

- **October 1, 2021** — *Protect, Support and Recover from COVID-19 Act (Budget Measures), 2020* (S.O. 2020, c. 36; Bill 229 of 42nd Parliament, 1st Session): Section 21.1 of the Act is amended to establish programs and services that conservation authorities must provide, including programs and services related to the risk of natural hazards, to the conservation and management of lands owned by the authority, and to the authority’s role as a source protection authority under the

Clean Water Act, 2006. Section 21.1.1 is enacted, permitting authorities to provide municipal programs and services with their areas of jurisdiction under a memorandum of understanding with the municipality.

- **January 1, 2023** — *More Homes Built Faster Act, 2022* (S.O. 2022, c. 21; Bill 23 of 43rd Parliament, 1st Session): Subsection 21.1.1 (1.1) is enacted, prohibiting conservation authorities from commenting on applications made under a “prescribed Act,” which includes the *Planning Act*. A similar prohibition on providing a “program or service related to commenting” on applications under prescribed Acts is enacted in subs. 21.1.2 (1.1).
- **November 27, 2025** — *Plan to Protect Ontario Act (Budget Measures), 2025* (No. 2) (S.O. 2025, c. 15; Bill 68 of 44th Parliament, 1st Session): Part VIII.1 (“The Agency”) is enacted, establishing the Ontario Provincial Conservation Agency to oversee the governance and operations of conservation authorities, oversee and evaluate the financial performance of authorities, assess and report on the effectiveness of authorities, and oversee “the transition to a regional watershed-based framework for authorities in Ontario” (among other things). It is anticipated that this transition to a regional framework will involve the amalgamation of most existing conservation authorities.

The potential ramifications of these changes to the *Conservation Authorities Act* pertain to the circulation of development applications among commenting agencies, the planning-related matters regarding which conservation authorities may or may not be consulted, as well as the likely restructuring and re-naming of the Niagara Peninsula Conservation Authority.

2.4.3 Development Charges Act, 1997

The [*Development Charges Act, 1997*](#) (S.O. 1997, c. 27) has been amended 27 times since August 14, 2014 (24 times since January 28, 2016), most recently on November 27, 2025.

The Township of Wainfleet collects development charges under [Township By-law No. 025-2021](#), which applies to residential, commercial, and industrial land uses.

For the purposes of this Gap Analysis, the most relevant amendments are the following:

- **November 28, 2022** — *More Homes Built Faster Act, 2022* (Bill 23): Section 2 of the Act is amended to exempt the creation of a second or third residential unit in a new or an existing dwelling, as well as the creation of an additional residential unit in an ancillary structure, on a “parcel of urban residential land” from the payment of development charges. Section 4.2 is also enacted, providing an exemption for non-profit housing development.
- **June 8, 2023** — *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97): Section 2 is amended, expanding the exemption for additional residential units from those located on a “parcel of urban residential land” to any such unit located on a “parcel of land.”
- **June 1, 2024** — *More Homes Built Faster Act, 2022* (Bill 23): Section 4.1 is enacted to provide that affordable and attainable residential units (as defined in that section) are exempt from development charges.
- **November 27, 2025** — *Working for Workers Seven Act, 2025* (S.O. 2025, c. 13; Bill 30 of 44th Parliament, 1st Session): Subsections 59 (2.2) through (2.11) are enacted, setting out requirements for municipalities to adopt a “local services” policy.

The potential impacts of the listed amendments to the *Development Charges Act* pertain to policies concerning the creation of additional residential units and to the provision of “local services” (in connection with the approval of draft plans of subdivision). The amendments also offer a potential tool to promote the provision of affordable housing.

2.4.4 Drainage Act

The *Drainage Act* (R.S.O. 1990, c. D.17) has been amended seven times since August 14, 2014.

The *Drainage Act* is a significant legislative element within the Township of Wainfleet due to its predominantly agricultural land use pattern and history and its natural topography.

For the purposes of this Gap Analysis, the most relevant are the most recent amendments, which came into effect on June 30, 2021, with the coming into force of Sections 1–6 and 8–12 of Schedule 4 to the *COVID-19 Economic Recovery Act, 2020* (S.O. 2020, c. 18).

Among other things, those amendments repealed Section 77 of the Act, which had provided for the deepening, widening, or extending of drainage works to an outlet without an engineer’s report, and amended Section 78 by referring to the projects listed in subs. 78 (1.1) as “major improvement projects” (instead of simply “projects”) and by adding to that list “extending the drainage works to an outlet” (para. 5), “improving or altering the drainage works if the drainage works is located on more than one property” (para. 5.1), and “any other activity to improve the drainage works, other than an activity prescribed by the Minister as a minor improvement” (para. 8).

The above-mentioned amendments may affect policies regarding water resources and regarding land uses and infrastructure in the Township’s rural and agricultural areas.

2.4.5 Municipal Act, 2001

The *Municipal Act, 2001* (S.O. 2001, c. 25) has been amended 64 times since August 14, 2014 (59 times since January 28, 2016), most recently on January 1, 2026. The most relevant amendments for the purposes of this Gap Analysis are the following:

- **May 30, 2017** — *Modernizing Ontario's Municipal Legislation Act, 2017* (S.O. 2017, c. 10; Bill 68 of 41st Parliament, 2nd Session): Section 97.1 is enacted, authorizing by-laws “respecting the protection or conservation of the environment” that require buildings to be constructed in accordance with certain prescribed provisions of the building code (so-called “green building standards”), which under subs. 97.1 (3) includes “the power to require the construction of green roofs or of alternative roof surfaces that achieve similar levels of performance to green roofs.” Section 99.1 is also enacted, authorizing municipalities to “prohibit and regulate the demolition of residential rental properties and ... the conversion of residential rental properties” to other purposes.
- **March 1, 2019** — *Modernizing Ontario's Municipal Legislation Act, 2017* (Bill 68): Paragraph 7 of subs. 270 (1) is enacted, requiring municipalities to adopt and maintain policies regarding “the manner in which the municipality will protect and enhance the tree canopy and natural vegetation.”
- **December 2, 2021** — *Supporting People and Businesses Act, 2021* (Bill 13): An exception is added to Paragraph 5 of subs. 23.3 (1) to allow for the delegation of the authority to pass “minor by-laws” under s. 39.2 of the *Planning Act*.
- **November 28, 2022** — *More Homes Built Faster Act, 2022* (Bill 23): Subsection 99.1 (7) is enacted, authorizing the Minister to make regulations that impose limits or conditions on the power to prohibit and regulate the demolition or conversion of residential rental premises under that section.
- **December 20, 2022** — *Better Municipal Governance Act, 2022* (S.O. 2022, c. 24; Bill 39 of 43rd Parliament, 1st Session): Section 284.11.1 is enacted, authorizing the head of Council to propose any by-law that “could potentially advance a prescribed provincial priority” (which includes “building 1.5 million new residential units by December 31, 2031,” per O.Reg. 580/22, s. 1, para. 1).
- **June 8, 2023** — *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97): The Minister’s regulation-making authority under subs. 99.1 (7) is expanded.

- **November 27, 2025** — *Working for Workers Seven Act, 2025* (Bill 30): Section 451.2 is enacted, granting the Minister regulation-making authority to impose limits on municipal powers related to undertakings that entail “the development or redevelopment of a building, structure or part of a building or structure” funded by the Province to be used for training or skills development.

The potential ramifications of the amendments to the *Municipal Act, 2001* principally affect matters relating to the implementation of the Official Plan, including matters regarding which Council may or may not pass by-laws and matters with respect to which there may be regulatory limitations or conditions to be considered.

2.4.6 Ontario Heritage Act

The [*Ontario Heritage Act*](#) (R.S.O. 1990, c. O.18) has been amended 21 times since August 14, 2014, most recently on November 3, 2025. For the purposes of this Gap Analysis, the following are the most relevant amendments:

- **July 1, 2021** — *More Homes, More Choice Act, 2019* (Bill 108): Subsection 29 (1.2) is enacted, imposing limitations on Council’s ability to designate heritage properties if a “prescribed event” has occurred. “Prescribed events” include the giving of a complete application notice for proposed Official Plan Amendments, Zoning By-law Amendments, or Draft Plan of Subdivision that includes the property in question (subject to certain exceptions).
- **January 1, 2023** — *More Homes Built Faster Act, 2022* (Bill 23): Provisions in s. 27 are enacted that require the removal of property from the Municipal Heritage Register if the property has not been designated within two years of being added to the register, and that prohibit a property from being added to the register again for another five years. Section 41 is amended to allow for the regulations under the Act to prescribe criteria for the designation of heritage conservation districts.
- **July 1, 2024** — *Less Red Tape, More Common Sense Act, 2023* (S.O. 2023, c. 20; Bill 139 of 43rd Parliament, 1st Session): Subsection 33 (18) is enacted, requiring that Council assent to or permit alterations to a building or part thereof that is primarily used for religious practices (subject to certain conditions).

The potential ramifications of these amendments pertain primarily to the conservation of cultural heritage resources, including matters that relate to the designation of heritage properties, the addition of properties to the Municipal Heritage Register, and the identification and designation of heritage conservation districts.

2.5 Niagara Official Plan (2022)

The Niagara Official Plan (2022) is the latest and final Official Plan that has been produced by the Regional Municipality of Niagara. The NOP (2022) was adopted by Regional Council in June of 2022 and approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 4, 2022.

The NOP (2022) was developed concurrently as part of a municipal comprehensive review process that assessed population and employment growth within the Regional Municipality of Niagara to the 2051 planning horizon. The 2051 growth forecasts replace those that the previous Wainfleet Official Plan was based upon to the 2031 planning horizon.

The NOP (2022) designates all the Township's Hamlets as "Rural Settlements" on Schedule "B1". Lands located outside of the Hamlets, including the Lakeshore Area, are designated as either "Prime Agricultural Area" or "Rural Lands" on the Agricultural Land Base (Schedule "F"). The Region's natural heritage mapping applies to all lands within the Township and is more recent than that found currently in the Wainfleet Official Plan, in addition to including a greater variety of natural features. Schedule "K" to the NOP designates areas of archaeological potential within the Township and is to be used as a Screening Layer to determine when Archaeological Assessments are required.

2.5.1 Revocation of Planning Authority

The NOP is an up-to-date planning document that is reflective of the majority of the recent land-use-planning-related amendments to the *Planning Act*. The NOP (2022) was deemed to be consistent with the 2020 Provincial Policy Statement and 2019 Growth Plan for the Greater Golden Horseshoe, prior to their revocation and replacement with the 2024 Provincial Planning Statement. There have been no amendments to the NOP (2022) between the Ministry approval date in 2022 and the revocation of the Regional Municipality of Niagara’s planning authority in 2025.

Through Bill 23, the Province of Ontario removed the long-standing planning authority responsibilities that some upper-tier municipalities in Ontario, including the Regional Municipality of Niagara, had been provided with. In Niagara, upper-tier planning authority officially ceased on March 31, 2025, and the NOP (2022) was automatically added in its entirety as part of the local official plans for all twelve (12) Niagara municipalities. The local municipalities are each required to assess and update their official plans to integrate, modify, or remove NOP (2022) policies as part of their required Official Plan update process.

Until such time that the review and update of these policies completed by the Township of Wainfleet, the NOP (2022) in its entirety is deemed to be applicable to the municipality.

2.5.2 Applicability and Relevance of the Niagara Official Plan to Wainfleet

There are some NOP (2022) policies which are considered as being “up to date” and appropriate to consider for inclusion in the Township’s new Official Plan. However, as the NOP is a regional document, there are large portions of the plan that are not relevant to the Township of Wainfleet as a municipality or corporation and should not remain within the Official Plan. In some instances, policies and mapping are related to other municipalities, provincial plans that are not applicable to Wainfleet (the Niagara Escarpment Plan and the Greenbelt Plan), or rescinded policy (the Growth Plan).

The following items (chapters, sections, policies, schedules, and appendices) of the NOP (2022) are **not recommended** to be carried forward in the new Wainfleet Official Plan:

- Chapter 1 – Making Our Mark
- Chapter 3 – Sustainable Region
 - Section 3.1 – The Natural Environment System
 - ◆ Subsection 3.1.6 – Special Policy for Niagara Peninsula Tender Fruit and Grape Area in the Greenbelt Plan
 - ◆ Subsection 3.1.7 – Special Policy for Recreational Uses on Lands Subject to Greenbelt Plan
 - ◆ Subsection 3.1.8 – Lands in the Niagara Escarpment Area Plan
 - ◆ Subsection 3.1.31 – Land Securement Strategy
 - Section 3.3 – Source Water Protection
 - Section 3.5 – Climate Change
 - ◆ Subsection 3.5.2 – Corporate Climate Change Measures
 - Section 3.6 – Niagara Escarpment Plan Area
- Chapter 4 – Competitive Region
 - Section 4.2 – Planning for Employment
 - ◆ Subsection 4.2.1 – Employment Area Types and Densities
 - ◆ Subsection 4.2.2 – Niagara Economic Centre and Zone
 - ◆ Subsection 4.2.3 – Future Employment Areas
 - Section 4.3 – Mineral Aggregate Resources
 - ◆ Subsection 4.3.9 – Applications in the Greenbelt Plan Area
 - ◆ Subsection 4.3.10 – Applications within the Niagara Escarpment Plan
 - Section 4.5 – Economic Prosperity
- Chapter 5 – Connected Region
 - Section 5.2 – Infrastructure
 - ◆ Section 5.2.4 – Municipal Waste Management Services

- Chapter 6 – Vibrant Region
 - Section 6.1 – District Plans and Secondary Plans
 - Section 6.2 – Urban Design
- Chapter 7 – Implementation
- Chapter 8 – Site-specific Policies
 - (Policies that pertain to municipalities other than the Township of Wainfleet.)
- Chapter 9 – Glossary of Terms
 - (A new “Definitions” section will be prepared for the Township of Wainfleet Official Plan.)

Any portions of the NOP (2022) (chapters, sections, policies, schedules, or appendices) that are not listed above may be considered for inclusion in the new Township Official Plan as part of the Official Plan Review process.



3 Growth & Development

The management of community growth and development is at the core of any municipal official plan. The land use context of Wainfleet is unique, having no urban settlement areas or municipal services (*i.e.*, water and sanitary sewer services).

Under the policies of the current Township Official Plan, most of the population growth and housing development is to be directed to the Hamlets (*i.e.*, rural settlement areas) and the Lakeshore Area. Some minor residential growth can be found in established areas and clusters within the Rural Area, with the balance of homes found on Agricultural lands.

Employment growth spans across many industries, including agriculture, tourism, commercial uses in Hamlets, and home-based businesses and home occupations of varying scales and intensities.

To support additional population and economic growth, the Official Plan must consider new approaches to accommodating development of varying intensities, designs, and locations.



The key **Growth and Development** gaps that are recommended to be addressed are outlined in Sections 3.1 to 3.3.

3.1 Growth Management

3.1.1 Population & Employment Forecasts

The PPS 2024 now requires that Ministry of Finance projections serve as the principal source of population and employment forecasts for municipalities, rather than the Growth Plan. Ministry of Finance projections are updated annually. Municipalities generally have more flexibility in projecting population and employment growth, as current policy allows forecasts to be modified “as appropriate” based on local context. Municipalities may continue to use earlier Growth Plan projections, which in the case of the Township refers to the projections and allocations set out in the NOP (2022).

Under the Growth Plan and previous versions of the PPS, the review of population and employment projections required a “municipal comprehensive review” process (the term used in the Growth Plan), or simply a “comprehensive review” (the term used in the 2014 PPS). Related matters, such as settlement area boundary expansions or the conversion of employment lands to non-employment uses, could only be undertaken at the time of a municipal comprehensive review (with some minor exceptions). The terms “comprehensive review” and “municipal comprehensive review” no longer appear in the PPS 2024.

Because the Regional Municipality of Niagara is now an upper-tier municipality that does not conduct planning, the Township must ensure that its new Official Plan addresses population, housing, and employment forecasts. This means that the updated Official Plan should, at the very least, have significant regard for the allocations in Table 2-1 of the NOP (2022).

Table 3.1 – Policy Direction for Forecasting Growth

Population & Employment Forecasts	
<p>Previous Policy Direction: Population and employment forecasts for upper-tier and single-tier municipalities are set out in Schedule 3 to the Growth Plan (2006) and are to be used for all planning and growth management (Growth Plan 2006, No. 2.2.1.1). The Minister of Public Infrastructure Renewal will review and possibly revise those forecasts at least every five years, in consultation with municipalities (Growth Plan 2006, No. 2.2.1.2).</p>	<p>Current Policy Direction: Planning authorities are to base their population and employment forecasts on projections from the Ministry of Finance, and may modify those forecasts as appropriate (PPS 2024, No. 2.1.1). However, municipalities may continue using forecasts previously issued by the Province (PPS 2024, No. 2.1.2).</p>
<p>Ministry of Finance projections are to serve as the principal source of population and employment forecasts (rather than the Growth Plan). Municipalities generally have more flexibility in projecting population and employment growth, as current policy allows forecasts to be modified “as appropriate” based on local context. Municipalities may continue to use earlier Growth Plan projections, which for the Township of Wainfleet means that the updated Official Plan may use the 2051 projections from the 2022 Niagara Official Plan.</p>	
Allocation of Growth Forecasts	
<p>Previous Policy Direction: Upper-tier municipalities that conduct planning are to identify and allocate projected growth in consultation with lower-tier municipalities (Growth Plan 2006, No. 5.4.2.2; PPS 2014, No. 1.2.4). Allocations and projections must be based on any existing provincial plans (PPS 2014, No. 1.2.4).</p> <p>Where there is no upper-tier municipality, planning authorities are to ensure that growth projections are addressed as part of the planning process (PPS 2014, No. 1.2.5).</p>	<p>Current Policy Direction: Upper-tier municipalities that conduct planning are to identify and allocate projected growth in consultation with lower-tier municipalities (PPS 2024, No. 6.2.9).</p> <p>Where planning is not conducted by an upper-tier (or where there is no upper-tier), planning authorities are to ensure that growth projections are addressed as part of the planning process (PPS 2024, No. 6.2.10).</p>
<p>Because Niagara Region is now an upper-tier municipality that does not conduct planning, the Township must ensure that its new Official Plan addresses population, housing, and employment forecasts. Significant regard should be had for the allocations set out in Table 2-1 of the 2022 Niagara Official Plan.</p>	

Table 3.1 – Policy Direction for Forecasting Growth (continued)

Accommodating Projected Growth

Previous Policy Direction:

Planning authorities must make sufficient land available to accommodate growth and meet projected needs to a horizon of up to 20 years. Where the Province has established an alternate time period, municipalities may use that timeframe instead (PPS 2014, No. 1.1.2). Planning for infrastructure and public service facilities may extend beyond a 20-year horizon (PPS 2014, No. 1.1.2).

Planning authorities must be able to accommodate residential growth for at least 10 years through intensification and redevelopment and through designated and available land, if necessary (PPS 2014, No. 1.4.1).

Planning authorities must maintain land with servicing capacity to provide at least a three-year supply of residential units (PPS 2014, No. 1.4.1).

The land and unit supply must be based on allocated growth forecasts, where planning is conducted by an upper-tier municipality. Those forecasts must be based on any existing provincial plans (PPS 2014, No. 1.4.2).

In accommodating growth and meeting projected needs, sufficient land must be made available through intensification and redevelopment, and designated growth areas if necessary (PPS 2014, No. 1.1.2).

Earlier versions of the PPS (before 2024) did not refer to Minister’s Zoning Orders in connection with growth projections.

Current Policy Direction:

At the time of creating or updating an official plan, planning authorities must make sufficient land available to accommodate growth and meet projected needs to a horizon of at least 20 years but no more than 30 years, based on provincial guidance (PPS 2024, No. 2.1.3). Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon (PPS 2024, No. 2.1.3).

Planning authorities must be able to accommodate residential growth for at least 15 years through designated and available land (PPS 2024, No. 2.1.4).

Planning authorities must maintain land with servicing capacity to provide at least a three-year supply of residential units (PPS 2024, No. 2.1.4).

The land and unit supply must be based on allocated growth forecasts, where planning is conducted by an upper-tier municipality (PPS 2024, No. 1.4.2).

The PPS 2024 encourages intensification and redevelopment, but does not require that they be prioritized over new development in accommodating projected growth.

Development approved through a Minister’s Zoning Order must be considered as additional to projected needs to the established horizon, and must be incorporated into official plan policies and related plans during the next update (PPS 2024, No. 2.1.3).

Municipalities must ensure that more land is made available to accommodate projected growth, enough to meet needs for at least 20 years (but no more than 30 years), rather than “up to 20 years.” Municipalities must also be able to accommodate a greater amount of residential growth (15 years instead of 10 years), with an emphasis on accommodating growth on lands that are “designated and available” (rather than through intensification and redevelopment). Municipalities must still maintain land with servicing capacity to provide at least a three-year supply of units.

Table 3.1 above provides a comparison and summary of the changes in policy direction regarding growth forecasts between 2014 and 2025, including direction regarding the allocation of growth forecasts to lower-tier municipalities and regarding how projected growth is to be accommodated.

Municipalities must ensure that more land is made available to accommodate projected growth, enough to meet needs for at least 20 years (but no more than 30 years), rather than “up to 20 years” (as under the 2014 PPS). Municipalities must also be able to accommodate a greater amount of residential growth (15 years instead of 10 years), with an emphasis on accommodating growth on lands that are “designated and available” (rather than through intensification and redevelopment). Municipalities must still maintain land with servicing capacity to provide at least a three-year supply of units.

3.1.2 Settlement Areas

The Township of Wainfleet’s eight Hamlets are considered “rural settlement areas” under provincial policy. Regarding settlement areas, there has not been any significant change in policy direction that affects the Township since 2014, as the 2024 PPS still directs that the majority of growth and development be directed to settlement areas, whether urban or rural. Direction regarding land use patterns within settlement areas has become less prescriptive: land use patterns *should* make efficient use of land, support active transportation, and optimize the use of infrastructure (as opposed to “shall” in the 2014 PPS).

Policy language regarding the expansion of settlement area boundaries has been similarly softened, with items that had previously been identified as requirements now being listed as matters to be considered. Settlement area boundary expansions may now be permitted without requiring a comprehensive review (which, as noted above, has been removed from the 2024 PPS). The 2024 PPS places greater emphasis on assessing impacts to agriculture before permitting a settlement area boundary expansion. The identification of new settlement areas, which had been prohibited under the Growth Plan, is now permitted under the 2024 PPS, subject to certain conditions and considerations.

Table 3.2 below compares and summarizes the policy direction regarding settlement areas discussed above.

Table 3.2 – Policy Direction for Settlement Areas

Settlement Areas	
<p>Previous Policy Direction: <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted (PPS 2014, No. 1.1.3.1).</i></p> <p><i>Development is to be directed to settlement areas, except where necessary for development that cannot be located in settlement areas, such as resource management, resource-based recreational activities, and rural land uses (Growth Plan 2006, No. 2.2.2.1.i).</i></p>	<p>Current Policy Direction: <i>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas (PPS 2024, No. 2.3.1.1).</i></p>

No significant change affecting the Township. Policy direction regarding strategic growth areas does not apply to the Township. The land uses mentioned in the former Growth Plan (2006) policy are still permitted outside of settlement areas.

Land Uses in Settlement Areas	
<p>Previous Policy Direction: <i>Land use patterns in settlement areas must be based on densities and a mix of uses that:</i></p> <ul style="list-style-type: none"> <i>a) efficiently use land and resources;</i> <i>b) support active transportation;</i> <i>c) are transit-supportive (where transit exists or is planned) and freight-supportive;</i> <i>d) are appropriate for, and efficiently use, planned or available infrastructure and public service facilities, and avoid the need for their unjustified or uneconomical expansion; and</i> <i>e) minimize negative impacts on air quality and climate change, and promote energy efficiency (PPS 2014, No. 1.1.3.2.a).</i> 	<p>Current Policy Direction: <i>Land use patterns in settlement areas should be based on densities and a mix of uses that:</i></p> <ul style="list-style-type: none"> <i>a) efficiently use land and resources;</i> <i>b) support active transportation;</i> <i>c) are transit-supportive (as appropriate) and freight-supportive; and</i> <i>d) optimize the use of existing or planned infrastructure and public service facilities (PPS 2024, No. 2.3.1.2).</i>

Policy direction on land use patterns has become less prescriptive, as policy wording has changed from “shall” to “should.” Previous direction regarding air quality and climate change impacts has been removed from the 2024 policy regarding land uses in settlement areas, but appears elsewhere in the 2024 PPS.

Table 3.2 – Policy Direction for Settlement Areas (continued)

Settlement Area Boundary Expansions	
<p>Previous Policy Direction: A settlement area boundary expansion may only take place during a comprehensive review, and only where the following have been demonstrated:</p> <ul style="list-style-type: none"> a) sufficient opportunities to accommodate forecasted growth (not exceeding a 20-year horizon) through intensification, redevelopment, and new development are not available; b) planned or available infrastructure and public service facilities for development are suitable, sustainable, and financially viable; c) the lands proposed for expansion are not in a specialty crop area; d) in prime agricultural areas, there are no reasonable alternative locations that avoid prime agricultural areas or on lower-priority agricultural lands; e) the expanded settlement area will comply with minimum distance separation formulae; f) impacts on agricultural operations are mitigated to the extent feasible; and g) the timing of the expansion and phasing of development will not interfere with the ability to achieve intensification and density targets (Growth Plan 2006, No. 2.2.8.2; PPS 2014, No. 1.1.3.8). 	<p>Current Policy Direction: A settlement area boundary expansion must take the following into consideration:</p> <ul style="list-style-type: none"> a) whether there is a need to designate additional land to accommodate an appropriate range and mix of land uses; b) whether existing or planned infrastructure and public service facilities have (or will have) sufficient capacity; c) whether the lands proposed for expansion are in a specialty crop area; d) in prime agricultural areas, whether reasonable alternative locations exist that avoid prime agricultural areas or on lower-priority agricultural lands; e) whether the expanded settlement area will comply with minimum distance separation formulae; f) whether impacts on the agricultural system, as determined through an agricultural impact assessment, are avoided, or are minimized and mitigated to the extent feasible; and g) whether the expansion provides for the phased progression of urban development (PPS 2024, No. 2.3.2.1).

Settlement area boundary expansions may now be approved without requiring a comprehensive review (a process that is no longer covered under the 2024 PPS). Items that had previously been identified as requirements for boundary expansions are now listed as matters to be considered. The 2024 PPS places greater emphasis on considering impacts on agricultural operations.

Table 3.2 – Policy Direction for Settlement Areas (continued)

New Settlement Areas	
<p><i>Previous Policy Direction:</i> The identification of new settlement areas is prohibited (Growth Plan 2006, No. 2.2.2.1.k).</p>	<p><i>Current Policy Direction:</i> The identification of a new settlement area must take into consideration the same factors as must be considered for a settlement area boundary expansion (PPS 2024, No. 2.3.2.1), provided that infrastructure and public service facilities to support development are planned or available (PPS 2024, No. 2.3.2.2).</p>
<p>The identification of new settlement areas, which had been prohibited under the Growth Plan (2006), is now permitted under certain conditions.</p>	

The Township’s unique attribute of having multiple rural settlement areas and areas of permitted residential development outside of such settlement areas presents opportunities for the Township when considering modifications to its growth framework and desired growth strategy. Depending on the intensity of the Township’s preferred growth strategy, opportunities exist for the further refinement or expansion of Rural Settlement Areas is permitted by the PPS (2024). Furthermore, there is now opportunity for new Settlement Areas to be established, which may be desirable to consider for the Lakeshore Area or other established clusters of residential and commercial development.

3.1.3 Density & Intensification

Unlike urban settlement areas in other municipalities, the Township of Wainfleet’s rural settlement areas (Hamlets) do not have delineated built-up areas. Accordingly, intensification policies and targets were not applied through the Township’s current Official Plan. Development density is also limited due to the requirement for all development to be provided with individual on-site services and the fact that only low-density forms of housing are permitted.

The policy direction provided in the Growth Plan and in earlier versions of the PPS prescribed specific intensification targets for upper-tier municipalities, directing that targets for lower-tier municipalities be identified and implemented. Intensification targets are set out in Table 2-2 of the NOP 2022 (which establishes a target of zero for the Township of Wainfleet). The direction provided in the 2024 PPS is much more general, requiring that planning authorities “support general intensification and redevelopment” rather than identifying appropriate locations. Under the 2006 Growth Plan, built-up areas were delineated by the Minister of Public Infrastructure Renewal (and by the Minister of Municipal Affairs and Housing under later versions of the Growth Plan) in consultation with individual municipalities. Following the repeal of the Growth Plan in 2024, built-up areas are no longer delineated or otherwise identified by the Province.

The 2024 PPS requires that planning authorities “establish intensification and redevelopment targets within built-up areas, based on local conditions” (No. 2.3.1.4), meaning that identifying locally appropriate targets for the Township needs to be considered as part of the Official Plan update. The 2024 PPS maintains the direction that planning authorities provide for an appropriate range and mix of housing options by “permitting and facilitating” all forms of residential intensification and redevelopment. The 2024 PPS also contains policies that speak specifically to the intensification of employment uses, which had not appeared in previous versions of the PPS.

Should the Township identify and designate any Employment Areas through the Official Plan update, policies regarding intensification of uses in these areas will warrant consideration.

Table 3.3 (p. 34) compares and summarizes changes in policy direction regarding intensification and redevelopment.

Table 3.3 – Policy Direction for Intensification & Redevelopment

Intensification & Redevelopment	
<p>Previous Policy Direction: <i>Planning authorities must identify appropriate locations and promote opportunities for intensification and redevelopment, taking into account the availability of suitable existing or planned infrastructure and public service facilities (PPS 2014, No. 1.1.3.3).</i> <i>The Minister of Public Infrastructure Renewal will delineate the built boundary in consultation with municipalities (Growth Plan 2006, No. 2.2.3.5). A significant portion of new growth will be directed to built-up areas through intensification (Growth Plan 2006, No. 2.2.2.1.a).</i></p>	<p>Current Policy Direction: <i>Planning authorities must support general intensification and redevelopment, including by planning for a range and mix of housing options and prioritizing planning and investment in necessary infrastructure and public service facilities (PPS 2024, No. 2.3.1.3).</i> <i>The built-up area is not specifically delineated or otherwise identified by the Province.</i></p>

Direction for planning authorities is much more general, requiring support for general intensification and redevelopment rather than the identification of appropriate locations, while maintaining an emphasis on the availability of suitable infrastructure and public service facilities. The built-up area is no longer identified or delineated at the provincial level.

Intensification Targets

<p>Previous Policy Direction: <i>Planning authorities must establish targets for intensification and redevelopment, based on local conditions. However, targets established through provincial plans supersede any locally established targets (PPS 2014, No. 1.1.3.5).</i> <i>For upper-tier and single-tier municipalities, at least 40% of residential development each year will be within the built-up area (Growth Plan 2006, No. 2.2.3.1). Upper-tier municipalities will identify targets for their lower-tier municipalities (Growth Plan 2006, No. 5.4.2.2.b).</i> <i>Planning authorities will implement phasing policies to ensure that intensification targets are achieved before, or at the same time as, new development in designated growth areas (PPS 2014, No. 1.1.3.7.a).</i></p>	<p>Current Policy Direction: <i>Planning authorities must establish targets for intensification and redevelopment within built-up areas, based on local conditions (PPS 2024, No. 2.3.1.4).</i></p>
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The 2024 PPS maintains the requirement for planning authorities to establish intensification and redevelopment targets, based on local conditions, but does not prescribe specific percentages or require the use of targets established in provincial plans. Phasing policies to ensure the achievement of intensification targets are no longer required.

Table 3.3 – Policy Direction for Intensification & Redevelopment (continued)

Residential Intensification

Previous Policy Direction:

Planning authorities must provide for an appropriate range and mix of housing by permitting and facilitating all forms of residential intensification and redevelopment, and by establishing development standards for residential intensification, redevelopment, and new development to minimize housing costs and promote compact form (PPS 2014, No. 1.4.3).

Current Policy Direction:

Planning authorities must provide for an appropriate range and mix of housing by permitting and facilitating all types of residential intensification and redevelopment (PPS 2024, No. 2.2.1).

Planning authorities must still permit and facilitate all types of residential intensification and redevelopment, but the 2024 PPS no longer refers to the establishment of development standards for intensification, redevelopment, and new development.

Employment Intensification

Previous Policy Direction:

No specific direction provided with respect to the intensification of employment uses.

Current Policy Direction:

Planning authorities must promote economic development and competitiveness by encouraging the intensification of employment uses (PPS 2024, No. 2.8.1.1.d).

Policies in the 2024 PPS speak specifically to the intensification of employment uses, which had not been addressed in previous versions of the PPS.

Currently the Township does not have any delineated built-up areas within the Rural Settlement Areas or any designated Employment Area. There is nothing to preclude the Township from establishing intensification policies for settlement areas or employment areas. Consideration of the benefits of policies that support this type of growth and development can be considered through the Official Plan update to more clearly identify priority areas for growth and development.

3.2 Development & Land Use

3.2.1 Compact Development & “Complete Communities”

The types of development that are considered “compact” depends heavily on local conditions, and the term “compact development” needs to be applied differently within the Township of Wainfleet’s rural settlement context from how it would apply in urban areas. In the Township’s case, the emphasis for “compact development” will be on questions of how to best make efficient use of land while providing for a locally appropriate mix of land uses and dwelling types.

The direction provided in the 2024 PPS regarding development patterns focuses more specifically on a range and mix of housing options and on residential densities, as opposed to addressing land use patterns more generally as in the 2014 PPS. The requirement in the 2014 PPS that new development occur next to the built-up area does not appear in the 2024 PPS. Policy direction requiring the implementation of phasing policies to ensure orderly development that supports the timely provision of infrastructure and public service facilities has not changed.

Table 3.4 – Policy Direction for Development Patterns & Complete Communities

Development Patterns	
<p>Previous Policy Direction: Planning authorities should promote efficient and cost-effective development and land use patterns to minimize land consumption and servicing costs and to sustain long-term financial well-being (PPS 2014, No. 1.1.1). New development should occur adjacent to the built-up area and have a compact form and a mix of uses that allows for the efficient use of land, infrastructure, and public service facilities (PPS 2014, No. 1.1.3.6).</p>	<p>Current Policy Direction: Planning authorities must provide for an appropriate range and mix of housing by promoting densities for new housing that efficiently use land, resources, infrastructure, and public service facilities (PPS 2024, No. 2.2.1.c).</p>

Current policy direction focuses more specifically on housing and residential densities, while still requiring the efficient use of infrastructure and public service facilities. Previous direction requiring that new development occur adjacent to the built-up area has been removed.

Table 3.4 – Policy Direction for Development Patterns & Complete Communities (continued)

Phasing	
<p>Previous Policy Direction: <i>Planning authorities must implement phasing policies to ensure the orderly progression of development in designated growth areas and the timely provision of infrastructure and public service facilities (PPS 2014, No. 1.1.3.7.b).</i></p>	<p>Current Policy Direction: <i>Planning authorities should implement phasing policies, where appropriate, to ensure orderly development in designated growth areas that aligns with the timely provision of infrastructure and public service facilities (PPS 2024, No. 2.3.1.6).</i></p>
<p>Policy direction regarding phasing policies that ensure orderly development that supports the timely provision of infrastructure and public service facilities has not changed.</p>	
Complete Communities	
<p>Previous Policy Direction: <i>Population and employment growth will be accommodated by encouraging the development of complete communities with a diverse mix of land uses and a range and mix of employment and housing types (Growth Plan 2006, No. 2.2.2.1.h). Communities should accommodate an appropriate range and mix of residential, employment, institutional, and other uses to meet long-term needs (PPS 2014, No. 1.1.1.b).</i></p>	<p>Current Policy Direction: <i>Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, employment, institutional, and other land uses to meet long-term needs (PPS 2024, No. 2.1.6).</i></p>
<p>The emphasis in policies regarding “complete communities” has shifted somewhat, from encouraging a “diverse mix of land uses” to accommodating an “appropriate range and mix of land uses.” The 2024 PPS does not refer specifically to accommodating projected population and employment growth.</p>	

The 2024 PPS maintains the policy direction that planning authorities support the achievement of complete communities, although the emphasis has shifted somewhat, from encouraging a “diverse mix of land uses” to accommodating an “appropriate range and mix of land uses.” Unlike the earlier PPS and Growth Plan, the 2024 PPS does not refer specifically to accommodating projected population and employment growth in this regard.

Table 3.4 above compares and summarizes changes in policy direction from 2014 to 2025.

Achieving compact development and a mix of land uses has been limited in Wainfleet due to the need for private services and minimum lot sizes to be provided. Consideration of alternative approaches to increasing the density of residential developments or integrating uses should be explored, specifically with regard to alternative servicing approaches (municipal services, partial services, communal services) and existing land use designations and permitted uses within Settlement Areas and the Lakeshore Area.

3.2.2 Employment & Economic Development

The current Wainfleet Official Plan does not contain any “Employment Land” or “Employment Area” land use designations. Outside of the agricultural economy, formal “employment” land uses are limited to commercial, industrial designations, and home-based businesses. The NOP (2022) also did not designate or identify any employment areas within the Township of Wainfleet.

The land use policies in Section 3.5 of the Township’s current Official Plan address “Industrial Areas” under the umbrella of agriculture, the Township’s main industry, while also referring to other industries “in scattered locations throughout the Township.” The current OP provides policies for what already exists in the Township, rather than establishing a more forward-looking policy framework, informed by provincial policy, to consider potential future industrial and other employment uses.

The definition of “area of employment” in Section 1 of the *Planning Act* has been amended since 2014. Before this amendment, the term had been defined as “an area of land designated in an official plan for clusters of business and economic uses,” including manufacturing uses, warehousing uses, office uses, retail uses associated with the aforementioned uses, and ancillary facilities. That definition has since been amended to remove office uses (other than those associated with a permitted employment use) and to include “uses related to research and development in connection with manufacturing anything.” The current definition also explicitly excludes institutional uses and commercial uses.

There has been no significant change since 2014 to PPS policies that direct planning authorities to plan for and protect employment areas and to ensure the necessary infrastructure is provided. The 2024 PPS specifically directs that residential, retail, and office uses be prohibited from employment areas, and places greater emphasis on maintaining compatibility between employment areas and sensitive land uses. For rural employment areas, language has been added to the 2024 PPS about providing opportunities for economic activities in prime agricultural areas.

Criteria for the conversion or removal of employment lands from employment areas have been modified to remove an earlier reference to achieving intensification and density targets, as well as to add language about avoiding or mitigating impacts on existing or planned employment uses and maintaining access to major goods movement facilities and corridors. Sufficient employment lands must now be provided to accommodate growth projected in the approved Official Plan, rather than in the Growth Plan as had previously been the case. Planning authorities are to assess and update identified employment areas to ensure the designation remains appropriate.

In terms of economic development more generally, policy direction has been revised to encourage the intensification of employment uses and the identification of strategic sites for investment. The 2024 PPS places an increased emphasis on land use compatibility in this respect as well.

Table 3.5 provides a comparison and summary of changes to policy direction regarding employment areas and economic development more broadly.

Table 3.5 – Policy Direction for Employment Areas & Economic Development

Employment Areas	
<p>Previous Policy Direction: Planning authorities must plan for, protect, and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs (PPS 2014, No. 1.3.2.1).</p>	<p>Current Policy Direction: Planning authorities must plan for, protect, and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs (PPS 2024, No. 2.8.2.1).</p>

Table 3.5 – Policy Direction for Employment Areas & Economic Development (continued)

Employment Areas (continued)	
<p>Previous Policy Direction: <i>Planning authorities must protect employment areas located near major goods movement facilities and corridors for employment uses that require those locations (PPS 2014, No. 1.3.2.3).</i></p> <p><i>Municipalities are encouraged to designate and preserve lands in settlement areas near existing major highway interchanges, ports, rail yards, and airports, as areas for manufacturing, warehousing, and associated retail, office, and ancillary facilities (Growth Plan 2006, No. 2.2.6.9).</i></p> <p><i>In planning for employment lands, municipalities will facilitate the development of transit-supportive, compact built form and minimize surface parking (Growth Plan 2006, No. 2.2.6.10).</i></p>	<p>Current Policy Direction: <i>Planning authorities must protect employment areas located near major goods movement facilities and corridors for employment uses that require those locations (PPS 2024, No. 2.8.2.2).</i></p> <p><i>Planning authorities must designate, protect, and plan for all employment areas in settlement areas by planning for uses over the long term that require those locations, including manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; by prohibiting residential and other sensitive land uses that are not ancillary to permitted employment uses; by prohibiting retail and office uses not associated with the primary employment use; and by including an appropriate transition to adjacent non-employment areas (PPS 2024, No. 2.8.2.3).</i></p> <p><i>In planning for employment areas, planning authorities must maintain compatibility between sensitive land uses and employment area uses (PPS 2024, No. 2.8.2.4).</i></p>

Policies directing planning authorities to plan for and protect employment areas and to ensure the necessary infrastructure is provided have not changed significantly. The 2024 PPS specifically directs that residential, retail, and office uses be prohibited from employment areas, and places greater emphasis on maintaining compatibility between employment areas and sensitive land uses.

Rural Employment Areas

<p>Previous Policy Direction: <i>Planning authorities should support healthy, integrated, and viable rural areas by 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 (PPS 2014, No. 1.1.4.1.f).</i></p>	<p>Current Policy Direction: <i>Planning authorities should support healthy, integrated, and viable rural areas by 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, and by providing opportunities for economic activities in prime agricultural areas (PPS 2024, No. 2.5.1).</i></p>
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Language has been added regarding opportunities for economic activities in prime agricultural areas.

Table 3.5 – Policy Direction for Employment Areas & Economic Development (continued)

Employment Land Conversions

Previous Policy Direction:

The conversion of employment lands to non-employment uses may only be permitted through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion, and the lands are not required for employment uses over the long term;*
- b) the conversion will not adversely affect the overall viability of the employment area or the achievement of intensification and density targets;*
- c) existing or planned infrastructure is available to accommodate the proposed conversion;*
- d) the municipality will meet its allocated employment forecasts; and*
- e) cross-jurisdictional issues have been considered (Growth Plan 2006, No. 2.2.6.5).*

An adequate supply of lands providing locations for a variety of appropriate employment uses will be maintained to accommodate the growth forecasts in Schedule 3 to the 2006 Growth Plan (No. 2.2.6.1).

Current Policy Direction:

The removal of lands from an employment area may only be permitted where it has been demonstrated that:

- a) there is a need for the removal, and the land is not required for employment area uses over the long term;*
- b) the proposed uses will not negatively impact the overall viability of the employment area, by avoiding or minimizing and mitigating potential impacts to existing or planned employment uses and by maintaining access to major goods movement facilities and corridors;*
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*
- d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved Official Plan (PPS 2024, No. 2.8.2.5).*

Planning authorities must assess and update employment areas identified in Official Plans to ensure the designation is appropriate to the planned function of employment areas (PPS 2024, No. 2.8.2.4).

Criteria for the conversion or removal of employment lands from employment areas have been modified to remove reference to achieving intensification and density targets, to add language about avoiding or mitigating impacts on existing or planned employment uses and maintaining access to major goods movement facilities and corridors. Sufficient employment lands must now be provided to accommodate growth projected in the approved Official Plan, rather than in the Growth Plan as had previously been the case. Planning authorities are to assess and update identified employment areas to ensure the designation remains appropriate.

Table 3.5 – Policy Direction for Employment Areas & Economic Development (continued)

Economic Development	
<p>Previous Policy Direction: Planning authorities must promote economic development by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs; b) providing opportunities for a diversified economic base, including by maintaining a range and choice of suitable sites for employment uses to support a wide range of economic activities and ancillary uses, taking into account the needs of existing and future businesses; c) encouraging compact, mixed-use development that incorporates compatible employment uses to support livable, resilient communities; and d) ensuring the necessary infrastructure is provided to support current and projected needs (PPS 2014, No. 1.3.1). 	<p>Current Policy Direction: Planning authorities must promote economic development by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including by maintaining a range and choice of suitable sites for employment uses to support a wide range of economic activities and ancillary uses, taking into account the needs of existing and future businesses; c) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; d) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; and e) addressing land use compatibility near employment areas by providing an appropriate transition to sensitive land uses (PPS 2024, No. 2.8.1.1).

Policy direction has been revised to encourage the intensification of employment uses and the identification of strategic sites for investment. The 2024 PPS places an increased emphasis on land use compatibility here as well.

The establishment of Employment Lands or Employment Areas is most appropriately undertaken through the Official Plan update. Considerations for long term servicing strategies, access and land use compatibility can be explored through this review to ensure consistency with Provincial Policy. Utilization and/or modification of “general” employment policies within the NOP (2022) may be beneficial.

3.2.3 Land Use Compatibility & Minimum Distance Separations

As communities grow and diversify, land use compatibility matters may become more prevalent. In Wainfleet, common land use compatibility matters include odour, noise and dust impacts between agricultural uses and non-agricultural land uses (including residential uses), noise and vibration impacts from quarrying, and transportation-based noise and vibration impacts associated with roadways, aviation, and railways.

Compatibility must be carefully managed in a way that balances the right to farm, operate, and expand with the accommodation of growth and development, as well as mitigating potentially harmful or adverse impacts on the community.

The direction provided in the 2024 PPS places much more emphasis on ensuring the long-term viability of employment uses and other major facilities with respect to encroachment from sensitive land uses. This is largely because, under current legislation and regulations, “emitters” (meaning any land use or operation that causes “adverse effects” from emissions such as noise, dust, odour, or vibration) are penalized when their operations have an adverse effect on nearby sensitive land use (or “sensitive receptor”), even if the emitter existed before the sensitive use.

With respect to compatibility between airports, rail facilities, and marine facilities, on the one hand, and sensitive land uses, on the other, policy direction has not significantly changed, maintaining the requirement that the long-term operation, function, and economic role of those facilities be protected.

Settlement area boundary expansions, as well as lot creation and new land uses outside of settlement area (including new or expanded livestock facilities and non-agricultural uses other than those related to resource extraction), must still comply with applicable minimum distance separation (“MDS”) formulae. The 2024 PPS also requires that additional residential uses associated with a permitted dwelling in a prime agricultural area comply with MDS formulae.

Table 3.6 compares and summarizes former and current policy direction regarding land use compatibility.

Table 3.6 – Policy Direction for Land Use Compatibility

Major Facilities & Sensitive Land Uses	
<p>Previous Policy Direction: <i>Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered, or separated from each other to prevent or mitigate adverse effects from odour, noise, and other contaminants; to minimize risk to public health and safety; and to ensure the long-term viability of major facilities (PPS 2014, No. 1.2.6.1).</i></p>	<p>Current Policy Direction: <i>Major facilities and sensitive land uses must be planned and developed to avoid, or to minimize and mitigate, any potential adverse effects from odour, noise, and other contaminants; to minimize risk to public health and safety; and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures (PPS 2024, No. 3.5.1).</i> <i>Where avoidance is not possible, planning authorities must protect the long-term viability of existing or planned industrial, manufacturing, or other major facilities that are vulnerable to encroachment by only permitting sensitive land uses if potential adverse effects will be minimized or mitigated in accordance with provincial guidelines, standards, and procedures (PPS 2024, No. 3.5.2).</i></p>
<p>Current policy direction places much more emphasis on ensuring the long-term viability of employment uses and other major facilities with respect to encroachment from sensitive land uses.</p>	
Airports, Rail & Marine Facilities	
<p>Previous Policy Direction: <i>Planning for land uses near airports, rail facilities, and marine facilities must protect the long-term operation and economic role of those facilities and provide for appropriate design, buffering, or separation from sensitive land uses (PPS 2014, No. 1.6.9.1).</i></p>	<p>Current Policy Direction: <i>Planning for land uses near airports, rail facilities, and marine facilities must protect the long-term operation and economic role of those facilities and provide for appropriate design, buffering, or separation from sensitive land uses (PPS 2024, No. 3.4.1).</i></p>

Table 3.6 – Policy Direction for Land Use Compatibility (continued)

Airports, Rail & Marine Facilities (continued)**Previous Policy Direction:**

New residential development and other sensitive uses are prohibited in areas near airports above 30 NEF/NEP, and redevelopment of existing uses in these areas is only permitted if there will be no negative impacts on the airport's long-term function (PPS 2014, No. 1.6.9.2).

Current Policy Direction:

New residential development and other sensitive uses are prohibited in areas near airports above 30 NEF/NEP, and redevelopment of existing uses in these areas is only permitted if there will be no negative impacts on the airport's long-term function (PPS 2024, No. 3.4.2).

Direction regarding compatibility between airports, rail facilities, and marine facilities, on the one hand, and sensitive land uses, on the other, has not significantly changed, maintaining the requirement that the long-term operation, function, and economic role of those facilities be protected.

Minimum Distance Separation**Previous Policy Direction:**

The expansion of a settlement area may only be permitted where it has been demonstrated that the expansion will comply with minimum distance separation formulae (PPS 2014, No. 1.1.3.8.d).

In rural areas and in prime agricultural areas, lot creation, new land uses, and new or expanded livestock facilities must comply with minimum distance separation formulae (PPS 2014, No. 1.1.5.9 & No. 2.3.3.3).

In prime agricultural areas, non-agricultural uses (other than resource extraction) must comply with minimum distance separation formulae (PPS 2014, No. 2.3.6.1.b).

Current Policy Direction:

The expansion of a settlement area, or the identification of a new settlement area, must consider whether the new or expanded settlement area will comply with minimum distance separation formulae (PPS 2024, No. 2.3.2.1.e).

In rural areas and in prime agricultural areas, lot creation, new land uses, and new or expanded livestock facilities must comply with minimum distance separation formulae (PPS 2024, No. 2.6.5 & No. 4.3.2.3).

In prime agricultural areas, non-agricultural uses (other than resource extraction) must comply with minimum distance separation formulae (PPS 2024, No. 4.3.5.1.b).

Any additional residential units associated with a permitted dwelling in a prime agricultural area must comply with minimum distance separation formulae (PPS 2024, No. 4.3.2.5).

Settlement area boundary expansions, as well as lot creation and new land uses outside of settlement area (including new or expanded livestock facilities and non-agricultural uses other than those related to resource extraction), must still comply with applicable minimum distance separation formulae. The 2024 PPS also requires that additional residential uses associated with a permitted dwelling in a prime agricultural area comply with MDS formulae.

Land use compatibility matters related to transportation and agriculture must be reviewed to ensure that appropriate protections are provided within the Official Plan. Ensuring an effective framework will inform necessary updates to the zoning by-law and the consideration of future development proposals.

A review of recent, or historic complaints about land use compatibility matters may serve as an appropriate starting point for identifying areas of incompatible development.

3.3 Housing

The provision of more housing opportunities is a provincial priority that is engrained in recent updates to legislation and planning policy in Ontario. Although a predominantly rural community, Wainfleet has a stable year-round population that grows significantly during the summer months. As more people seek to choose the Township as a place to live, determining the preferred and appropriate manner to provide more housing units, dwelling forms, and tenures will be critical to accommodating population growth to the planning horizon and enabling residents to “age in place.”

3.3.1 Residential Development

The current Official Plan permits single detached dwellings only and directs the majority of new dwelling units and lot creation applications to the Township’s Hamlets. Residential development is also permitted in Rural Areas but is to be limited in intensity and reliant on private services.

The 2024 PPS requires that planning for sewage and water service consider allocating, and possibly re-allocating, unused capacity to support efficient use of services and to meet needs for increased housing supply. This is something that would need to be considered if municipal services were ever to become available, depending on the degree of residential and other development being proposed.

Table 3.7 provides a comparison and summary of policy direction regarding housing and residential development.

Table 3.7 – Policy Direction for Residential Development

Range & Mix of Housing	
<p>Previous Policy Direction: <i>Planning authorities must provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents:</i></p> <ul style="list-style-type: none"> a) <i>by permitting and facilitating all forms of housing needed to meet residents’ social, health, and well-being requirements;</i> b) <i>by permitting and facilitating all forms of residential intensification and redevelopment;</i> c) <i>by promoting densities for new housing that make efficient use of land, resources, infrastructure, and public service facilities and support the use of active transportation and transit (where it exists);</i> d) <i>by directing new housing to locations where appropriate infrastructure and public service facilities are or will be available; and</i> e) <i>by establishing development standards for residential intensification, redevelopment, and new development that minimize housing costs and facilitate compact form (PPS 2014, No. 1.4.3).</i> 	<p>Current Policy Direction: <i>Planning authorities must provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents:</i></p> <ul style="list-style-type: none"> a) <i>by permitting and facilitating all housing options needed to meet residents’ social, health, and well-being requirements;</i> b) <i>by permitting and facilitating all forms of residential intensification and redevelopment;</i> c) <i>by promoting densities for new housing that make efficient use of land, resources, infrastructure, and public service facilities and support the use of active transportation; and</i> d) <i>by requiring transit-supportive development and prioritizing intensification near transit (PPS 2024, No. 2.2.1).</i>

Policy direction for planning authorities has remained consistent regarding the need to provide for “an appropriate range and mix of housing” to meet the needs of resident. The policy in the 2024 PPS contains a separate item for transit-supportive development (which will not affect the Township’s Official Plan) and has removed the reference to development standards for intensification, redevelopment, and new development.

Table 3.7 – Policy Direction for Residential Development (continued)

Housing in Rural Areas

Previous Policy Direction:
Planning authorities should support healthy, integrated, and viable rural areas by accommodating an appropriate range and mix of housing in rural settlement areas and by encouraging the conservation and redevelopment of the existing rural housing stock (PPS 2014, No. 1.1.4.1).

Current Policy Direction:
Planning authorities should support healthy, integrated, and viable rural areas by accommodating an appropriate range and mix of housing in rural settlement areas (PPS 2024, No. 2.5.1.c).

The reference to encouraging the conservation and redevelopment of the existing rural housing stock has been removed.

Housing Supply & Allocation of Servicing

Previous Policy Direction:
No specific direction provided regarding allocating or re-allocating servicing capacity with reference to housing supply.

Current Policy Direction:
Planning for sewage and water services must consider opportunities to allocate, and if necessary re-allocate, unused system capacity of municipal services to support efficient use and to meet needs for increased housing supply (PPS 2024, No. 3.6.1.e).

The 2024 PPS includes a policy requiring that planning for sewage and water service consider allocating, and possibly re-allocating, unused capacity to support efficient use of services and to meet needs for increased housing supply.

The focus of provincial policy remains on the provision of a range and mix of housing types, which is also captured briefly within the current Township Official Plan. However, the current Official Plan limits permitted dwelling forms to single detached only. Consideration of additional, context sensitive housing forms, including those which can be supported by private services, must be reviewed when updating the Township’s residential and housing policies. Ensuring consistency with updates to municipal servicing policies will be key to effective implementation.

3.3.2 Affordable Housing

The provision of affordable housing has remained a consistent matter of emphasis from 2014 to 2025, and changes to legislation and policy that have occurred over that period — such as amendments to the *Planning Act* and *Development Charges Act, 1997*, discussed in Section 2 of this report — have sought to further promote and incentivize affordable housing. Under the 2024 PPS, municipalities are required to establish and implement minimum targets for affordable housing (as was also the case under previous versions of the PPS), though the definition of “low and moderate income households” has been modified to refer to households with incomes in the lowest 60% of income distribution for the municipality, rather than the regional market area in the 2014 PPS.

Table 3.8 compares and summarizes former and current Provincial policy direction on affordable housing.

Table 3.8 – Policy Direction for Affordable Housing

Affordable Housing	
<p>Previous Policy Direction: <i>Planning authorities must establish and implement minimum targets for the provision of housing that is affordable for low and moderate income households (PPS 2014, No. 1.4.3.a).</i></p> <p><i>Where planning is conducted by an upper-tier municipality, the upper-tier may identify a higher target in consultation with its lower-tier municipalities (PPS 1.4.3.a).</i></p> <p><i>Upper-tier municipalities will develop a housing strategy in consultation with lower-tier municipalities, the Minister of Municipal Affairs and Housing, and other stakeholders (Growth Plan 2006, No. 3.2.6.6).</i></p>	<p>Current Policy Direction: <i>Planning authorities must establish and implement minimum targets for the provision of housing that is affordable for low and moderate income households, and must coordinate land use planning and planning for housing with Service Managers to address the full range of housing options (PPS 2.2.1.a).</i></p>

The 2024 PPS still requires that municipalities establish and implement minimum targets for affordable housing, although the definition of “low and moderate income households” has been modified to refer to households with incomes in the lowest 60% of income distribution for the municipality, rather than the regional market area in the 2014 PPS.

The current Official Plan utilizes the former Provincial definition regarding the threshold for housing to be considered “affordable” and must be updated to reflect the new definition and policies of the PPS (2024). The focus and strength of the existing policies related to affordable housing is limited and utilizes more elective or enabling language rather than clear requirements for what should be achieved. To ensure that new and existing housing within the Township contains affordable options, firmer and most focused policy language and targets that aligns with the PPS (2024) should be considered.

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4 Agriculture & Rural Areas

Wainfleet's Agricultural and Rural Areas represent the largest geographic portion of the municipality and are a part of the Township's identity, economy, and culture. This portion of the community is identified in the current Official Plan as the "Countryside".

Lands designated as "Agricultural Area" within the Township contain a wide range of agricultural activities and uses, including livestock, dairy farming, greenhouses, cash cropping, small animal breeding, and hobby farming. In addition to these uses, there are many on-farm diversified uses or value-added agricultural practices tied to tourism, experience, and accommodation.

Lands designated as "Rural" within the Township generally have a mix of agricultural uses or standalone rural residential land uses. These areas include lands south of Highway 3 and east of Ostryhon Corners, lands within the current "Lakeshore Area" land use designation, rural housing clusters, and the former "Seaway Lands" in proximity to the CN railway and Welland municipal boundary.



The balance of preservation of the Countryside and accommodation of limited development, or other forms of agricultural uses is a key consideration for the updated Official Plan.

4.1 Rural Areas

“Rural areas” is an all-encompassing term found within the 2024 PPS that applies to any lands located outside of Urban Settlement Areas that, under the lens of the Township’s current Official Plan, would include the Rural Settlement Areas (Hamlets), lands designated as “Agricultural Areas” and “Rural Areas”, and mapped natural heritage features in those areas. The term “rural lands” refers to lands located outside of settlement areas (urban or rural) and thus, for the Township, refers to all lands outside of the Hamlets.

The policy direction for general development in rural areas has not changed significantly from the 2014 to the 2024 PPS. In terms of permitted uses, language regarding agricultural uses, agriculture-related uses, and on-farm diversified uses being permitted in rural areas has been clarified in the 2024 PPS. The 2024 PPS is also less stringent than the 2014 PS with regard to residential development and lot creation in rural areas, consistent with the stronger emphasis on housing throughout the 2024 PPS.

Table 4.1 compares and summarizes policy direction from 2014 and 2024.

Table 4.1 – Policy Direction for Rural Areas

Rural Development	
<p>Previous Policy Direction: Development should support rural areas by building on rural character and leveraging rural amenities and assets; by promoting regeneration, including the redevelopment of brownfield sites; by encouraging the conservation and redevelopment of the existing rural housing stock; and by using rural infrastructure and public services efficiently (PPS 2014, No. 1.1.4.1).</p>	<p>Current Policy Direction: Development should support rural areas by building on rural character and leveraging rural amenities and assets; by promoting regeneration, including the redevelopment of brownfield sites; and by using rural infrastructure and public services efficiently (PPS 2024, No. 2.5.1).</p>

Table 4.1 – Policy Direction for Rural Areas (continued)

Rural Development (continued)

Previous Policy Direction:	Current Policy Direction:
<i>Rural development should promote diversification of the economic base, including value-added products and the sustainable management or use of resources, as well as providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets (PPS 2014, No. 1.1.4.1.f & 1.g).</i>	<i>Rural development should promote diversification of the economic base, including value-added products and the sustainable management or use of resources, as well as providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets (PPS 2024, No. 2.5.1.e & 1.f).</i>
<i>Rural development should contribute to conserving biodiversity and consider the ecological benefits provided by nature (PPS 2014, No. 1.1.4.1.h).</i>	<i>Rural development should contribute to conserving biodiversity and consider the ecological benefits provided by nature (PPS 2024, No. 2.5.1.g).</i>
<i>Planning authorities should promote development that is compatible with the rural landscape and that can be sustained by rural service levels (PPS 2014, No. 1.1.5.4).</i>	<i>Planning authorities should promote development that can be sustained by rural service levels (PPS 2024, No. 2.6.2).</i>
<i>Development must be appropriate to planned or available infrastructure and avoid the need for the unjustified or uneconomical expansion of infrastructure (PPS 2014, No. 1.1.5.5).</i>	<i>Development must be appropriate to planned or available infrastructure and avoid the need for the uneconomical expansion of infrastructure (PPS 2024, No. 2.6.3).</i>

A reference to the conservation and redevelopment of the existing rural housing stock has been removed from the PPS 2024, as has a reference to development that is “compatible with the rural landscape.” In general, the policy direction for rural development has not changed significantly.

Rural Settlement Areas

Previous Policy Direction:	Current Policy Direction:
<i>Rural settlement areas are to be the focus of growth and development in rural areas, and their vitality and regeneration are to be promoted (PPS 2014, No. 1.1.4.2).</i>	<i>Rural settlement areas are to be the focus of growth and development in rural areas, and their vitality and regeneration are to be promoted (PPS 2024, No. 2.5.2).</i>
<i>Rural settlement areas should provide an appropriate range and mix of housing (PPS 2014, No. 1.1.4.1.c).</i>	<i>Rural settlement areas should provide an appropriate range and mix of housing (PPS 2024, No. 2.5.1.c).</i>
<i>When directing development in rural settlement areas, planning authorities must consider rural characteristics, the scale of development, and the provision of appropriate services (PPS 2014, No. 1.1.4.3).</i>	<i>When directing development in rural settlement areas, planning authorities must consider locally appropriate rural characteristics, the scale of development, and the provision of appropriate services (PPS 2024, No. 2.5.3).</i>

No significant change in policy direction regarding rural settlement areas.

Table 4.1 – Policy Direction for Rural Areas (continued)

Land Uses in Rural Areas	
<p>Previous Policy Direction: Permitted uses on rural lands include the management or use of resources, resource-based recreational uses (including recreational dwellings), home occupations and home industries, cemeteries, and other rural land uses (PPS 2014, No. 1.1.5.2). Agricultural uses, agriculture-related uses, and on-farm diversified uses should be promoted and protected (PPS 2014, No. 1.1.5.8).</p> <p>Limited residential development may be permitted on rural lands.</p>	<p>Current Policy Direction: Permitted uses on rural lands include the management or use of resources, resource-based recreational uses (including recreational dwellings), home occupations and home industries, cemeteries, and other rural land uses, as well as agricultural uses, agriculture-related uses, and on-farm diversified uses (PPS 2024, No. 2.6.1).</p> <p>Residential development, including lot creation, where site conditions are suitable for the provision of appropriate services, may be permitted on rural lands.</p>

Policy language regarding agricultural uses, agriculture-related uses, and on-farm diversified uses being permitted in rural areas has been clarified in the 2024 PPS. The 2024 PPS is also less stringent than the 2014 PPS with regard to residential development and lot creation in rural areas, consistent with the stronger emphasis on housing throughout the 2024 PPS.

A key area of review related to Rural Lands will be additional permissions for residential development, agricultural-related uses and on-farm diversified uses and their preferred and permitted locations within the Township. Due to the open-ended and permissive nature of the updated policies of the PPS, the Township should consider where such uses make sense and would have the least number of impacts on existing agricultural operations.

4.2 Agricultural Areas

The Township's Agricultural Area consists of lands within the Countryside that are not designated "Rural Area" or "Lakeshore Area". These areas represent the largest portion of lands within the community and contain a mix of agricultural land uses, extensive natural heritage areas, and limited residential development.

The Township's current Official Plan refers to "secondary uses," a term from the 2005 PPS that refers to "uses secondary to the principal [agricultural] use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property." This terminology has been updated in the 2024 PPS, which uses the term "on-farm diversified uses."

The terminology and related policies in the Township's Official Plan will need to be updated to be consistent with the 2024 PPS.

The 2024 PPS emphasizes a system-based approach to agriculture and refers to the economic prosperity and productive capacity of the agri-food network. With regard to permitted uses, policies have been added to the 2024 PPS that permit a principal dwelling as an agricultural use, as well as to provide that additional residential units must be permitted with a principal agricultural dwelling, subject to certain conditions. The additional residential units permitted are in addition to any farm worker housing.

The non-agricultural uses permitted in prime agricultural areas have not changed between the 2014 and 2024 PPS, although the 2024 PPS provides more explicit direction regarding the assessment of impacts on the agricultural system. There have been no significant changes to policies regarding lot creation in prime agricultural areas, which is still discouraged and only permitted in a limited number of situations.

The 2005 PPS had permitted the exclusion of land from prime agricultural areas for the extraction of mineral, petroleum, or mineral aggregate resources, as well as for limited non-residential uses (PPS 2005, No. 2.3.5.1). This earlier policy direction is reflected in No. 3.1.3.9 of the Township’s current Official Plan, which will need to be amended into order to bring it into consistency with the 2024 PPS. Under the 2024 PPS, the removal of land from prime agricultural areas is only permitted for the expansion of an existing settlement area or for the identification of a new settlement area, subject to certain conditions.

Table 4.2 compares and summarizes the current and former policy direction for prime agricultural areas.

Table 4.2 – Policy Direction for Prime Agricultural Areas

Prime Agricultural Areas	
<p>Previous Policy Direction: <i>Prime agricultural areas must be protected for long-term use for agriculture (PPS 2014, No. 2.3.1).</i></p> <p><i>Specialty crop areas are to be given the highest priority for protection, followed by CLI Class 1–3 lands, followed by any associated Class 4–7 lands within the prime agricultural area (PPS 2014, No. 2.3.1).</i></p> <p><i>Planning authorities must designate prime agricultural areas and specialty crop areas in accordance with provincial guidelines (PPS 2014, No. 2.3.2).</i></p>	<p>Current Policy Direction: <i>Prime agricultural areas, including specialty crop areas, must be designated and protected for long-term use for agriculture (PPS 2024, No. 4.3.1.2).</i></p> <p><i>Specialty crop areas are to be given the highest priority for protection, followed by CLI Class 1–3 lands, followed by any associated Class 4–7 lands within the prime agricultural area (PPS 2024, No. 4.3.1.3).</i></p> <p><i>Planning authorities must use an agricultural system approach, based on provincial guidelines, to maintain and enhance a geographically continuous agricultural land base and to support and foster the long-term economic prosperity and productive capacity of the agri-food network (PPS 2024, No. 4.3.1.1).</i></p>

The 2024 PPS emphasizes a system-based approach to agriculture and refers to the economic prosperity and productive capacity of the agri-food network.

Table 4.2 – Policy Direction for Prime Agricultural Areas (continued)

Permitted Uses in Agricultural Areas

Previous Policy Direction:

In prime agricultural areas, permitted uses and activities are agricultural uses, agriculture-related uses, and on-farm diversified uses (PPS 2014, No. 2.3.3.1).

Agriculture-related uses and on-farm diversified uses must be compatible with and not hinder surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or on municipal approaches that achieve the same objectives (PPS 2014, No. 2.3.3.1).

New land uses in prime agricultural areas, including new or expanded livestock facilities, must comply with MDS formulae (PPS 2014, No. 2.3.3.3).

Current Policy Direction:

In prime agricultural areas, permitted uses and activities are agricultural uses, agriculture-related uses, and on-farm diversified uses (PPS 2024, No. 4.3.2.1).

Agriculture-related uses and on-farm diversified uses must be compatible with and not hinder surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or on municipal approaches that achieve the same objectives (PPS 2024, No. 4.3.2.1).

New land uses in prime agricultural areas, including new or expanded livestock facilities, must comply with MDS formulae (PPS 2024, No. 4.3.2.3).

A principal dwelling associated with an agricultural operation is permitted as an agricultural use (PPS 2024, No. 4.3.2.4).

Where a dwelling is permitted as an agricultural use, up to two additional residential units are also permitted, provided that, where two additional units are proposed, at least one is located within or attached to the principal dwelling (PPS 2024, No. 4.3.2.5). The additional residential units permitted are in addition to farm worker housing permitted as an agricultural use (PPS 2024, No. 4.3.2.6).

The 2024 PPS permits a principal dwelling associated with an agricultural operation as an agricultural use, and provides that additional residential units are permitted in association with that principal dwelling (two additional units being permitted if at least one is within or attached to the principal dwelling). The additional units permitted are in addition to any farm worker housing provided as part of the agricultural use.

Table 4.2 – Policy Direction for Prime Agricultural Areas (continued)

Non-Agricultural Uses

<p>Previous Policy Direction: <i>Non-agricultural uses may only be permitted in prime agricultural areas for the extraction of mineral, petroleum, or mineral aggregate resources, or for limited non-residential uses, provided that the land is not in a specialty crop area, the proposed use complies with MDS formulae, there is an identified need for additional land within the planning horizon, and there are no reasonable alternative locations (PPS 2014, No. 2.3.6.1).</i></p> <p><i>Impacts from new or expanded non-agricultural uses on surrounding agricultural operations are to be mitigated to the extent feasible (PPS 2014, No. 2.3.6.2).</i></p>	<p>Current Policy Direction: <i>Non-agricultural uses may only be permitted in prime agricultural areas for the extraction of mineral, petroleum, or mineral aggregate resources, or for limited non-residential uses, provided that the land is not in a specialty crop area, the proposed use complies with MDS formulae, there is an identified need for additional land within the planning horizon, and there are no reasonable alternative locations (PPS 2024, No. 4.3.5.1).</i></p> <p><i>Impacts from new or expanded non-agricultural uses on the agricultural system are to be avoided or, where avoidance is not possible, minimized and mitigated, as determined through an agricultural impact assessment or equivalent study (PPS 2024, No. 4.3.5.2).</i></p>
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The non-agricultural uses permitted in prime agricultural areas have not changed between the 2014 and 2024 PPS. The 2024 PPS provides more explicit direction regarding the assessment of impacts on the agricultural system.

Lot Creation in Prime Agricultural Areas

<p>Previous Policy Direction: <i>Lot creation is discouraged and may only be permitted for agricultural uses, agriculture-related uses, a residence surplus to a consolidated farming operation, and infrastructure (PPS 2014, No. 2.3.4.1).</i></p> <p><i>The creation of a lot for a surplus residence is only permitted if the new lot will be limited to the minimum size needed to accommodate the dwelling and associated services, and if the planning authority ensures that new dwellings are prohibited on the remnant parcel (PPS 2014, No. 2.3.4.1.c).</i></p> <p><i>Lot adjustments for legal and technical reasons may be permitted (PPS 2014, No. 2.3.4.2).</i></p> <p><i>The creation of a new residential lot is not permitted, except for a surplus residence (PPS 2014, No. 2.3.4.3).</i></p>	<p>Current Policy Direction: <i>Lot creation is discouraged and may only be permitted for agricultural uses, agriculture-related uses, one new lot for a residence surplus to a consolidated farming operation, and infrastructure (PPS 2024, No. 4.3.3.1).</i></p> <p><i>The creation of a lot for a surplus residence is only permitted if the new lot will be limited to the minimum size needed to accommodate the dwelling and associated services, and if the planning authority ensures that new dwellings are prohibited on the remnant parcel (PPS 2024, No. 4.3.3.1.c).</i></p> <p><i>Lot adjustments for legal and technical reasons may be permitted (PPS 2014, No. 4.3.3.2).</i></p> <p><i>The creation of a new residential lot is not permitted, except for a surplus residence (PPS 2024, No. 4.3.3.3).</i></p>
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No significant changes to policies regarding lot creation in prime agricultural areas.

Table 4.2 – Policy Direction for Prime Agricultural Areas (continued)

Removal of Lands from Prime Agricultural Areas	
<p>Previous Policy Direction: <i>Planning authorities may only exclude land from prime agricultural areas for the expansion of an existing settlement area or the identification of a new settlement area (PPS 2014, No. 2.3.5.1).</i></p>	<p>Current Policy Direction: <i>Planning authorities may only exclude land from prime agricultural areas for the expansion of an existing settlement area or the identification of a new settlement area (PPS 2024, No. 4.3.4.1).</i></p>
<p>No change between the 2014 and 2024 PPS regarding the removal of land from prime agricultural areas. However, policy direction in this matter did change from 2005 to the 2014 PPS, becoming more restrictive.</p>	

Although the policy framework associated with agricultural lands has not changed significantly, there remains flexibility for the Township to evaluate and refine its long-term vision and requirements for agricultural and non-agricultural uses within prime agricultural areas in the Township. Matters that require review include permitted uses, minimum lot sizes for certain uses, and policies necessary for supporting and growing the agricultural economy.



5 Infrastructure & Services

Wainfleet does not have municipal water or sanitary services and has limited Township-owned infrastructure related to stormwater management. All development within the Township relies on individual private services (termed “sustainable private services” in the current Official Plan) that include drinking water wells, cisterns, septic systems, and holding tanks.

The Township manages and maintains a mix of paved and gravel roadways throughout Wainfleet. The major roadways that connect the Hamlet Areas and the Lakeshore Area are either Regional Roads or part of Provincial Highway 3. These roadways are shown on Schedule D to the current Official Plan.

As the Township continues to grow, policies that enable the provision and maintenance of new municipal infrastructure will be important.



5.1 Water & Wastewater Services

In the Township, water and wastewater services are privately owned and operated, with a minimal number of site-specific exceptions. The current Official Plan outlines the private servicing methods and requirements for development within the Township. Although brief direction is provided for a potential circumstance where the Lakeshore Area is serviced with municipal water and sanitary sewers in Section 5.0, the current Official Plan does not contain an enabling policy framework related to the Hamlets or the possible provision of partial services.

Current policy requires that planning for water and wastewater services consider opportunities to re-allocate unused system capacity. It should be noted here that “planning for” does not mean “providing,” and that “planning for services” is not limited to municipal services. Rather, “planning for services” means having an enabling policy framework that is consistent with provincial policy.

The 2024 PPS places a stronger emphasis on the hierarchy of services than in the 2014 PPS, with clearer language about private communal systems being higher than individual on-site systems in the hierarchy. Individual on-site services are still permitted, provided that conditions are suitable for their long-term provision with no negative impacts. A policy regarding individual on-site services in settlement areas only being permitted for infilling or minor rounding out has been removed. Current policy direction requires an assessment of the long-term impacts of individual on-site services as part of an Official Plan review. Partial services are still only permitted under limited circumstances, although current policy direction allows for the use of partial services for infilling on existing lots in certain situations.

Policy direction regarding lot creation has not changed significantly, as the reference to municipal or private communal systems in the 2014 PPS has been incorporated into the definition of “reserve system capacity” in the 2024 PPS.

The Township’s current Official Plan utilizes “sustainable private services” as a defined term regarding private water and sanitary systems (a term that is not used in the PPS). This term should be replaced, as current provincial direction prefers the use of standardized terminology.

Table 5.1 – Policy Direction for Water & Wastewater Services

Water & Wastewater Services	
<p>Previous Policy Direction: <i>Planning for water and wastewater services must:</i></p> <ul style="list-style-type: none"> a) accommodate expected growth in a manner that promotes the efficient use and optimization of existing municipal and private communal services; b) ensure that servicing systems can be sustained by water resources, are feasible and financially viable, comply with regulations, and protect human health and the environment; c) promote water conservation and efficient use; d) integrate servicing and land use considerations; and e) match the servicing hierarchy set out in Section 1.6.6 of the PPS 2014 (PPS 2014, No. 1.6.6.1). 	<p>Current Policy Direction: <i>Planning for water and wastewater services must:</i></p> <ul style="list-style-type: none"> a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal and private communal services; b) ensure that services are provided in a manner that can be sustained by water resources, is feasible and financially viable, protects human health and safety and the environment, and aligns with comprehensive municipal planning; c) promote water conservation and efficient use; d) integrate servicing and land use considerations; e) match the servicing hierarchy set out in Section 3.6 of the PPS 2024; and f) consider opportunities to re-allocate unused system capacity (PPS 2024, No. 3.6.1).
<p>Current policy includes a requirement to consider opportunities to re-allocate unused system capacity.</p>	
Private Communal Services	
<p>Previous Policy Direction: <i>Where municipal services are not provided, the use of private communal services may be permitted (PPS 2014, No. 1.6.6.3)</i></p>	<p>Current Policy Direction: <i>Where municipal services are not available, planned, or feasible, private communal services are the preferred form of servicing for multi-lot development (PPS 2024, No. 3.6.3).</i></p>
<p>Current provincial policy places a stronger emphasis on the hierarchy of services in the PPS, providing clearer direction about private communal systems being higher than individual on-site systems in the hierarchy.</p>	

Table 5.1 – Policy Direction for Water & Wastewater Services (continued)

Individual On-site Services	
<p>Previous Policy Direction: Where municipal services or private communal services are not provided, individual on-site services may be used, as long as site conditions are suitable for their long-term provision with no negative impacts (PPS 2014, No. 1.6.6.4).</p> <p>In settlement areas, individual on-site services may only be used for infilling or minor rounding out of development (PPS 2014, No. 1.6.6.4).</p>	<p>Current Policy Direction: Where municipal services or private communal services are not available, planned, or feasible, individual on-site services may be used, as long as site conditions are suitable for their long-term provision with no negative impacts (PPS 2024, No. 3.6.4).</p> <p>When updating or reviewing an official plan, planning authorities should assess the long-term impacts of individual on-site services on the environment and the financial viability or feasibility of providing other forms of servicing (PPS 2024, No. 3.6.4).</p>
<p>Individual on-site services are still permitted, provided that conditions are suitable for their long-term provision with no negative impacts. A policy regarding individual on-site services in settlement areas only being permitted for infilling or minor rounding out has been removed. Current policy direction requires an assessment of the long-term impacts of individual on-site services as part of an Official Plan review.</p>	
Partial Services	
<p>Previous Policy Direction: Partial services are only permitted where necessary to address failed individual on-site services or to allow for infilling or minor rounding out of existing development in settlement areas, as long as site conditions are suitable (PPS 2014, No. 1.6.6.5).</p>	<p>Current Policy Direction: Partial services are only permitted where necessary to address failed individual on-site services; to allow for infilling or minor rounding out of existing development in settlement areas, as long as site conditions are suitable; or to provide new development in rural settlement areas with individual on-site water services combined with municipal or private communal wastewater services (PPS 2024, No. 3.6.5).</p> <p>Where partial services are provided to address failed individual on-site services in rural areas, infilling on existing lots may be permitted where it would provide a logical and financially viable connection to the existing partial service, as long as site conditions are suitable (PPS 2024, No. 3.6.6).</p>
<p>Partial services are still only permitted under limited circumstances, although current policy direction allows for the use of partial services for infilling on existing lots in certain situations.</p>	

Table 5.1 – Policy Direction for Water & Wastewater Services(continued)

Lot Creation	
<p><i>Previous Policy Direction:</i> Planning authorities may allow lot creation only if sufficient reserve system capacity within municipal or private communal systems has been confirmed (PPS 2014, No. 1.6.6.6).</p>	<p><i>Current Policy Direction:</i> Planning authorities may allow lot creation where sufficient reserve system capacity has been confirmed (PPS 2024, No. 3.6.7).</p>
<p>Policy direction has not changed significantly, as the former reference to municipal or private communal systems has been incorporated into the definition of “reserve system capacity” in the 2024 PPS.</p>	

In addition to using standardized terminology, the updated Official Plan will need to set out an enabling policy framework that clearly aligns with the hierarchy and direction established in the 2024 PPS.

5.2 Stormwater Management

The Township has limited stormwater management infrastructure and relies primarily on on-site grading and drainage, as well as municipal drains to manage stormwater and runoff.

Stormwater management is intrinsically tied to water resources and environmental protection matters, and up-to-date policies that provide detailed requirements and best practice approaches are valuable to include within the Official Plan.

Table 5.2 – Policy Direction for Stormwater Management

Stormwater Management	
<p>Previous Policy Direction: Planning for stormwater management must:</p> <ul style="list-style-type: none"> a) minimize, or where possible prevent, increases in contaminant loads; b) minimize erosion and changes in water balance; c) not increase risks to human health, safety, or property; d) maximize the extent and function of vegetative and pervious surfaces; and e) promote best practices, including attenuation, re-use, and low-impact development (PPS 2014, No. 1.6.6.7). 	<p>Current Policy Direction: Planning for stormwater management must:</p> <ul style="list-style-type: none"> a) minimize, or where possible prevent or reduce, increases in contaminant loads; b) minimize erosion and changes in water balance, including through the use of green infrastructure; c) mitigate risks to human health, safety, property, or the environment; d) maximize the extent and function of vegetative and pervious surfaces; e) promote best practices, including attenuation, re-use, water conservation and efficiency, and low-impact development; f) be integrated with planning for water and wastewater services; and g) align with comprehensive municipal plans that consider impacts on a watershed scale.
<p>Current policy devotes greater attention to system-wide impacts of stormwater management, including impacts at the watershed scale, as well as integration with planning for water and wastewater services.</p>	
Climate Change	
<p>Previous Policy Direction: [No comparable policy direction.]</p>	<p>Current Policy Direction: Planning for, and development of, stormwater management facilities must incorporate climate change considerations (PPS 2024, No. 2.9.1.b).</p>
<p>Provincial policy now includes direction for stormwater management facilities that incorporate considerations of the impacts of climate change.</p>	

For the review of the Township's Official Plan, the focus will be on impacts from stormwater run-off, considering the number of watercourses in the Township and the potential impacts on the quality of groundwater. Appropriate management of stormwater and run-off is also important to the overall health of the watershed. Policies regarding stormwater management will further relate to overall grading and drainage, as well as the cumulative effects of development.

5.3 Township & Regional Roads

The current Official Plan does not contain a list of Township or Regional Roads or their planned right-of-way widths. All Arterial and Collector Roads are Regional Roads, and Local Roads are Township-owned. Local Roads are to be a maximum width of 20.0 metres.

All existing Arterial and Collector Roads that are owned and maintained by the Regional Municipality of Niagara within the Township of Wainfleet are listed in Table 9-1 of the NOP (2022). Table 9-1 also contains sight triangle requirements for Regional Roads in rural contexts. The ownership and responsibility to maintain this infrastructure is unaffected by the removal of the Region's planning responsibilities.

To ensure that road widening dedications can be lawfully acquired through planning applications or expropriation with clear basis, the new Official Plan must include a detailed list of roadways within the Township and update cross-references to roadway details found in the "Niagara Regional Policy Plan", a predecessor to the current NOP (2022).

The Provincial Highways policies within the current Official Plan should be reviewed against current and typical Ministry of Transportation requirements that are enforced through the development review process.

Current policy direction provided in the 2024 PPS includes a reference to supporting the use of low-emission and zero-emission vehicles that had not appeared in earlier versions. Policy statements in the Growth Plan (2006) about reducing automobile dependence and the need for long-distance commuting have not been carried forward into the 2024 PPS. With regard to protecting corridors and rights-of-way for transportation and other forms of infrastructure, there have been no significant changes in policy direction since 2014.

Table 5.3 – Policy Direction for Transportation

Transportation Systems	
<p>Previous Policy Direction: <i>Transportation systems should be safe and energy efficient, facilitate the movement of people and goods, and be appropriate to address projected needs (PPS 2014, No. 1.6.7.1).</i></p> <p><i>As part of a multimodal system, connectivity within and among transportation systems should be maintained, or where possible improved (PPS 2014, No. 1.6.7.3).</i></p> <p><i>Public streets, spaces, and facilities should be safe, meet the needs of pedestrians, foster social interaction, and facilitate active transportation and connectivity (PPS 2014, No. 1.5.1.a).</i></p> <p><i>The transportation system will be planned and managed to provide connectivity among modes for moving people and goods, offer a balance of transportation choices, encourage sustainable modes of travel, offer multi-modal access, and provide for the safety of system users (Growth Plan 2006, No. 3.2.2.1).</i></p> <p><i>Growth will be accommodated by developing mixed-use, transit-supportive, pedestrian-friendly urban environments that reduce dependence on the automobile and reduce the need for long-distance commuting (Growth Plan 2006, No. 2.2.2.1).</i></p>	<p>Current Policy Direction: <i>Transportation systems should be safe and energy efficient, facilitate the movement of people and goods, be appropriate to address projected needs, and support the use of zero- and low-emission vehicles (PPS 2024, No. 3.2.1).</i></p> <p><i>As part of a multimodal system, connectivity within and among transportation systems should be maintained, or where possible improved (PPS 2024, No. 3.2.3).</i></p> <p><i>Public streets, spaces, and facilities should be safe, meet the needs of persons of all ages and abilities (including pedestrians), foster social interaction, and facilitate active transportation and connectivity (PPS 2024, No. 3.9.1.a).</i></p>

Current policy includes a reference to the use of low-emission and zero-emission vehicles that did not appear in earlier incarnations of the PPS. The Growth Plan (2006) included policies about reducing the need for long-distance commuting which no longer appears in provincial policy.

Table 5.3 – Policy Direction for Transportation (continued)

Transportation & Infrastructure Corridors	
<p>Previous Policy Direction: Planning authorities must plan for and protect corridors and rights-of-way for infrastructure, including transportation systems, to meet current and projected needs (PPS 2014, No. 1.6.8.1).</p> <p>Major goods movement facilities and corridors must be protected for the long term (PPS 2014, No. 1.6.8.2).</p> <p>Development in planned corridors that could preclude or negatively affect the use of the corridor is not permitted. Development adjacent to existing or planned corridors or facilities should be compatible with, and supportive of, the corridor’s long-term purposes and should be designed to avoid, or minimize and mitigate, negative impacts on and from the corridor and facilities (PPS 2014, No. 1.6.8.3).</p>	<p>Current Policy Direction: Planning authorities must plan for and protect corridors and rights-of-way for infrastructure, including transportation systems, to meet current and projected needs (PPS 2024, No. 3.3.1).</p> <p>Major goods movement facilities and corridors must be protected for the long term (PPS 2024, No. 3.3.2).</p> <p>Development in planned corridors that could preclude or negatively affect the use of the corridor is not permitted. Development adjacent to existing or planned corridors or facilities should be compatible with, and supportive of, the corridor’s long-term purposes and should be designed to avoid, or minimize and mitigate, negative impacts on and from the corridor and facilities (PPS 2024, No. 3.3.3).</p>

Policy direction regarding the protection of transportation and other infrastructure corridors has remained consistent since 2014.

A review of existing right-of-way widths, existing transportation systems, and infrastructure corridors should be undertaken to ensure that appropriate transportation facilities are provided to support current and future volumes and needs within the Township.

5.4 Airports, Rail & Marine Facilities

5.4.1 Airports

The Township of Wainfleet contains one private airport associated with Skydive Burnaby, situated adjacent to the Niagara Central Dorothy Rungeling Airport in Pelham. These airports operate continuously throughout the year and have associated approach and landing requirements and influence areas that impact development and infrastructure heights. These airports also generate noise impacts on adjacent lands.

Obtaining updated airport information and reviewing policies related to managing land use compatibility and development scale in proximity to airport approaches is recommended to ensure appropriate protection measures are in place.

Table 5.4 – Policy Direction for Airports

Airports	
<p>Previous Policy Direction: Planning authorities must protect airports from incompatible land uses and development by discouraging land uses that could cause a potential aviation safety hazard (PPS 2014, No. 1.6.9.2.c).</p>	<p>Current Policy Direction: Planning authorities must protect airports from incompatible land uses and development by prohibiting land uses that could cause a potential aviation safety hazard (PPS 2024, No. 3.4.2.c).</p>

Land uses that could cause potential aviation safety hazards are now prohibited, not merely discouraged.

Updating the Township’s aviation related policies will ensure consistency with provincial changes and will provide updated direction on ensuring land use compatibility can be achieved within influence areas.

5.4.2 Railways

The Township is traversed by a Canadian Pacific (CP) Railway Line at the northern end of the community. This railway has a spur connection to a connection from Welland to the north and east and Haldimand County to the West. The CP Line also contains a multi-track shunting yard within Wainfleet, south of Regional Road 27, where multiple train cars are connected and aligned, often resulting in brief but intense impulsive noise impacts.

Trillium Railways operates a local small single-track line that extends into the Township from Welland to the northeast. The track terminates at Deeks Road South.

Land use compatibility policies related to noise are contained within Section 6.0 of the current Official Plan. Additional review of these policies against current Provincial Land Use Compatibility Policies and Guidelines and Railway Corridor Management Guidelines is recommended.

5.4.3 Marine

The Township does not contain a municipal marina or public boat launches. However, many waterfront properties and businesses do operate and launch craft into the water from public road allowances and private property. The current Official Plan does not consider or permit marine based land uses.



6 Natural & Cultural Resources

The Township of Wainfleet contains a broad range of natural resources that include the natural heritage system, fertile soils for agriculture, surface and groundwater resources, mineral aggregates, and petroleum and natural gas resources. The Township also has a number of sites, structures, buildings, and environments that hold historical, cultural, architectural, and archaeological significance, and the protection and conservation of these cultural heritage and archaeological resources will continue to be a high priority.

6.1 Natural Heritage

The Township has an extensive natural heritage system dispersed throughout the Countryside, Lakeshore Area, and Hamlets, consisting of wooded areas, wetlands, watercourses, habitats of various species (including species at risk and endangered species), and a regionally significant Area of Natural and Scientific Interest (ANSI).



The current Official Plan utilizes two natural heritage land use designations: “Environmental Protection Area” (“EPA”) and “Environmental Conservation Area” (“ECA”). Significant features that cannot be developed within or altered are categorized as “EPA”, and less sensitive features that can be altered in appropriate circumstances are classified as “ECA”. “Fish Habitat” is an additional land use designation in the current Official Plan that is supported through policy and mapping. The current Official Plan mapping was informed by previous natural heritage mapping contained in the Region’s Official Plan and available through the Conservation Authority.

The recent removal of the Regional Municipality of Niagara’s planning responsibilities and scaling back of conservation authority regulations results in the Township having full responsibility for considering and approving natural heritage-related studies. Further, the NOP (2022) contains updated natural heritage mapping for the entirety of the municipality, including more up-to-date mapping for regulated features like wetlands from the Ministry of Natural Resources and Forestry.

The Growth Plan (2006) had identified natural systems for the Greater Golden Horseshoe area, encouraging planning authorities to identify complementary or linking systems. The Natural Heritage System of the Growth Plan has been repealed along with the rest of the Growth Plan. As well, the pending repeal of the *Endangered Species Act, 2007* (S.O. 2007, c. 6) on a day to be named by order of the Lieutenant Governor in Council and its replacement by the *Species Conservation Act, 2025* (S.O. 2025, c. 4), could also have an impact on the policy framework for natural heritage in the Township.

There have been no changes to the language surrounding natural heritage used from the 2014 PPS to the 2024 PPS. However, the 2005 PPS had prohibited development in significant habitat of endangered or threatened species, in addition to significant wetlands and significant coastal wetlands. This direction was modified from 2005 to the 2014 PPS, which provided that development and site alteration in the habitat of endangered or threatened species may be permitted, but only in accordance with provincial and federal requirements (Policy No. 2.1.7). The earlier 2005 policy direction is reflected in Policy No. 3.2.1.1.c) of the Township’s current Official Plan, which identifies significant habitat of endangered or threatened species as part of the “Environmental Protection Area”.

Table 6.1 – Policy Direction for Natural Heritage

Natural Heritage Systems	
<p>Previous Policy Direction: <i>Natural features and areas must be protected for the long term (PPS 2014, No. 2.1.1).</i></p> <p><i>Natural heritage systems must be identified, recognizing that systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas (PPS 2014, No. 2.1.3).</i></p> <p><i>The diversity and connectivity of natural features and areas, and the long-term ecological function and biodiversity of natural systems, should be maintained, restored, or where possible improved (PPS 2014, No. 2.1.2).</i></p>	<p>Current Policy Direction: <i>Natural features and areas must be protected for the long term (PPS 2024, No. 4.1.1).</i></p> <p><i>Natural heritage systems must be identified, recognizing that systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas (PPS 2024, No. 4.1.3).</i></p> <p><i>The diversity and connectivity of natural features and areas, and the long-term ecological function and biodiversity of natural systems, should be maintained, restored, or where possible improved (PPS 2024, No. 4.1.2).</i></p>

Policy direction has remained consistent since 2014 regarding the long-term protection of natural features and areas and their ecological functions.

Development & Site Alteration	
<p>Previous Policy Direction: <i>No development or site alteration is permitted in significant wetlands or significant coastal wetlands (PPS 2014, No. 2.1.4).</i></p> <p><i>No development or site alteration is permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, or coastal wetlands not identified as significant, unless there will be no negative impacts on the features or their functions (PPS 2014, No. 2.1.5).</i></p> <p><i>No development or site alteration is permitted in fish habitat or in the habitat of endangered or threatened species, except in accordance with provincial and federal requirements (PPS 2014, No. 2.1.6 & No. 2.1.7).</i></p> <p><i>No development or site alteration is permitted adjacent to the features or areas identified above, unless there will be no negative impacts on the features and their functions (PPS 2014, No. 2.1.8).</i></p>	<p>Current Policy Direction: <i>No development or site alteration is permitted in significant wetlands or significant coastal wetlands (PPS 2024, No. 4.1.4).</i></p> <p><i>No development or site alteration is permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, or coastal wetlands not identified as significant, unless there will be no negative impacts on the features or their functions (PPS 2024, No. 4.1.5).</i></p> <p><i>No development or site alteration is permitted in fish habitat or in the habitat of endangered or threatened species, except in accordance with provincial and federal requirements (PPS 2024, No. 4.1.6 & No. 4.1.7).</i></p> <p><i>No development or site alteration is permitted adjacent to the features or areas identified above, unless there will be no negative impacts on the features and their functions (PPS 2024, No. 4.1.8).</i></p>

Table 6.1 – Policy Direction for Natural Heritage (continued)

Development & Site Alteration (continued)	
<p>Previous Policy Direction: None of the above is meant to limit the ability of agricultural uses to continue (PPS 2014, No. 2.1.9).</p>	<p>Current Policy Direction: None of the above is meant to limit the ability of agricultural uses to continue (PPS 2024, No. 4.1.9).</p>
<p>No changes to policy direction regarding development and site alteration in or adjacent to significant natural features or areas.</p>	
Habitat of Endangered & Threatened Species	
<p>Previous Policy Direction: “Habitat of endangered and threatened species” means, where a species is one for which a regulation under cl. 55 (1) (a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation, or, for any other species, an area on which the species depends (directly or indirectly) to carry on its life processes, as well as places in either area that are used as dens, nests, hibernacula, or other residences (PPS 2014, Definitions).</p>	<p>Current Policy Direction: “Habitat of endangered and threatened species” means habitat within the meaning of s. 2 of the Endangered Species Act, 2007 (PPS 2024, Definitions).</p>
<p>The definition of “habitat of endangered and threatened species” has been modified to refer to the definition used in the <i>Endangered Species Act, 2007</i>.</p>	

It should also be emphasized that, like its predecessors, the 2024 PPS states that its natural heritage policies are not intended to limit the ability of agricultural uses to continue.

Although the provincial policy framework regarding natural heritage has not changed significantly, the recent policy and mapping work completed as part of the NOP (2022) must be carefully reviewed prior to considering or accepting the scope, scale, and force of natural heritage policies that are currently in effect. The resultant framework must be consistent with the PPS (2024).

6.2 Water Resources

Water resources are vital to the Township, as they are relied upon to support individual on-site drinking water systems and to irrigate agricultural fields, in addition to serving as a key part of the natural heritage system and landscape. Policies regarding water resources, which encompass both surface water features and groundwater features, also impact matters such as drainage, stormwater management, and the provision of water and wastewater services. Even though the Township does not presently provide municipal water services, the quality and quantity of water resources still affect those who rely on other methods of servicing.

In general, the overall direction from the Province regarding the identification and protection of water resources has not changed since 2014, although the wording used in the 2024 PPS has removed some of the emphasis previously given to requirements for mitigative measures or alternative approaches to development. Current policy places greater emphasis on watershed-level planning as the basis for integrated and long-term planning and as the foundation for considering the cumulative impacts of development. This includes new policies that encourage municipalities to undertake watershed planning in collaboration with the appropriate conservation authorities.

Table 6.2 below compares and summarizes policy direction regarding water resources.

Table 6.2 – Policy Direction for Water Resources

Quality & Quantity of Water	
<p>Previous Policy Direction: Planning authorities must protect the quality and quantity of water by identifying water resource systems, maintaining linkages and related functions in those systems, minimizing potential negative impacts (including cross-jurisdictional and cross-watershed impacts), and implementing necessary restrictions to protect municipal drinking water supplies and designated vulnerable areas and to protect, improve, or restore vulnerable features and their hydrologic functions. (PPS 2014, No. 2.2.1).</p>	<p>Current Policy Direction: Planning authorities must protect the quality and quantity of water by identifying water resource systems, maintaining linkages and related functions in those systems, minimizing potential negative impacts (including cross-jurisdictional and cross-watershed impacts), and implementing necessary restrictions to protect municipal drinking water supplies and designated vulnerable areas and to protect, improve, or restore vulnerable features and their hydrologic functions. (PPS 2024, No. 4.2.1).</p>

Table 6.2 – Policy Direction for Water Resources (continued)

Quality & Quantity of Water (continued)

Previous Policy Direction:

Development and site alteration must be restricted in or near sensitive surface water and groundwater features so that these features and their hydrologic functions will be protected, improved, or restored. Mitigative measures or alternative development approaches may be required (PPS 2014, No. 2.2.2).

Current Policy Direction:

Development and site alteration must be restricted in or near sensitive surface water and groundwater features so that these features and their hydrologic functions will be protected, improved, or restored, which may require mitigative measures or alternative development approaches (PPS 2024, No. 4.2.2).

Overall policy direction regarding the identification and protection of water resources has not changed, although the 2024 PPS has slightly de-emphasized mitigative measures or alternative development approaches.

Watershed Planning

Previous Policy Direction:

Planning authorities will use the watershed as the ecologically meaningful scale for integrated and long-term planning, which can provide a foundation for considering cumulative impacts (PPS 2014, No. 2.2.1.a).

Current Policy Direction:

Planning authorities will use the watershed as the ecologically meaningful scale for integrated and long-term planning, which can provide a foundation for considering cumulative impacts (PPS 2024, No. 4.2.1.a).

Municipalities are encouraged to undertake watershed planning to inform planning for water and wastewater services and for stormwater management and to provide for the protection, improvement, or restoration of the quality and quantity of water (PPS 2024, No. 4.2.3).

All municipalities undertaking watershed planning are encouraged to collaborate with the applicable conservation authorities (PPS 2024, No. 4.2.5).

The 2024 PPS places a greater emphasis on watershed planning with regard to providing water and wastewater services and regarding water resources more generally.

A strong policy framework related to water resources requires that policies pertaining to water-related features, private servicing, and irrigation be reviewed and made consistent with provincial policy. These policies also place an enhanced focus on public health, which could require that specific policies related to the Township's ongoing boil-water advisory and preferred approaches to remedying the issue be included within the Official Plan.

6.3 Mineral Aggregate Resources

The current Official Plan and NOP (2022) contain schedules showing the location of mineral aggregate resources and active mineral aggregate operations within the Township. These schedules are generally consistent with one another and demonstrate that the Township contains Bedrock/Stone Resource Areas, Sand and Gravel Resource Areas, and Licensed Aggregate Resource areas.

The Township currently has an active mineral aggregate resource operation, which expanded its related "Extractive Industrial" land use designation through Township Official Plan Amendment No. 4.

Lands designated in the OMB-approved Official Plan (prior to consolidation) as "Possible Extractive Industrial" were identified in the current Official Plan as locations where existing aggregate operations may expand. Through the approval of Township OPA No. 4, these lands and additional lands extending west on the east side of Graybiel Road, north of Highway 3, were designated as "Extractive Industrial". There are no other lands in the Township that are designated as "Possible Extractive Industrial" at this time in the consolidated Official Plan. The need to retain the policies of Section 3.7 of the current Official Plan appears limited but will be reviewed through consultation.

There have been no changes to overall policy direction regarding the long-term protection of mineral aggregate resources, regarding the protection of aggregate operations, regarding limitations on development in or near known deposits, or regarding the impacts of extractive operations. Direction has been added to clarify that only the *Aggregate Resources Act* (where it applies) may address the depth of extraction.

Extraction in prime agricultural areas remains permitted as an interim use, provided that the site will be rehabilitated to an agricultural condition, with an added requirement in the 2024 PPS that impacts on agricultural areas be addressed. The criteria for whether complete rehabilitation to an agricultural condition is required no longer distinguish based on whether the subject land is in a specialty crop area and no longer require the consideration of alternatives.

Policy direction regarding rehabilitation (outside of prime agricultural areas) and regarding wayside pits and quarries has not changed since 2014.

Table 6.3 – Policy Direction for Mineral Aggregate Resources

Mineral Aggregate Resources	
<p>Previous Policy Direction: <i>Mineral aggregate resources must be protected for long-term use, and deposits must be identified where provincial information exists (PPS 2014, No. 2.5.1).</i></p> <p><i>Demonstration of need of mineral aggregate resources, including any type of supply/demand analysis, is not required (PPS 2014, No. 2.5.2.1).</i></p>	<p>Current Policy Direction: <i>Mineral aggregate resources must be protected for long-term use, and deposits must be identified where provincial information exists (PPS 2024, No. 4.5.1).</i></p> <p><i>Demonstration of need of mineral aggregate resources, including any type of supply/demand analysis, is not required (PPS 2014, No. 2.5.2.1).</i></p>
<p>No significant changes to policy direction regarding the identification and protection of mineral aggregate resources.</p>	
Mineral Aggregate Operations	
<p>Previous Policy Direction: <i>Extraction must be undertaken in a manner that minimizes social, economic, and environmental impacts (PPS 2014, No. 2.5.2.2).</i></p> <p><i>Mineral aggregate operations must be protected from development and activities that would prevent or hinder their expansion or continued use (PPS 2014, No. 2.5.2.4).</i></p>	<p>Current Policy Direction: <i>Extraction must be undertaken in a manner that minimizes social, economic, and environmental impacts (PPS 2024, No. 4.5.2.2).</i></p> <p><i>Mineral aggregate operations must be protected from development and activities that would prevent or hinder their expansion or continued use (PPS 2024, No. 4.5.2.4).</i></p>

Table 6.3 – Policy Direction for Mineral Aggregate Resources (continued)

Mineral Aggregate Operations (continued)	
<p>Previous Policy Direction: <i>Within and adjacent to known aggregate deposits, development and activities that would preclude or hinder the establishment of new operations or access to the resources may only be permitted if resource use is not feasible or if the proposed development serves a greater long-term public interest (PPS 2014, No. 2.5.2.5).</i></p>	<p>Current Policy Direction: <i>Within and adjacent to known aggregate deposits, development and activities that would preclude or hinder the establishment of new operations or access to the resources may only be permitted if resource use is not feasible or if the proposed development serves a greater long-term public interest (PPS 2024, No. 4.5.2.5).</i></p> <p><i>Where the Aggregate Resources Act applies, only processes under that Act may address the depth of extraction (PPS 2024, No. 4.5.2.4).</i></p>
<p>No changes to policy direction regarding the protection of aggregate operations, regarding limitations on development in or near known deposits, and regarding the impacts of extractive operations. Direction has been added to clarify that only the <i>Aggregate Resources Act</i> (where it applies) may address the depth of extraction.</p>	
Extraction in Prime Agricultural Areas	
<p>Previous Policy Direction: <i>Extraction in prime agricultural areas is permitted as an interim use, provided that the site will be rehabilitated to an agricultural condition (PPS 2014, No. 2.5.4.1).</i></p> <p><i>Complete rehabilitation to an agricultural condition is not required if:</i></p> <ul style="list-style-type: none"> a) <i>outside of specialty crop areas, there is a substantial quantity of resources below the water table warranting extraction, or the depth of planned extraction makes rehabilitation unfeasible;</i> b) <i>within specialty crop areas, there is a substantial quantity of high-quality resources below the water table warranting extraction, and the depth of planned extraction makes rehabilitation unfeasible;</i> 	<p>Current Policy Direction: <i>Extraction in prime agricultural areas is permitted as an interim use, provided that impacts to prime agricultural areas are addressed and the site will be rehabilitated to an agricultural condition (PPS 2024, No. 4.5.4.1).</i></p> <p><i>Complete rehabilitation to an agricultural condition is not required if:</i></p> <ul style="list-style-type: none"> a) <i>the depth of planned extraction makes the restoration of agricultural capability unfeasible; and</i>

Table 6.3 – Policy Direction for Mineral Aggregate Resources (continued)

Extraction in Prime Agricultural Areas (continued)	
<p>Previous Policy Direction: Complete rehabilitation to an agricultural condition is not required if:</p> <p>[...]</p> <p>c) other alternatives have been considered and found unsuitable; and</p> <p>d) agricultural rehabilitation in remaining areas is maximized (PPS 2014, No. 2.5.4.1).</p>	<p>Current Policy Direction: Complete rehabilitation to an agricultural condition is not required if:</p> <p>[...]</p> <p>b) agricultural rehabilitation in remaining areas is maximized (PPS 2024, No. 4.5.4.2).</p>
<p>Extraction is still permitted as an interim use, with an additional requirement in the 2024 PPS regarding impacts on agricultural areas. The criteria for whether complete rehabilitation to an agricultural condition is required no longer distinguish based on whether the subject land is in a specialty crop area and no longer require the consideration of alternatives.</p>	
Rehabilitation	
<p>Previous Policy Direction: Progressive and final rehabilitation are required to accommodate subsequent land uses, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent feasible. Final rehabilitation must consider surrounding land use and approved land use designations (PPS 2014, No. 2.5.3.1).</p> <p>Complete rehabilitation is encouraged where there is a concentration of operations (PPS 2014, No. 2.5.3.2).</p>	<p>Current Policy Direction: Progressive and final rehabilitation are required to accommodate subsequent land uses, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent feasible. Final rehabilitation must consider surrounding land use and approved land use designations (PPS 2024, No. 4.5.3.1).</p> <p>Complete rehabilitation is encouraged where there is a concentration of operations (PPS 2024, No. 4.5.3.2).</p>
<p>No changes to policy direction regarding rehabilitation.</p>	

The updated Official Plan must include a policy framework that permits aggregate operations in prime agricultural areas while recognizing these operations as an interim use and ensuring their appropriate rehabilitation. The framework must also ensure that these lands remain part of the prime agricultural area.

6.4 Minerals & Petroleum

The Township of Wainfleet has several natural gas resource areas/pools, as well as active, suspended, and abandoned gas wells, as shown on Schedule “F” to the current Township Official Plan and Schedule “I” to the NOP (2022).

There have been no significant changes to policy language used in the PPS between its 2014 and 2024 iterations with regard to mineral and petroleum resources: these resources are to be protected for long-term use, and resource extraction operations must be identified and protected. Known resource areas and significant areas of potential must also be identified and protected. Rehabilitation is required once extractive operations have ceased, and extraction in prime agricultural areas is permitted as long as the site is appropriately rehabilitated.

The key consideration for the Official Plan review is to ensure that the current Official Plan schedules are, and remain, up to date. To this end, a consolidation of the Township’s and Region’s schedules related to mineral and petroleum resources is recommended.

6.5 Cultural Heritage & Archaeological Resources

Direction from the Province regarding cultural heritage and archaeological resources has become more prescriptive since 2014, particularly when it comes to identifying “significant” cultural heritage resources. The definition of “significant” in the 2014 PPS provided for the use of “municipal approaches that achieve or exceed the same objective” as criteria recommended by the Province. The 2024 PPS does not give municipalities this option, instead defining “significant” as being determined using “processes and criteria for determining cultural heritage value or interest . . . established by the Province under the authority of the *Ontario Heritage Act*.”

While the overall direction remains the same, policy language in the 2024 PPS has been modified to refer to the conservation of protected heritage property, rather than of significant built heritage resources and significant cultural heritage landscapes. The 2024 PPS also uses slightly stronger language regarding archaeological management plans and strategies for conserving cultural heritage resources. Policy direction regarding archaeological resources has not changed: development and site alteration are not permitted unless significant archaeological resources are conserved.

The 2024 PPS uses much stronger language regarding engagement with Indigenous communities: whereas the 2014 PPS simply required that planning authorities “consider the interests” of Indigenous communities, the 2024 PPS states that planning authorities must “engage early with Indigenous communities and ensure their interests are considered” in the conservation of cultural heritage and archaeological resources.

As it relates to the Township’s Official Plan, it is recommended that Schedule “K” to the NOP (2022) be brought over as-is to the new Official Plan to serve as the Township’s Archaeological Assessment Screening Tool.

Table 6.4 – Policy Direction for Cultural Heritage & Archaeology

Cultural Heritage Resources	
<p>Previous Policy Direction: <i>Significant built heritage resources and significant cultural heritage landscapes must be conserved (PPS 2014, No. 2.6.1).</i></p> <p><i>With regard to cultural heritage and archaeology, “significant” means resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people.</i></p> <p><i>The Province has recommended criteria for determining significance, but municipal approaches that achieve or exceed the same objective may also be used (PPS 2014, Definitions).</i></p> <p><i>Development and site alteration adjacent to protected heritage property may only be permitted where it has been demonstrated that the heritage attributes of the property will be conserved (PPS 2014, No. 2.6.3).</i></p>	<p>Current Policy Direction: <i>Protected heritage property (which may contain built heritage resources or cultural heritage landscapes) must be conserved (PPS 2024, No. 4.6.1).</i></p> <p><i>With regard to cultural heritage and archaeology, “significant” means resources that have been determined to have cultural heritage value or interest.</i></p> <p><i>The Province has established processes and criteria for determining cultural heritage value or interest under the authority of the Ontario Heritage Act (PPS 2024, Definitions).</i></p> <p><i>Development and site alteration adjacent to protected heritage property may only be permitted where it has been demonstrated that the heritage attributes of the property will be conserved (PPS 2024, No. 4.6.3).</i></p>

Policy language has been modified to refer to the conservation of protected heritage property, rather than of significant built heritage resources and significant cultural heritage landscapes. The explanation of what “significant” means has been simplified, and municipalities must now use processes and criteria established by the Province.

Archaeological Resources	
<p>Previous Policy Direction: <i>Development and site alteration is not permitted on lands containing archaeological resources or in areas of archaeological potential unless significant resources have been conserved (PPS 2014, No. 2.6.2).</i></p> <p><i>Planning authorities should consider and promote archaeological management plans and cultural plans for conserving cultural heritage resources and archaeological resources (PPS 2014, No. 2.6.4).</i></p>	<p>Current Policy Direction: <i>Development and site alteration is not permitted on lands containing archaeological resources or in areas of archaeological potential unless significant resources have been conserved (PPS 2024, No. 4.6.2).</i></p> <p><i>Planning authorities are encouraged to develop and implement archaeological management plans and proactive strategies for conserving significant built heritage resources and cultural heritage landscapes (PPS 2024, No. 4.6.4).</i></p>

The 2024 PPS uses slightly stronger language regarding archaeological management plans and strategies for conserving cultural heritage resources. Policy direction regarding archaeological resources has not changed.

Table 6.4 – Policy Direction for Cultural Heritage & Archaeology (continued)

Engagement with Indigenous Communities

Previous Policy Direction:

Planning authorities must consider the interests of Indigenous communities in the conservation of cultural heritage and archaeological resources (PPS 2014, No. 2.6.5).

Current Policy Direction:

Planning authorities must engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources, and cultural heritage landscapes (PPS 2024, No. 4.6.5).

The 2024 PPS contains much stronger and more explicit language regarding engagement with Indigenous communities with respect to cultural heritage and archaeology.

The existing cultural heritage policies of the Township’s Official Plan must be enhanced to reflect best practice and requirements related to consultation with First Nations and Indigenous communities. These necessary changes should be undertaken concurrently with consideration for the preparation of an Archaeological Master Plan or changes to the Township’s cultural heritage policies and processes.

In consultation with First Nations groups, the Official Plan Update may wish to explore the use of Heritage Conservation Districts for areas containing known cultural heritage or archaeological resources (or both) to provide additional protection for those resources.



7 Public Health & Safety

The early origins of formal land use planning are rooted in matters of public health and safety. While development activity helps communities grow, that activity should occur in a manner that does not create any unavoidable, long-term, or severe risks to residents, property, or the environment.

The Township's primary natural hazard areas are floodplains associated with Lake Erie and other watercourses within the community, associated slopes and valleys, and wetlands of varying significance. Human-made hazards require careful study, management, and consideration when near development, especially near sensitive land uses such as residential uses or near natural resources like drinking water sources.

Ensuring the Official Plan contains an up-to-date and robust policy framework that outlines how human-made hazards are to be treated and managed will be of benefit to the Township and those people or groups seeking to farm, utilize, or develop land in the Township of Wainfleet.



7.1 Natural Hazards

The 2024 PPS includes a new policy, directing planning authorities to identify hazardous lands and hazardous sites and to manage development in these areas, in collaboration with conservation authorities. This direction reflects changes to the responsibilities of conservation authorities under amended legislation. Language regarding climate change impacts has also been strengthened since 2014, from requiring that planning authorities “consider the potential impacts of climate change” in the 2014 PPS to requiring that they “prepare for the impacts of a changing climate” in the 2024 PPS.

Beyond the above, there have been no significant changes to the direction provided by provincial policy regarding natural hazards affecting the Township.

The review and application of updated hazard mapping from the Conservation Authority will be undertaken as part of the Official Plan Update.

7.2 Human-Made Hazards

Within the Township, human-made hazards can generally be considered to include former landfill locations, abandoned gas wells, groundwater contamination associated with private servicing, and chemicals and fertilizers utilized by agricultural uses and golf courses. Suspected contamination might also exist in locations where potentially contaminating materials such as fuel, oil, or other substances may have been stored or utilized. A proposed change in land use or proposed new development may be required to identify circumstances where mitigation or remediation might be needed, which demonstrates the value of having clear policy direction regarding what is to be done in such situations.

At the provincial level, policies regarding human-made hazards in the 2014 and 2024 PPS remain identical. At the regional level, new policies related to excess soil management were introduced into the NOP (2022). However, there remains limited policy direction focusing in closer detail on potential contamination, remediation, or Records of Site Condition. The current Official Plan does not contain any specific policies related to human-made hazards.

As the Township grows and land uses evolve or change, clear direction on developing in a manner that does not result in adverse impacts to human health or safety due to previous uses or potentially contaminating activities will be beneficial.



8 Implementation & Administration

With new land use planning rules and requirements have also come new tools and methods of approving and managing development. Following the removal of planning responsibilities from the Regional Municipality of Niagara in 2025, the Township of Wainfleet will now be responsible for more planning matters than contemplated in the current Official Plan. A clear framework that is reflective of the current planning responsibilities and processes is necessary to ensure the enactment of the new Official Plan and to facilitate the land use vision and goals it prescribes.

It is appropriate for the Official Plan Update to explore additional policies and procedures related to matters such as Secondary Plans, Development Permit Systems, “minor by-laws,” voluntary pre-consultation, and the delegation of approval authority in order to inform updates to other related planning documents, including the Zoning By-law.



8.1 Approvals

Following the removal of the Regional Municipality of Niagara's planning responsibilities, the Ministry of Municipal Affairs and Housing (MMAH) is now the approval authority for the Township with respect to *Planning Act* matters.

MMAH will be the approval authority for the Township's new Official Plan.

8.2 Secondary Plans

The current Official Plan contains no enabling policy language regarding secondary plans, which limits the Township's ability to comprehensively plan for portions of the community.

Having a policy that enables the Township to undertake and implement secondary plans will provide for more detailed, locally specific, and effective long-term planning for various areas.

8.3 "Minor By-laws"

Under Section 39.2 of the *Planning Act*, Municipal Councils now have the ability to delegate their authority to pass zoning by-laws that are "of a minor nature," referred to as "minor by-laws," to an individual or a committee. The delegation of authority can be used to streamline the approval process in circumstances where Council has decided that its oversight is not necessary, similar to how certain matters are now delegated to the Committee of Adjustment.

As part of the Official Plan Update, it is worth considering whether there are types of “minor by-law,” such as approving temporary uses, “Agricultural Purposes Only” zoning, or removing holding symbols, that could be delegated. The creation of enabling policies would be required to permit the delegation of the authority to pass such minor by-laws.

8.4 Development Permit / Community Planning Permit Systems

There is limited reference to “Development Permit Systems” in the current Official Plan. These systems, now referred to as “Community Planning Permit Systems” or “CPPSs”, are becoming a more commonly used implementation tool across Ontario, including in municipalities that have rural contexts, such as the Town of Gananoque, the Town of Huntsville, the Township of Lake of Bays, and the Town of Niagara-on-the-Lake.

If the implementation of a Development Permit System or CPPS is desirable to the Township now or at some time in the future, enabling policies must be established in the Official Plan.

8.5 Site Plan Control

Recent amendments to the *Planning Act* require that the authority to approve site plans be delegated to a municipal employee or officer. Matters that may be subject to site plan control are now more limited. This includes the provision that site plan control does not apply to the development of any parcel of land that would result in there being ten (10) or fewer dwelling units on the parcel.

The policies in the current Official Plan regarding Site Plan Control for residential uses must be updated to reflect changes to the site plan approval process prescribed under the *Planning Act*.

8.6 Pre-application Consultation & Complete Application Requirements

The provisions of the *Planning Act* that allowed municipalities to pass by-laws requiring pre-application consultation for development applications have been repealed. The Province has recently taken a more direct interest in what information and materials may be required as part of a “complete application,” and any modifications to Official Plan policies regarding complete application requirements must now be approved by the Minister of Municipal Affairs and Housing. Recent amendments have also introduced provisions to the *Planning Act* regarding “prescribed professionals,” which could affect the ability to make reports subject to peer review through the application process.

Although no longer mandatory, pre-application consultation remains a helpful tool for the public, development community, and Township in considering and providing direction on development matters in the Township. Although policy can no longer “force” pre-application consultation, the consideration of updated policy language encouraging engagement in the pre-application consultation process and highlighting its benefits should be considered.

A policy related to typical submission requirements (studies, reports, plans, and other items) is also helpful to provide.



9 Summary & Next Steps



9.1 Where the Gaps Lay

The Gap Analysis presented in this report has revealed that there is a mix of mandatory and desirable legislative and policy gaps in the current Wainfleet Official Plan.

The identified gaps coincide with the thematic areas outlined within the Gap Analysis Report above, namely:

- Growth & Development
- Agriculture & Rural Areas
- Infrastructure & Services
- Natural Heritage & Cultural Heritage Resources
- Public Health & Safety
- Implementation & Administration



Significant changes in legislation and the local economy since 2012, including growth and housing pressures, mean the Township must act to ensure community needs are properly identified and supported in the new Official Plan.

The completion of the Gap Analysis and the required Public Meeting scheduled for April 2025 will draw Phase 1 of the Official Plan Update to a close.

Through Phase 2 of the Official Plan Update, public and agency engagement will occur to confirm gaps, identify community priorities, and craft a land use planning vision that supports the Township to the 2051 planning horizon.



DRAFT

ADMINISTRATIVE STAFF REPORT**ASR-004/2026**

TO: Mayor Grant & Members of Council

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

DATE OF MEETING: April 14, 2026

SUBJECT: **2025 Year-End Results Report**

RECOMMENDATION(S):

THAT Administrative Staff Report ASR-004-2026 respecting the 2025 Year-End Results Report be received; and

THAT the recommended transfers to and from reserves, as outlined below, be approved.

EXECUTIVE SUMMARY:

This report presents the unaudited year-end results for the Township of Wainfleet for the year ended December 31, 2025. The report outlines an operating surplus of \$640,605, a capital surplus of \$233,762, and reserve and reserve fund balances of \$7,234,635. These figures are subject to change pending the completion of the Township's audit.

BACKGROUND:

To provide timely budgetary updates to Council, the public, and senior management, this report presents the unaudited year-end operating and capital surplus/shortfall and details reserve and reserve fund balances. The surplus is attributed to various factors, with detailed information provided below and in Appendix A – 2025 Year-End Results.

Operating Surplus: The Township is expecting an operating surplus of \$640,605:

Type	(Surplus)/Shortfall
Drainage Recoveries	\$ (259,749)
WSIB Rebate	(147,043)
Wages and Benefits	(143,217)
User Fees and Charges	(105,421)
Taxation	(84,275)
Sale of Asset	(62,068)
Insurance	(22,266)
Training & Development	(13,394)
Other	10,872
Contracted Services and Materials	43,222
Interest Income	43,635
Repairs and Maintenance	99,099
Total Projected Surplus	\$ (640,605)

Detailed departmental information is available in Appendix A – 2025 Year-End Results under 'Operating Results'.

Capital Surplus: The Township is expecting a capital fund surplus of approximately \$233,762. This surplus is the result of project R.2 – Ball Diamond Renovation being cancelled at an amount of \$200,000. The project was cancelled due to an unsuccessful grant application. It is important to note that this surplus does not represent a levy surplus, as the funding for this project was budgeted through grants and reserve funding. All levy funds budgeted and received through taxation will be used during the fiscal year to fund capital projects.

Reserve Balances: The Township is projecting reserve fund balances of \$7,234,635, reflecting a year-over-year increase of \$177,663. It is important to note that there are \$1,871,962 in carry-forward capital expenses, which require reserve funding of \$1,750,231. This puts the reserve balance at \$5,484,404 after commitments. This is more in line with the projected reserve balances for the 2025 fiscal year of \$5,842,426, in the 2026 budget..

A detailed breakdown of reserves and reserve funds is available in Appendix A – 2025 Year-End Results under 'Reserve and Reserve Funds'.

Recommended Transfer of Surplus:

Reserve	Amount	Reasoning
Drainage	265,966	Surplus Related to Drainage
Public Works	202,247	Surplus Related to Public Works/Cemetery
Rate Stabilization	184,445	Surplus Related to Admin
By-Law	53,062	Surplus Related to By-Law
Planning	40,221	Surplus Related to Planning
Library	25,631	Surplus Related to the Library
Council	12,182	Surplus Related to Council
Building	(143,149)	Shortfall Related to Building
Total Transfer	\$ 640,605	

Summary:

The Township and its staff effectively managed the 2025 budget, staying within financial targets and generating a surplus to support future one-time expenses and capital projects. A significant portion of the surplus was generated through unbudgeted/unexpected one-time items. Additionally, the Township successfully completed a significant portion of its 2025 capital projects under budget, reducing the need to draw from reserves.

OPTIONS/DISCUSSION:

- 1) Council approves the transfer of surplus/shortfalls as outlined above.
(Recommended)

- 2) Council recommends establishing different reserves or reallocating surplus funds to alternative reserves or reserve funds.

FINANCIAL CONSIDERATIONS:

N/A

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 checked="" type="checkbox"/> Fire | <input type="checkbox"/> Other: |

ATTACHMENTS:

- 1) Appendix "A" – 2025 Year-End Results

Respectfully submitted by,

Approved by,

Cameron Hart
Manager of Financial Planning
Deputy Treasurer

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX A

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TOWNSHIP OF WAINFLEET

APPENDIX A

2025 YEAR-END RESULTS

APRIL 14, 2026

TOWNSHIP OF WAINFLEET 2025 YEAR-END RESULTS

Department	Budget	Projected	(Surplus) / Shortfall	Explanation
General Revenue	(8,035,843)	(8,105,581)	(69,738)	Surplus in taxation offset by shortfall in interest revenue.
Council	104,860	92,678	(12,182)	Surpluses in legal and professional fees and training and development.
Election	12,750	12,750	-	
General Assistance	527,385	523,765	(3,620)	
Administration	1,476,015	1,279,050	(196,965)	Surpluses due to a WSIB refund, wages and benefits, and tax write-offs.
Fire	1,222,084	1,241,801	19,717	Shortfall in vehicle equipment and repairs.
By-law	144,674	91,612	(53,062)	Surpluses in user fees.
Planning	392,840	352,619	(40,221)	Surpluses in user fees and professional fees.
Building & Septic	-	143,149	143,149	Departmental costs exceed user fees. Increased user fees in 2026.
Public Works	2,479,196	2,312,148	(167,048)	Surplus due to sale of asset and wages and benefits, offset by shortfall in repairs and maintenance
Facilities	982,764	1,046,315	63,551	Shortfall in general maintenance.
Cemetery	82,345	47,146	(35,199)	
Recreation	477,062	479,672	2,610	
Drainage	133,868	(132,098)	(265,966)	Surpluses in drainage recoveries (not budgeted for) and in contracted services.
Library	-	(25,631)	(25,631)	Surplus in employee wages and benefits.
Total Operating	-	(640,605)	(640,605)	

**TOWNSHIP OF WAINFLEET
2025 YEAR-END RESULTS BY OBJECT - BUDGET**

Object	General Revenue	Council	Election	General Assistance	Admin	Fire	By-law	Planning	Building & Septic	Public Works	Facilities	Cemetery	Recreation	Drainage	Library	Total
Taxation	(10,054,759)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(10,054,759)
User Fees	(115,300)	-	-	-	-	(9,500)	(164,170)	(66,450)	(280,000)	(10,000)	(2,000)	(201,050)	(213,450)	(80)	(9,950)	(1,071,950)
Grants	(539,500)	-	-	-	-	-	-	-	-	(79,800)	-	-	(45,000)	(58,552)	(21,376)	(744,228)
Other	(249,114)	-	-	-	(50,000)	(19,500)	(4,000)	(6,000)	-	(11,000)	-	(18,000)	-	-	(490,803)	(848,417)
Reserve Transfers	-	-	-	-	(60,000)	(125,000)	(131,500)	(190,000)	(121,060)	-	(38,000)	-	-	-	(8,934)	(674,494)
Total Revenues	(10,958,673)	-	-	-	(110,000)	(154,000)	(299,670)	(262,450)	(401,060)	(100,800)	(40,000)	(219,050)	(258,450)	(58,632)	(531,063)	(13,393,848)
Wages & Benefits	-	79,560	-	-	1,075,950	678,670	232,770	404,140	312,860	1,280,670	-	258,780	539,170	123,450	436,090	5,422,110
Training & Development	-	4,000	-	-	20,700	39,500	5,500	8,000	1,500	10,000	-	-	6,500	3,650	1,000	100,350
Legal & Professional Fees	-	7,000	-	-	143,000	127,000	125,600	222,000	9,500	25,500	38,000	-	1,250	4,000	7,700	710,550
Utilities	-	1,700	-	-	20,000	12,000	2,000	1,000	2,000	28,000	200,600	1,700	11,100	1,800	1,750	283,650
Contracted Services & Materials	-	-	-	-	84,200	118,940	35,550	12,100	20,900	851,275	-	5,450	36,400	30,900	77,350	1,273,065
Repairs & Maintenance	-	-	-	-	-	74,100	3,250	-	2,250	156,800	177,000	29,500	65,350	12,500	1,050	521,800
Insurance	-	-	-	-	107,465	102,874	-	-	-	66,751	-	2,165	72,342	-	3,673	355,270
Debt Repayments	-	-	-	-	-	-	-	-	-	-	607,164	-	-	-	-	607,164
Other	-	12,600	-	527,385	134,700	23,000	39,674	8,050	52,050	11,000	-	3,800	3,400	5,700	2,450	823,809
Reserve Transfers	2,922,830	-	12,750	-	-	200,000	-	-	-	150,000	-	-	-	10,500	-	3,296,080
Total Expenses	2,922,830	104,860	12,750	527,385	1,586,015	1,376,084	444,344	655,290	401,060	2,579,996	1,022,764	301,395	735,512	192,500	531,063	13,393,848
Net Levy	(8,035,843)	104,860	12,750	527,385	1,476,015	1,222,084	144,674	392,840	-	2,479,196	982,764	82,345	477,062	133,868	-	-

**TOWNSHIP OF WAINFLEET
2025 YEAR-END RESULTS BY OBJECT - ACTUAL**

Object	General Revenue	Council	Election	General Assistance	Admin	Fire	By-Law	Planning	Building & Septic	Public Works	Facilities	Cemetery	Recreation	Drainage	Library	Total
Taxation	(10,138,075)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(10,138,075)
User Fees	(147,246)	-	-	-	-	(9,922)	(204,566)	(75,083)	(233,533)	(7,210)	(4,534)	(208,354)	(280,072)	(196)	(6,656)	(1,177,371)
Grants	(539,500)	-	-	-	-	-	-	-	-	(79,166)	-	-	(47,174)	(46,490)	(21,376)	(733,706)
Other	(203,589)	-	-	(3,620)	(201,813)	(52,971)	(400)	(3,641)	-	(78,630)	(1,469)	(52,693)	(8,004)	(265,206)	(493,079)	(1,365,114)
Reserve Transfers	-	-	-	-	(60,000)	(70,300)	(80,000)	-	-	-	(38,000)	-	-	-	-	(248,300)
Total Revenues	(11,028,411)	-	-	(3,620)	(261,813)	(133,193)	(284,966)	(78,724)	(233,533)	(165,006)	(44,003)	(261,047)	(335,250)	(311,891)	(521,111)	(13,662,566)
Wages & Benefits	-	81,708	-	-	1,038,169	684,655	226,336	401,346	312,181	1,150,024	-	260,776	586,483	126,137	411,077	5,278,893
Training & Development	-	905	-	-	14,655	43,837	2,897	3,871	851	11,814	-	110	4,536	2,709	771	86,956
Legal & Professional Fees	-	254	-	-	137,388	73,407	91,539	12,188	-	16,182	48,056	-	-	1,604	9,290	389,908
Utilities	-	1,376	-	-	18,668	6,129	1,608	500	1,622	25,443	219,789	1,685	5,454	672	2,966	285,911
Contracted Services & Materials	-	-	-	-	107,152	116,431	13,035	8,957	4,869	915,387	-	4,772	63,058	18,713	63,912	1,316,287
Repairs & Maintenance	-	-	-	-	-	136,320	2,951	-	1,466	135,156	215,289	30,942	80,374	16,357	2,043	620,899
Insurance	-	-	-	-	99,056	91,660	-	-	-	62,911	-	5,594	70,285	-	3,498	333,004
Debt Repayments	-	-	-	-	-	-	-	-	-	-	607,184	-	-	-	-	607,184
Other	-	8,435	-	527,385	125,775	22,554	38,212	4,481	55,693	10,236	-	4,314	4,732	3,101	1,922	806,841
Reserve Transfers	2,922,830	-	12,750	-	-	200,000	-	-	-	150,000	-	-	-	10,500	-	3,296,080
Total Expenses	2,922,830	92,678	12,750	527,385	1,540,862	1,374,994	376,578	431,343	376,682	2,477,153	1,090,318	308,193	814,922	179,793	495,480	13,021,961
Net Levy	(8,105,581)	92,678	12,750	523,765	1,279,050	1,241,801	91,612	352,619	143,149	2,312,148	1,046,315	47,146	479,672	(132,098)	(25,631)	(640,605)

**TOWNSHIP OF WAINFLEET
2025 YEAR-END RESULTS BY OBJECT - (SURPLUS)/SHORTFALL**

Object	General Revenue	Council	Election	General Assistance	Admin	Fire	By-Law	Planning	Building & Septic	Public Works	Facilities	Cemetery	Recreation	Drainage	Library	Total
Taxation	(83,316)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(83,316)
User Fees	(31,946)	-	-	-	-	(422)	(40,396)	(8,633)	46,467	2,790	(2,534)	(7,304)	(66,622)	(116)	3,294	(105,421)
Grants	-	-	-	-	-	-	-	-	-	634	-	-	(2,174)	12,062	-	10,522
Other	45,525	-	-	(3,620)	(151,813)	(33,471)	3,600	2,359	-	(67,630)	(1,469)	(34,693)	(8,004)	(265,206)	(2,276)	(516,697)
Reserve Transfers	-	-	-	-	-	54,700	51,500	190,000	121,060	-	-	-	-	-	8,934	426,194
Total Revenues	(69,738)	-	-	(3,620)	(151,813)	20,807	14,704	183,726	167,527	(64,206)	(4,003)	(41,997)	(76,800)	(253,259)	9,952	(268,718)
Wages & Benefits	-	2,148	-	-	(37,781)	5,985	(6,434)	(2,794)	(679)	(130,646)	-	1,996	47,313	2,687	(25,013)	(143,217)
Training & Development	-	(3,095)	-	-	(6,045)	4,337	(2,603)	(4,129)	(649)	1,814	-	110	(1,964)	(941)	(229)	(13,394)
Legal & Professional Fees	-	(6,746)	-	-	(5,612)	(53,593)	(34,062)	(209,812)	(9,500)	(9,318)	10,056	-	(1,250)	(2,396)	1,590	(320,642)
Utilities	-	(324)	-	-	(1,332)	(5,871)	(392)	(500)	(378)	(2,557)	19,189	(15)	(5,646)	(1,128)	1,216	2,261
Contracted Services & Materials	-	-	-	-	22,952	(2,509)	(22,515)	(3,143)	(16,031)	64,112	-	(678)	26,658	(12,187)	(13,438)	43,222
Repairs & Maintenance	-	-	-	-	-	62,220	(299)	-	(784)	(21,644)	38,289	1,442	15,024	3,857	993	99,099
Insurance	-	-	-	-	(8,409)	(11,214)	-	-	-	(3,840)	-	3,429	(2,057)	-	(175)	(22,266)
Debt Repayments	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	20
Other	-	(4,165)	-	-	(8,925)	(446)	(1,462)	(3,569)	3,643	(764)	-	514	1,332	(2,599)	(528)	(16,968)
Reserve Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	-	(12,182)	-	-	(45,153)	(1,090)	(67,766)	(223,947)	(24,378)	(102,843)	67,554	6,798	79,410	(12,707)	(35,583)	(371,887)
Net Levy	(69,738)	(12,182)	-	(3,620)	(196,965)	19,717	(53,062)	(40,221)	143,149	(167,048)	63,551	(35,199)	2,610	(265,966)	(25,631)	(640,605)

TOWNSHIP OF WAINFLEET 2025 YEAR-END CAPITAL REPORT

Item	Project Title	Responsibility	Project Status	Total Revised Budget	Total Expected Spend	Carried Forward	(Surplus)/ Shortfall
A.1	IT Improvements and Replacements	Darius	Carry-Forward	68,500	57,406	11,094	-
Total Administration				68,500	57,406	11,094	-
F.1	Firefighter Personal Protective Equipment	Morgan	Completed	51,000	41,357	-	(9,643)
F.2	Fire and Rescue Equipment	Morgan	Completed	55,000	55,626	-	626
F.4	Fire Station 3 and 4 Improvements	Morgan	Carry-Forward	175,000	165,870	-	(9,130)
F.5	Fire Protection	Morgan	Completed	33,004	33,198	-	194
PY A.6	Central Fire Station	Morgan	Completed	-	26,881	-	26,881
Total Fire				314,004	322,932	-	8,928
PW.1	Large Culverts and Drain Works	Richard	Carry-Forward	1,262,100	607,356	654,744	-
PW.2	Road Rehabilitation	Richard	Completed	1,503,432	1,474,142	-	(29,290)
PW.3	Bridge Rehabilitation	Richard	Carry-Forward	383,500	240,968	142,532	-
PW.4	Annual Culvert Replacement	Richard	Completed	100,000	121,418	-	21,418
PW.5	Public Works Fleet and Equipment Replacement	Richard	Carry-Forward	1,257,500	515,966	741,534	-
PW.6	Annual Tree Planting	Richard	Completed	30,000	8,344	-	(21,656)
Total Public Works				4,536,532	2,968,194	1,538,810	(29,528)
BM.1	Building Maintenance	Richard	Completed	35,000	27,751	-	(7,249)
BM.2	Arena Parking Lot Expansion and Water Supply	Richard	Completed	190,000	146,072	-	(43,928)
BM.3	Recreation Complex Improvements	Richard	Carry-Forward	350,000	199,063	150,937	-
BM.4	Canada Post Renovation	Richard	Completed	70,000	151,163	-	81,163
Total Facilities				645,000	524,049	150,937	29,986
C.1	Storage Sheds	Richard	Completed	7,000	6,439	-	(561)
C.2	New Columbarium	Richard	Completed	123,000	97,635	-	(25,365)
C.3	Cemetery Fleet and Equipment Replacement	Richard	Completed	35,000	29,179	-	(5,821)
Total Cemetery				165,000	133,253	-	(31,747)
R.1	Recreation Fleet and Equipment Replacement	Richard	Carry-Forward	175,000	3,879	171,121	-
R.2	Ball Diamond Renovation	Richard	Cancelled	200,000	-	-	(200,000)
R.3	Arena Equipment Replacement	Richard	Completed	101,500	90,098	-	(11,402)
Total Recreation				476,500	93,977	171,121	(211,402)
Total Capital Requests				6,205,536	4,099,812	1,871,962	(233,762)

TOWNSHIP OF WAINFLEET
2025 YEAR-END RESERVE AND RESERVE FUNDS

Reserve	Balance December 31, 2024	2025 Projected Surplus Transfer	Transfer to Reserve	Transfer from Reserve	Receipts	Interest	Carried Forward Capital Commitments	Capital Commitments	Projected Balance December 31, 2025
Working Funds	800,000	-	-	-	-	-	-	-	800,000
Rate Stabilization	1,383,238	184,445	-	(178,000)	-	-	-	-	1,389,683
Municipal Modernization	133,021	-	-	-	-	-	-	-	133,021
Insurance	174,447	-	-	-	-	-	-	-	174,447
Infrastructure	1,895,729	-	1,621,985	-	-	-	-	(1,630,669)	1,887,045
Excavator	41,872	-	-	-	-	-	-	-	41,872
Drainage	53,100	265,966	10,500	-	-	-	-	-	329,566
Public Works (Equipment)	420,733	202,247	150,000	-	-	-	-	(515,966)	257,014
Public Works (Winter Control)	150,000	-	-	-	-	-	-	-	150,000
Emergency	100,000	-	-	-	-	-	-	-	100,000
Building Permit	(231,141)	(143,149)	-	-	-	-	-	-	(374,290)
Fire	229,066	-	200,000	(70,300)	-	-	-	(134,182)	224,584
Fire Points	80,685	-	-	-	-	-	-	-	80,685
Fire Donations	3,936	-	-	-	-	-	-	-	3,936
Library	179,109	25,631	-	-	-	-	-	-	204,740
Library Donations	8,717	-	-	-	1,520	-	-	-	10,237
Election	37,585	-	12,750	-	-	-	-	-	50,335
Planning	200,000	40,221	-	-	-	-	-	-	240,221
By-Law	177,637	53,062	-	-	-	-	-	-	230,699
Council	26,319	12,182	-	-	-	-	-	-	38,501
General Reserve	260,090	-	-	-	-	-	-	-	260,090
Recreation	74,344	-	-	-	-	-	-	-	74,344
Capital WIP	36,590	-	-	-	-	-	-	-	36,590
Environmental Sustainability	569,601	-	-	-	-	-	-	(8,344)	561,256
Airport	11,301	-	-	-	-	-	-	-	11,301
Total Reserves	6,815,979	640,605	1,995,235	(248,300)	1,520	-	-	(2,289,162)	6,915,878
Development Charges (All Funds)	188,485	-	-	-	97,533	931	-	(25,000)	261,949
Canada Community Building Fund	-	-	-	-	225,550	-	-	(225,550)	-
Parkland	52,508	-	-	-	-	4,301	-	-	56,809
Total Reserve Funds	240,993	-	-	-	323,083	5,232	-	(250,550)	318,758
Total Reserves and Reserve Funds	7,056,972	640,605	1,995,235	(248,300)	324,603	5,232	-	(2,539,712)	7,234,635

TO: Mayor Grant & Members of Council

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

DATE OF MEETING: April 14, 2026

SUBJECT: **2025 Building & Septic Annual Report**

RECOMMENDATION(S):

THAT Administrative Staff Report ASR-005/2026 regarding the 2025 Building & Septic Annual Report be received for information.

EXECUTIVE SUMMARY:

The *Building Code Act* and the regulations made thereunder, being the Ontario Building Code, require that a report be prepared annually, which includes total fees collected and the direct and indirect costs of delivering services related to the administration and enforcement of the Act in the area of jurisdiction of the principal authority. As well, if a reserve fund has been established for any purpose relating to the administration or enforcement of the Act, the amount of the fund at the end of the 12-month period should also be disclosed. Therefore, for information purposes, the 2025 Annual Report – Building and Septic has been provided as (Appendix “A”).

BACKGROUND:

Relevant Legislation: The section of the *Ontario Building Code Act* and Ontario Regulation 332/12 Building Code outline the requirements of the annual report:

1.9.1.1. Annual Report

- (1) The report referred to in subsection 7 (4) of the Act shall contain the following information in respect of fees authorized under clause 7 (1) (c) of the Act:
- (a) total fees collected in the 12 months ending no earlier than three months before the release of the report,
 - (b) the direct and indirect costs of delivering services related to the administration and enforcement of the Act in the area of jurisdiction of the principal authority in the 12 months referred to in Clause (a),
 - (c) a breakdown of the costs described in Clause (b) into at least the following categories:
 - (i) direct costs of administration and enforcement of the Act, including the review of applications for permits and inspection of buildings, and
 - (ii) indirect costs of administration and enforcement of the Act, including support and overhead costs, and

(d) If a reserve fund has been established for any purpose relating to the administration or enforcement of the Act, the amount of the fund at the end of the 12 months referred to in clause (a).

(2) The principal authority shall give notice of the preparation of a report under subsection 7(4) of the Act to every person and organization that has requested that the principal authority provide the person or organization with such notice and has provided an address for the notice.

OPTIONS/DISCUSSION:

None.

FINANCIAL CONSIDERATIONS:

A transfer of \$143,148 from the Building Permit Reserve to the Building Department Operations will be completed as part of ASR-005-2026 (2025 Year-End Results Report).

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 checked="" type="checkbox"/> Fire | <input type="checkbox"/> Other: |

ATTACHMENTS:

- 1) Appendix "A" – 2025 Building & Septic Annual Report

Respectfully submitted by,

Approved by,

Cameron Hart
Manager of Financial Planning
Deputy Treasurer

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX "A"

2025 BUILDING AND SEPTIC ANNUAL REPORT

Total Building Permit & Septic Revenue	233,533
Indirect Cost - Administrative Support and Overhead	(54,769)
Direct Cost - Building Administration Costs	(9,731)
Direct Cost - Building Enforcement Costs	(312,181)
Total Indirect and Direct Costs	(376,681)
Transfer from (to) Building Reserve	143,148
Balance	-
Building Permit Reserve	
Opening Balance	(247,114)
2025 Reserve Correction	15,972
Transfer (from) to Building Reserve	(143,148)
Ending Balance	(374,290)

TO: Mayor Grant & Members of Council

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

DATE OF MEETING: April 14, 2026

SUBJECT: 2026 Property Tax Rates

RECOMMENDATION(S):

THAT Administrative Staff Report ASR-006/2026 respecting 2026 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 2026 taxation year.

EXECUTIVE SUMMARY:

The purpose of this report is to approve the Township of Wainfleet's tax rates for 2026. On December 9, 2025, Council approved the Township of Wainfleet's 2026 budget levy requirements of \$10,247,806. The attached by-law provides for the levying of taxes for the 2026 taxation year as required under the authority of Section 312 of the *Municipal Act, 2001, S.O. 2001, Chapter 25*, as amended.

BACKGROUND:

Property assessments for the 2026 property tax year will continue to be based on the fully phased-in January 1, 2016, current values. This is the result of the Ontario Government postponing the scheduled assessment update initially as a response to the COVID-19 pandemic and subsequent government reviews. Therefore, the property assessments for the 2026 tax year will be the same as the previous year if no changes have been made to the property since that time.

The final tax levy is calculated by multiplying the Township tax rates shown on Schedule “B” of the accompanying by-law by the assessments for each of the respective property classes. The assessments used are those found in the December 2025 returned assessment roll as provided by the Municipal Property Assessment Corporation (MPAC) for the 2026 taxation year. The final tax bill amounts are then adjusted for any applicable:

- Credits or amounts outstanding
- Amounts paid as part of the interim bills

The final property tax bill due dates are as follows:

- The first instalment is due on July 31, and the second instalment is due on October 1 to accommodate bank closures on September 30, a federal statutory holiday. These due dates are for those paying by cash, cheque, debit, through a mortgage company, online through a banking institution, online third-party credit card provider or on the instalment-based Pre-Authorized Payment plan
- The 15th day of July, August, September, October and November for those registered in the Township's monthly Pre-Authorized Payment plan.

Establishing these due dates assists the Township in securing sufficient tax revenue cash flows to meet its statutory payment obligations to the Region of Niagara and the Boards of Education, and further, to adequately provide services and fund the operations of Township facilities.

The Township provides several payment options to assist property taxpayers in meeting the Council-approved due dates:

- Payments by mail,
- Pre-Authorized Payment - on instalment due date or 10-month instalment plan,
- Payments through mortgage companies,
- Payments through financial institutions,
- Online credit card payments through a third-party provider,
- Cash, debit and cheque/post-dated cheques.

Under the provisions of the Municipal Act, tax bills must be issued no later than 21 days before the first instalment due date. To meet this requirement, tax bills will have to be mailed no later than July 10, 2026. Also, legislation requires 10 days' notification of withdrawal dates and amounts for those on a pre-authorized payment plan.

OPTIONS/DISCUSSION:

- 1) Council directs staff to proceed with the required by-law authorizing the Township of Wainfleet's 2026 tax rates. **(Recommended)**
- 2) Council directs staff not to proceed with the required by-law authorizing the Township of Wainfleet's 2026 tax rates. (Not Recommended)

FINANCIAL CONSIDERATIONS:

The establishment of the final tax rates allows for the collection of revenue to implement Council's approved operating and capital budgets for 2026.

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 2026 Tax Levy By-law

Respectfully submitted by,

Approved by,

Cameron Hart
Manager of Financial Planning
Deputy Treasurer

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX "A"

**THE CORPORATION OF THE
TOWNSHIP OF WAINFLEET**

BY-LAW NO. 0XX-2026

Being a by-law to establish estimates and tax rates for the year 2026.

WHEREAS Section 312(2) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended (the "Act"), provides that for the purposes of raising the general local municipal levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality; and

WHEREAS Section 312(6) of the Act provides that the tax rates levied under subsection (2) shall be set so that when levied on the applicable assessment, an amount equal to the general local municipal levy is raised and the tax rates for the different property classes must be in the same proportion to each other as the tax ratios established under section 308 of the Act; and

WHEREAS Section 308 of the Act requires an upper-tier municipality to pass a by-law establishing tax ratios and subclasses for all lower-tier municipalities within the Region; and

WHEREAS The Regional Municipality of Niagara has, through By-law 2026-16, established the tax ratios for the 2026 taxation year applicable to all property classes; and

WHEREAS the Region of Niagara has, through By-law 2026-16, established the 2026 upper-tier tax rates for the general Regional levy, Waste Management levy, and Transit levy; and

WHEREAS pursuant to Sections 257.7(1) and 257.12(1) of the Education Act, R.S.O. 1990, c. E.2, the Minister of Finance has, by regulation, prescribed the 2026 education tax rates to be levied by all municipalities; and

WHEREAS the Township of Wainfleet is required, pursuant to the Municipal Act, 2001 and the Education Act, to levy and collect taxes on the whole rateable property in the Township according to the last returned assessment roll; and

WHEREAS it is necessary for the Council of The Corporation of the Township of Wainfleet to levy municipal tax rates for the 2026 taxation year in accordance with the approved 2026 Municipal Budget; and

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

THAT for the 2026 taxation year, the municipal tax rates to be levied upon each property class and subclass in the Township of Wainfleet, based on current value assessment and calculated in accordance with the Act, are hereby established as set out in Schedule “B”, attached to and forming part of this By-law; and

THAT the levy imposed by this By-law shall be reduced by the amount of the interim tax levy approved under By-law 043-2025; and

THAT payments in lieu of taxes due to the Township of Wainfleet shall be calculated based on the assessment roll and the municipal tax rates established for the 2026 taxation year; and

THAT taxes payable in respect of railway rights-of-way and utility transmission corridors shall be levied in accordance with the regulations prescribed by the Minister of Finance under the Municipal Act, 2001; and

THAT taxes shall become due and payable in two (2) installments, and the due dates shall be: **July 31st and October 1st, 2026**; and

THAT taxes are payable at the Township of Wainfleet Municipal Offices, Wainfleet, Ontario, online or at any major financial institution in Ontario. All payments are to be made in Canadian funds only; and

THAT a penalty of 1.25% shall be imposed on the first day of default on any unpaid installment, and interest of 1.25% per month shall be imposed for each month thereafter in which default continues, as authorized by Section 345 of the Act; and

THAT Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy; and

THAT the Collector shall mail, email or cause to be mailed the notice of taxes due to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable; and

THAT the Treasurer is authorized to accept partial payments on account of taxes owing and to issue receipts for such payments. No partial payments shall be accepted on accounts where a tax arrears certificate has been registered, except in accordance with an extension agreement under Section 378 of the Act; and

THAT this by-law shall come into force, take effect and be passed upon the final passage thereof.

BY-LAW READ AND PASSED APRIL 14, 2026

B. Grant, MAYOR

A. Chrastina, CLERK

SCHEDULE "A" TO BY-LAW NO. 0XX-2026

	Tax Levy	Total Levy	Share %
Township Purposes			
General Purposes	\$10,247,806		
Total Township Purposes		\$10,247,806	47%
Regional Purposes			
General Purposes	8,641,679		
Waste Management Purposes	666,480		
Transit Purposes	267,997		
Total Regional Purposes		9,576,156	44%
Education Purposes			
English Public	1,608,433		
English Separate	309,052		
French Public	10,002		
French Separate	14,897		
Total Education Purposes		1,942,384	9%
Total Tax Levy		\$21,766,346	100%

SCHEDULE “B” TO BY-LAW NO. 0XX-2026

2026 TAX RATES – TOWNSHIP OF WAINFLEET

Description	Code	Wainfleet Tax Rate	Region Tax Rate	Waste Management Tax Rate	Transit Tax Rate	Education Tax Rate	2026 Total Tax Rate
Residential/Farm	RT	0.00918010	0.00774131	0.00059704	0.00024007	0.00153000	0.01928852
Multi-Residential	MT	0.01808479	0.01525038	0.00117617	0.00047294	0.00153000	0.03651428
New Multi-Residential	NT	0.00918010	0.00774131	0.00059704	0.00024007	0.00153000	0.01928852
Farmland	FT	0.00229502	0.00193533	0.00014926	0.00006002	0.00038250	0.00482213
Farmland Awaiting Development Phase 1	R1	0.00688507	0.00580598	0.00044778	0.00018005	0.00114750	0.01446638
Farmland Awaiting Development Phase 2		class rate	class rate	class rate	class rate	class rate	class rate
Commercial	CT	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Commercial - On Farm Business	C7	0.01592655	0.01343040	0.00103580	0.0004165	0.00220000	0.03300925
Commercial Vacant Unit	CU	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Commercial Vacant Land	CX	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
New Construction Commercial	XT	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Shopping Centre	ST	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Shopping Centre Vacant Unit	SU	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Industrial	IT	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Industrial - On Farm Business	I7	0.02414365	0.02035965	0.00157022	0.00063138	0.00220000	0.04890490
Industrial Vacant Unit	IU	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Industrial Vacant Land	IX	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
New Construction Industrial	JT	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Pipeline	PT	0.01562544	0.01317648	0.00101622	0.00040862	0.00880000	0.03902676
Managed Forests	TT	0.00229502	0.00193533	0.00014926	0.00006002	0.00038250	0.00482213
Landfill Sites	HT	0.02699188	0.02276147	0.00175545	0.00070587	0.00880000	0.06101467
Aggregate Extraction	VT	0.01964585	0.01656677	0.00127769	0.00051376	0.00511000	0.04311407

DRAINAGE STAFF REPORT**DSR-004/2026**

TO: Mayor Grant & Members of Council

FROM: Mark Jemison, Drainage Superintendent

DATE OF MEETING: April 14, 2026

SUBJECT: 2025-2026 Drainage Program Update

RECOMMENDATION(S):

THAT Drainage Staff Report DSR-004/2026 respecting the Township's 2025-2026 Drainage Program Update be received; and

THAT the 2026 municipal drain maintenance program be approved.

SUMMARY OF MAINTENANCE WORK IN 2025

The following list is a breakdown of the major works undertaken in 2025:

Drain	Linear Meters	Description
Bridgewater Outlet	739	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #1	3,500	Brushing, Bottom Cleanout, Debris Removal – Pettit Road to Townline Road to Pettit Road
Consolidated South Wainfleet Drain #5	3,703	Brushing, Bottom Cleanout, Culvert Replacement
Consolidated South Wainfleet Drain #10	3,400	Brushing, Bottom Cleanout, Culvert Replacement
Consolidated South Wainfleet Drain #14	3,400	Brushing, Bottom Cleanout, Beaver Dam Removal
Consolidated South Wainfleet Drain #19	2,300	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #40	475	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #45	600	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #46	490	Brushing, Bottom Cleanout
Brushing, Bottom Cleanout	650	Brushing, Bottom Cleanout
Total	19,257	

CAPITAL DRAINAGE WORKS IN 2025

Culvert replacements on Putman Road on the Beezor and Stayzer Drains. Culvert replacement on the Little Forks Drain on Elsie and Metler Road.

Included in the 2025 Capital Budget the Aldrey, Ellsworth and North East Consolidated Drains 2 & 4 improvement projects were all initiated with work continuing in 2026.

Capital improvement projects provide updates to existing municipal drain infrastructure. The improvements facilitate new engineering and design standards to better manage the modern challenges of climate change and increasing efficiency in modern farming operations.

ADDITIONAL DRAIN MAINTENANCE AND DRAIN PROJECTS

Additional, unscheduled maintenance to remove obstructions such as deadfall and nuisance animals continued in 2025. Beaver activity within the municipal drains remained a regular maintenance item with numerous drains requiring dam removal in 2025.

As discussed in ASR-010/2024, Staff initiated the collection of drainage back billing in 2024 which continued in 2025.

PROPOSED MAINTENANCE WORK IN 2026

The following work is being recommended by staff in 2026 and has been supported by the Drainage Advisory Committee:

Drain	Linear Meters	Description
Casey Drain	990	Brushing, Bottom Cleanout - Complete
Conservation Drain	980	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #5	1500	Bottom Cleanout
Consolidated South Wainfleet Drain #22	2100	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #25	4700	Brushing Complete, Bottom Cleanout
Consolidated South Wainfleet Drain #27	812	Brushing, Bottom Cleanout
Consolidated South Wainfleet Drain #34	310	Brushing, Bottom Cleanout
East Kelly	6300	Brushing, Bottom Cleanout
East Kelly North Branch	3110	Brushing, Bottom Cleanout
John Marr	1725	Brushing, Bottom Cleanout
Wilford Road Drain	3650	Brushing, Bottom Cleanout
Total	26,177	

CAPITAL DRAINAGE WORKS IN 2026

In addition to the projects ongoing from 2025 (Aldrey, Ellsworth, North East Consolidated 2 & 4), the following projects are included in the 2026 Capital Budget:

Collver & Shafley Road Drain: In response to a landowner request for improvement, Council undertook a Section 78 engineer's report update. This project has faced significant delays due to the ongoing conflict with the Federal Railways, and the construction project will be awarded on 4/1/2026, with construction planned for summer/fall 2026.

Consolidated South Wainfleet Drain #13: Council appointed Spriet Associates to update and improve CSW #13 under Section 78 of the Drainage Act, looking specifically at the 55m long box culvert that carries water under Feeder Road West, Clarendon Road West and the Feeder Canal. The proposed design plans to improve the drainage of the watershed by replacing the existing 2.5m x 2.5m box culvert with a 3.15 x 7.3m culvert. . The tender will be open for bidding in the coming weeks and awarded in May 2026.

North East Consolidated Drain #1: In response to a landowner request for improvement, Council undertook a Section 78 engineer's report update. The on-site meeting was held on October 13, 2022, and the information meeting to present the design was held on September 26, 2024. Engineering staff are exploring design changes and will provide an update to property owners in mid-2026.

ADDITIONAL DRAINAGE WORKS

The Township is currently involved in several engineer's report updates and new drain projects:

Big Forks: Council appointed RJ Burnside in 2024 under Section 78 of the Drainage Act. The Big Forks Drain improvement project will serve approximate 42,000 acres of land across Wainfleet and Haldimand and likely be one of the Province's largest municipal drain projects. Extensive survey and design work has been completed and a Steering Committee met and formed to help facilitate this project. Public consultation is expected to be scheduled for the Fall of 2026.

Casey Drain, Casey Drain North: Council appointed RJ Burnside in December 2021 under Section 78 of the Drainage Act to update the engineer's report to facilitate maintenance and update the assessment schedules. Survey and design work were completed in 2024-25, with further lake shoreline design work to be undertaken in 2026.

Eagle Marsh: Council of the City of Port Colborne appointed Spriet Associates in October 2019 to complete a report under Section 78 of the Drainage Act. The initial on-site meeting was held on February 11, 2020, and the Township will be involved in the report update.

McCallum Drain: In response to a landowner's request for improvement, Council undertook a Section 78 engineer's report update. The on-site meeting was held on October 3, 2023, with survey and design work occurring throughout 2024. Discussions are ongoing with the Ministry of Transportation, and public meetings will be scheduled for early 2026.

Perry Road Drain: In response to a landowner request for improvement, Council undertook a Section 78 engineer's report update. The on-site meeting was held on October 3, 2024. Survey and design work are ongoing.

Swayze Drain: Council undertook a Section 78 engineer's report update to accommodate changes to the watershed. The on-site meeting was held on January 14, 2026. Survey and design work are ongoing.

Landowners can request drain report updates at any time. There are 11 additional drains in the Township with reports that predate 1980 that may need updating in the coming years.

OPTIONS/DISCUSSION:

The Township of Wainfleet has had an active municipal drain maintenance program in place since 1979, which supports sustainable agricultural production and provides effective drainage within the Township. The completed 2025 and recommended 2026 maintenance activities continue to support this endeavour.

FINANCIAL CONSIDERATIONS:

As per the Drainage Act R.S.O. 1990, expenditures related to the construction and maintenance of municipal drains are invoiced directly to the lands that contribute to and/or benefit from the drain. The rates are determined by the assessment schedule outlined in the Engineer's Reports for each drain. The initial costs of all maintenance activities are carried by the Township until the project is completed, at which time applications are sent to the Ontario Ministry of Agriculture, Food and Affairs (OMAFRA), as they may be eligible for grants. Based on the grants received from OMAFRA, the costs of the projects are then invoiced to landowners assessed to the drain. The Township related expenses to these on-going projects have been budgeted for under PW.1 – Large Culverts and Drain Works.

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 checked="" type="checkbox"/> Fire | <input type="checkbox"/> Other: Drainage Advisory Committee |

ATTACHMENTS:

- 1) Appendix "A" - 2026 Municipal Drain Maintenance & Construction Project Mapping

Respectfully submitted by,

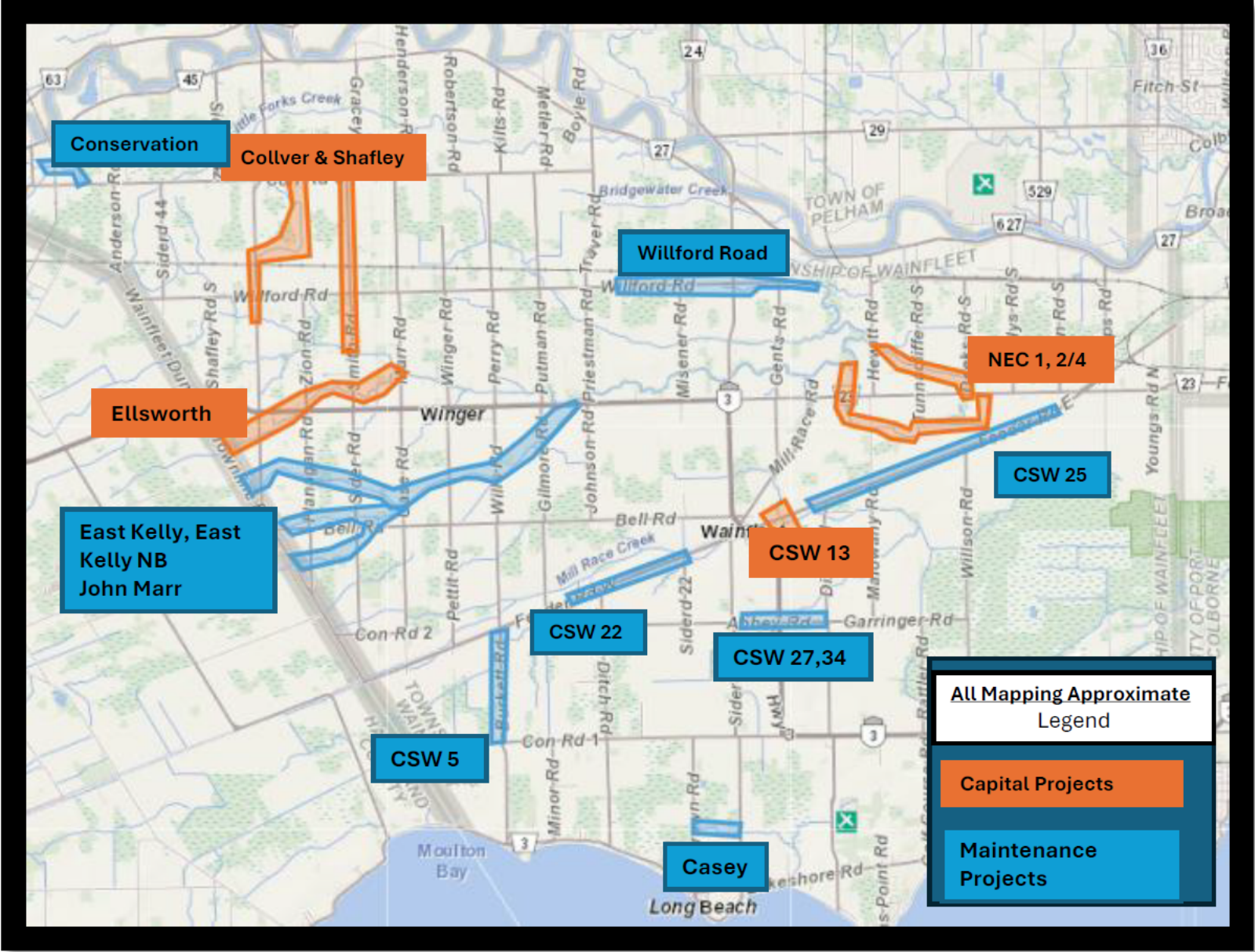
Approved by,

Mark Jemison
Drainage Superintendent

Mallory Luey
Chief Administrative Officer /Treasurer

APPENDIX "A"

2026 Maintenance and Capital Drain Projects



DRAINAGE STAFF REPORT

DSR-005/2026

TO: Mayor Grant & Members of Council

FROM: Mark Jemison, Drainage Superintendent

DATE OF MEETING: April 14, 2026

SUBJECT: **Award of Tender for Drain Improvement of the Collver and Shafley Municipal Drains**

RECOMMENDATION(S):

THAT Drainage Staff Report DSR-005/2026 respecting the Award of Tender for Drain Improvement of the Collver and Shafley Municipal Drains be received; and

THAT Council direct Staff to award the tender for the Improvement of the Collver and Shafley Municipal Drains to Anthony's Excavating Central Inc for \$1,446,022 +HST.

EXECUTIVE SUMMARY:

Township staff and Headway Engineering prepared a tender for the improvement of the Collver and Shafley Municipal Drains in accordance with the Township's procurement policy. Various contractors and local associations were notified of the advertisement on the Township website.

The Township received three bids and staff recommend the award of the project to Anthony's Excavating Central Inc. for \$1,446,022.00 + HST.

BACKGROUND:

The tender for the project was prepared by Headway Engineering staff and complies with the Township's procurement policy. The drain reconstruction project had been presented to Council through DSR-007-2019, DSR-008-2019, DSR-011-2019, DSR-012-2021, DSR-009-2025, DSR-006-2025, and DSR-001-2026.

Upon the tender closing on April 1, 2026, staff received 3 bids. The bids have been reviewed and meet the basic requirements of the Township as detailed in the original tender documents.

Company	Tender Price
Anthony's Excavating Central Inc.	\$1,446,022.00 + HST
Total Excavation Inc.	\$1,456,310.60 + HST
CRL Campbell Construction & Drainage Ltd.	\$1,843,000.50 + HST

OPTIONS/DISCUSSION:

1. Award the tender to Anthony's Excavating Central Inc. for \$1,466,022.00 + HST, **(Recommended)**.
2. Do not move forward with the Project and updated Engineer's Report (Not recommended).

FINANCIAL CONSIDERATIONS:

The Engineer originally estimated the Township's share of the project costs at \$383,784, based on a total project cost of \$1,928,267. As the project has now been awarded at a lower amount of \$1,466,022, the Township's share is expected to decrease accordingly.

The 2026 capital budget includes \$72,000 for the Collver Drain and \$280,880 for the Shafley Road Drain, for a combined allocation of \$352,880. These budgeted amounts are sufficient to fund the Township's share of the project costs.

The majority of the Township work will be completed adjacent to Smith Road, including the installation of 71m of 1200mm diameter culverts to protect Smith Road.

A Section 78 drain project is billable as well as eligible for a grant from OMAFA. Final costs to the Township would only be those assessed to the roads and lands of the Township, which are identified in the report, as per the Drainage Act R.S.O. 1990.

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 & Development Services | <input checked="" type="checkbox"/> Operations |
| <input checked="" type="checkbox"/> Fire | <input type="checkbox"/> Other: |

ATTACHMENTS:

Appendix A – Engineer Recommendation Letter

Respectfully submitted by,

Approved by,

Mark Jemison
Drainage Superintendent

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX "A"

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April 2, 2026

Mark Jemison
Drainage Superintendent
Township of Wainfleet
31940 Highway 3
Wainfleet, Ontario

Dear Mark,

**Re: Collver and Shafley Municipal Drains
Township of Wainfleet
Our Reference No. WNFLT-001 & WNFLT-002**

Three (3) sealed tenders for the Collver and Shafley Municipal Drains were opened on April 1, 2026, at the Township of Wainfleet's office.

Following the tender opening, the schedule of tender prices from each bid was reviewed by Headway Engineering to ensure correct unit price extensions and total tender prices. Following are the confirmed tender prices submitted (Plus HST):

Bidder	Bid Amount (Plus HST)	Completion Date
Anthony's Excavating Central Inc.	\$1,446,022.00	March 2027
Total Excavation Inc.	\$ 1,456,310.78	December 31, 2026
C.R.L. Campbell Construction & Drainage Ltd.	\$ 1,790,648.50	December, 2026

**The bid from Total Excavation Inc. was submitted as \$1,456,310.60 and the bid from C.R.L. Campbell Construction & Drainage Ltd. was submitted as \$1,843,000.50. These discrepancies would not have changed the order of the results.*

The Engineer's estimate for this project was **\$1,736,850** (Plus HST).

Based on this review, the bid from **Anthony's Excavating Central Inc.** in the amount of **\$1,446,022** (Plus HST) is the lowest price tendered and meets all of the requirements stipulated in the tender documents. Likewise, it is our recommendation to award the contract for construction of the above noted drain to **Anthony's Excavating Central Inc.**

We trust this meets your requirements at this time; however, should you have any questions regarding this information, please feel free to contact our office.

Yours truly,



Adam Hall
Project Coordinator
HEADWAY ENGINEERING

AH/

TO: Mayor Grant & Members of Council
FROM: Mark Jemison, Drainage Superintendent
DATE OF MEETING: April 14, 2026
SUBJECT: Drain Abandonment Request – CSW #46

RECOMMENDATION(S):

THAT Drainage Staff Report DSR-006/2026 respecting CSW #46 Abandonment Report, be received; and

THAT the draft Abandonment by-law attached as Appendix “C” be adopted.

EXECUTIVE SUMMARY:

Township staff have identified maintenance issues on CSW 46 adjacent to Sider Road. Maintenance options are limited in complying with the Drainage Act. As the only assessed property owner, the Township can abandon the municipal drain and manage the ditch as part of the road network.

BACKGROUND:

Following the spring melt, bank sliding was identified in CSW #46 on the shoulder of Sider Road. The 1969 engineering design for the CSW #46 is dated and limits the amount of bank stabilization that can be completed in compliance with the Drainage Act utilizing the existing engineer’s report.

As per Section 84(2) of the Drainage Act, Council can initiate the abandonment of drainage works. As the Township of Wainfleet is the only landowner identified in the last revised assessment roll, there are no other property owners that need to be notified.

Staff recommend accepting the request for abandonment, which will allow the Township to maintain the road ditch as part of the road network.

Staff also recommends that a by-law be prepared to abandon CSW #46.

OPTIONS/DISCUSSION:

- 1) Council authorize staff to abandon CSW #46 in accordance with the *Drainage Act* (Recommended).
- 2) Do not support the request for abandonment (Not recommended).

FINANCIAL CONSIDERATIONS:

Once the abandonment is complete, the Township can maintain the former CSW #46 as any other road ditch, utilizing the public works operating budget.

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 checked="" type="checkbox"/> Fire | <input type="checkbox"/> Other: |

ATTACHMENTS:

- 1) Appendix A - Request for abandonment
- 2) Appendix B - CSW 46 Drain Abandonment Mapping
- 3) Appendix C - Draft by-law

Respectfully submitted by,

Approved by,

Mark Jemison
Drainage Superintendent

Mallory Luey
Chief Administrative Officer/Treasurer

APPENDIX "A"

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To:

Township of Wainfleet

Re: Abandonment of drainage works or part thereof described as:

CSW #46

(Name and description of drainage work or part thereof to be abandoned)

Take notice that the Council of the Corporation of the **Township** of **Wainfleet**

- In accordance with section 84(1), has received a request from landowners for the abandonment of this drainage works or part thereof. The municipality intends to act on this request.
- In accordance with section 84(2), has decided upon its own initiative, to abandon the above described drainage works or part thereof.

If you have concerns about the proposed abandonment of the drainage works or part thereof, you have ten days from the date this notice was sent to notify the clerk that you require the report of an engineer to be made on this proposed abandonment.

A copy of the form "Notice that Report of Engineer is required for the Proposed Abandonment of a Drain" is available at the municipal office or online at www.ontario.ca/drainage.

If after ten days an engineer's report has not been requested, the municipality intends to pass a by-law abandoning the drainage works or part thereof.

Name of Clerk (Last Name, First Name)

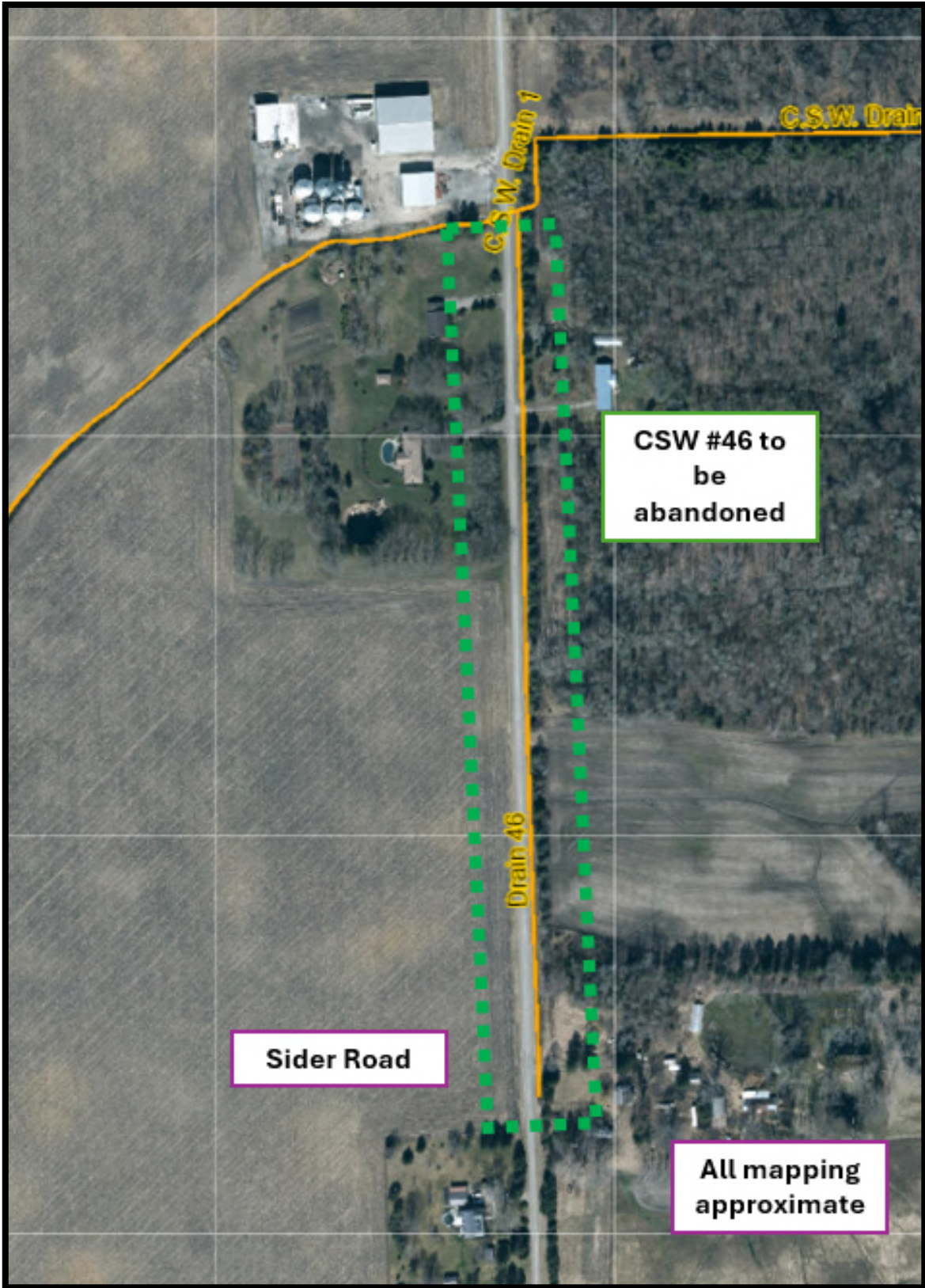
Chrastina, Amber

Signature of Clerk

Date (yyyy/mm/dd)



APPENDIX "B"



APPENDIX "C"

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 0XX-2024

Being a by-law to provide Abandonment of the CSW #46 Drain for drainage works in the Township of Wainfleet in the Region of Niagara

WHEREAS pursuant to Section 84(1) of the Drainage Act, R.S.O. 1990, the Council of the Township of Wainfleet has received a request for the abandonment of the CSW #46 Drain,

AND WHEREAS notice of Council's intention to abandon a section of the drain has been provided to all affected owners and no request for an engineer's report on the abandonment has been received.

AND WHEREAS Council is of the opinion that the abandonment of the drain is desirable;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet pursuant to the Drainage Act **HEREBY ENACTS AS FOLLOWS:**

1. That the CSW #46 Drain be and is hereby abandoned pursuant to Section 84 of the Drainage Act. R.S.O. 1990.
2. That the effective date of this By-law shall be the date of final passage thereof.

BY-LAW READ AND PASSED THIS 14TH DAY OF APRIL, 2026

B. Grant, MAYOR

A. Chrastina, CLERK

I, Amber Chrastina, Clerk of the Corporation of the Township of Wainfleet certify that the above By-law was duly passed by the Council of the Corporation and is a true copy thereof.

A. Chrastina, CLERK

TO: Mayor Grant & Members of Council
FROM: Richard Nan, Manager of Operations
DATE OF MEETING: April 14, 2026
SUBJECT: Municipal Speed Reduction

RECOMMENDATION(S):

THAT Public Works Staff Report PWSR-007/2026 Municipal Speed Reduction be received; and

THAT Council provide staff with direction for implementation.

EXECUTIVE SUMMARY:

During the Regular Council Meeting dated November 18, 2025, Council reviewed staff report PWSR-022-2025 regarding Speed Limit Reduction. This report was brought forward after Council received correspondence regarding speeding on Hewitt Road. Staff presented a fulsome report outlining the various Provincial and Municipal Legislations that may impact the decisions of Council.

Council by general consent, directed staff to report back in 2026, with any confirmed funding available through the Niagara Region Vision Zero initiative, which could offset costs associated with implementing a Township-wide speed reduction.

BACKGROUND:

The Township's road network is primarily rural, and because Wainfleet is currently listed under Ontario Regulation 8/03, the default speed limit on roads outside built-up areas is 80 km/h. This "rural designation" also allows off-road vehicles (such as ATVs and side-by-sides) to use municipal roads without the Township needing to pass a by-law.

As staff have noted previously, Wainfleet is listed in O. Reg. 8/03, which means that the default speed limit for roads outside built-up areas of the Township is 80 km/h.

However, subsection 128(2) of the *Highway Traffic Act* (HTA) allows Council to pass by-laws to set different speed limits for all or part of a road under the Township's jurisdiction, if it is less than 100 km/h. This includes setting different speed limits for roads that would otherwise have a speed limit of 80 km/h. As a result, it is not necessary to ask the province to amend O. Reg. 8/03.

Ontario. Reg. 316/03. Section 2 says that off-road vehicles cannot be driven on highways except (a) as specified in Part II of the regulation; (b) as permitted by Part IV of the

regulation; or (c) as permitted by clause 2(2)(a) of the *Off-Road Vehicles Act* (which pertains to crossing a highway).

Part II of the regulation consists of sections 2 to 5. Sections 3 and 4 of O. Reg. 316/03 state that off-road vehicles cannot be driven on the roads listed in Schedule A (parts of various King's Highways) and Schedule B (secondary and tertiary King's Highways) unless certain requirements are met. That does not affect us as Township roads are not listed in Schedule A or Schedule B.

Subsection 4.1(1) of O. Reg. 316/03 says off-road vehicles cannot be driven on municipal roads unless there is a by-law to permit it and the requirements of Part III of the regulation are complied with. Subsection 4.1(2) removes the requirement for a by-law where the municipality is listed in O. Reg. 8/03 but still requires compliance with Part III. However, subsection 4.1(3) says that an off-road vehicle driven on a road in accordance with subsection 4.1(2) "*is subject to any applicable prohibition or limitation set out in a by-law*" made by Council under section 198.1(3) of the *HTA*. In other words, Council can still pass a by-law prohibiting or limiting off-road vehicles on Township roads even though the Township is listed in O. Reg. 8/03.

If Council chooses to allow off-road vehicles on Township roads, then the Township will remain listed in O. Reg 8/03, and no amendment will be required.

If Council chooses to reduce the speed limit throughout the municipality, then staff will be required to review the road classifications as it relates to Minimum Maintenance Standards (MMS) and make any necessary changes at that time.

Staff reviewed the entry points to the Township related to the potential installation of signage that would notify the motoring public of the speed limits on all roadways in Wainfleet. Seventeen (17) such locations were identified and would require additional permitting for signage installation on Provincial Highways and Regional Roads. The cost of the MTO permits are \$520.00, with Regional permits costing \$570.00, per location. The cost to install a sign with a post at each location is \$275.00. For reference, any sign installations that may be recommended for related traffic issues, such as excessive speeding on specific roads, high- volume roads, or longer concession roads, will add \$250.00 per location to assist in identifying the speed limit on that particular road.

The final consideration relates to the current By-law to Regulate Traffic and Parking in the Township. Specifically, modification may be required to Schedule H, which lists specific Speed Limits on Bridges and Highways in Wainfleet..

As Council is aware, while the municipality may implement the reduction of speed limits within the Township, a meaningful difference in driver behaviour will require the assistance of other agencies to provide the necessary enforcement to induce and achieve compliance over the longer term.

Enforcement Considerations

While Council may implement reduced speed limits through by-law, achieving meaningful compliance would require increased enforcement in coordination with Niagara Regional Police Service or other agencies.

As requested by Council, staff have received confirmation that Wainfleet will receive \$11,814.00 from the Niagara Region's Vision Zero initiative.

Below are the options that were contained in PWSR-022-2025 for consideration.

OPTIONS/DISCUSSION:

1. Council may choose to remain in the current 'Rural' status and add certain roads to the list in the current traffic By-law with a reduced speed limit. Staff would then prepare an amending By-law to be brought forward at a future Council meeting.
2. Council may choose to remain in the current 'Rural' status and add certain roads to the list in the current traffic By-law with a reduced speed limit and direct the Manager of Operation to prepare a complete list of recommended roads and sign locations for the full implementation of reduced speed throughout the Township, utilizing **60** km/hr as the base speed limit for presentation at a future meeting.
3. Council may choose to remain in the 'Rural' status and add certain roads to the list in the current traffic By-law with a reduced speed limit and direct the Manager of Operation to prepare a complete list of recommended roads and sign locations for the full implementation of reduced speed throughout the Township utilizing **70** km/hr as the base speed limit for presentation at a future meeting.
4. Council may choose to direct the Manager of Operations to implement the reduction of Speed Limits throughout the Township to **50 or 60** km/hr.
5. Council may choose to keep the processes and Township speed limits as is.

FINANCIAL CONSIDERATIONS:

Council's chosen option will determine the full cost of implementation. For example, the installation at the entry points only, with permitting, will cost approximately \$11,315.00. Any additional signage added will be \$250.00 per location. A more fulsome project-based budget figure will be available at a future date when the final tally of locations is determined based on Council direction.

As noted above, the Township has received \$11,814.00 from the Niagara Region's Vision Zero initiative.

OTHERS CONSULTED:

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

- Finance
- Communications
- Operations
- Other:

ATTACHMENTS: None

Respectfully submitted by,

Approved by,

Richard Nan
Manager of Operations

Mallory Luey
Chief Administrative Officer/Treasurer



AORS
PROMOTING KNOWLEDGE. PURSUING EXCELLENCE.

March 10, 2026

Township of Wainfleet
Attn: Mayor Brian Grant
PO Box 40
Wainfleet, ON L0S 1V0

Attention: Mayor Brian Grant and Council

Re: Mark Jemison CRS

Dear Mayor and Council Members:

On behalf of the Association of Ontario Road Supervisors (AORS), I would like to congratulate your employee, **Mark Jemison** for their recent **Certified Road Supervisor** certification. As well, thank you for supporting your employee and we encourage you to publicly acknowledge this achievement.

AORS has been serving public works professionals since 1961. In 1996 AORS was granted – by Provincial Legislation – the exclusive right to use the designation ‘Certified Road Supervisor’ (CRS). The four levels of Certification – Associate, CRS, Intermediate and Senior – have mandatory experience and education criteria established by the AORS Education Committee and Certification Board. Certified individuals may publicize their credential by using initials after their names and we would certainly encourage your employee to do so.

Certification is important for your Municipality because it increases corporate ‘professionalism’, accountability and morale. Certified Road Supervisors use their broad base of knowledge to make confident decisions and therefore serve Council and public more effectively.

AORS is committed to the training and development of experienced, reliable and efficient personnel for the construction and maintenance of public roads in rural and urban municipalities across Ontario.

Thank you again for supporting AORS and for helping us meet our objectives.

Yours truly,

Kelly Elliott
Interim Executive Director, Marketing & Communications Specialist

cc. Mark Jemison CRS

268 Maiden Lane, Suite 206, P.O. Box 2669, St. Marys, ON N4X 1A4
Tel: 226.661.2002 • Fax: 226.661.2003 • admin@aors.on.ca • www.aors.on.ca

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

March 27, 2026

CL 6-2026, March 26, 2026**PWC 3-2026, March 10, 2026****PW 10-2026, March 10, 2026****LOCAL AREA MUNICIPALITIES****SENT ELECTRONICALLY****Extension of the Niagara Regional Courts Inter-Municipal Agreement (Amendment 3)**
PW 10-2026

Regional Council, at its meeting held on March 26, 2026, passed the following recommendations of its Public Works Committee:

That Report PW 10-2026, dated March 10, 2026, respecting Extension of the Niagara Regional Courts Inter-Municipal Agreement (Amendment 3), **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That an extension to the term of the existing Amending Agreement to the Niagara Region Courts Inter-Municipal Agreement (NRCIMA) (being Amendment 2 dated October 13, 2022) of 3 years **BE APPROVED** for purposes of continuing the Red Light Camera (RLC) Program as described in Report PW 10-2026;
2. That the extension agreement (being Amendment 3 to the NRCIMA) **BE PREPARED** in a form satisfactory to the Director of Legal and Court Services, including amendments necessary to reflect the conclusion of the Automated Speed Enforcement program in accordance with legislative changes as described in Report PW 10-2026;
3. That the Regional Chair and Regional Clerk **BE AUTHORIZED** to execute the Amending Agreement (Amendment 3) to the NRCIMA once finalized, subject to approval by all 12 local area municipalities; and
4. That this report **BE CIRCULATED** to the 12 local area municipalities and that the 12 local area municipalities **BE REQUESTED** to approve the execution of the Amending Agreement (Amendment 3) to the NRCIMA to continue the Red Light Camera (RLC) program.

A copy of Report PW 10-2026 is enclosed for your reference.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann-Marie Norio". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ann-Marie Norio

Regional Clerk

rh

CLK-C 2026-030

cc: F. Tassone, Director, Transportation Services
S. Fraser, Associate Director, Transportation Planning
L. De Angelis, Commissioner, Public Works
K. Ward, Executive Assistant to the Commissioner, Public Works

Subject: Extension of the Niagara Regional Courts Inter-Municipal Agreement (Amendment 3)

Report to: Public Works Committee

Report date: Tuesday, March 10, 2026

Recommendations

1. That an extension to the term of the existing Amending Agreement to the Niagara Region Courts Inter-Municipal Agreement (NRCIMA) (being Amendment 2 dated October 13, 2022) of 3 years **BE APPROVED** for purposes of continuing the Red Light Camera (RLC) Program as described in Report PW 10-2026;
2. That the extension agreement (being Amendment 3 to the NRCIMA) **BE PREPARED** in a form satisfactory to the Director of Legal and Court Services, including amendments necessary to reflect the conclusion of the Automated Speed Enforcement program in accordance with legislative changes as described in Report PW 10-2026;
3. That the Regional Chair and Regional Clerk **BE AUTHORIZED** to execute the Amending Agreement (Amendment 3) to the NRCIMA once finalized, subject to approval by all 12 local area municipalities; and
4. That this report **BE CIRCULATED** to the 12 local area municipalities and that the 12 local area municipalities **BE REQUESTED** approve the execution of the Amending Agreement (Amendment 3) to the NRCIMA to continue the Red Light Camera (RLC) program.

Key Facts

- The purpose of this report is to seek Council's approval of an extension to the current amendment to the NRCIMA to continue the RLC program as part of the Region's broader Vision Zero Road Safety initiative.
- The three-year term of the NRCIMA amendment adopted at the launch of RLC and Automated Speed Enforcement (ASE) to support the financial sustainability of those programs will conclude in September 2026.
- The proposed Amendment extends the term by 3 years to September 2029 and recognizes the conclusion of the ASE program as a result of legislative changes.

- All other terms of the agreement remain unchanged, including the apportionment of costs and revenues.
- Preliminary RLC results indicate a moderate reduction in serious collision types and a 29.4% decrease in the number of tickets issued monthly from 2024 to 2025.
- The proposed 3-year extension (Amendment 3) will allow staff to continue operating the RLC program based on the existing terms as previously approved by Regional Council and the 12 local area municipalities and further evaluate its safety benefits as part of the Vision Zero Road Safety initiative.

Financial Considerations

The proposed extension agreement (being Amendment 3 to the NRCIMA) remains unchanged as it relates to the apportionment of revenues and costs, known as net revenues. Net revenues are shared equally with 50% allocated to the local area municipalities and 50% allocated to the Region. In the event that net revenues result in a deficit position, meaning revenues do not cover the costs to administer the programs, the Region will cover these costs until such time that net revenues are realized. At that time, any deficits resulting from previous years will first be deducted before determining any net distribution. Any net revenues resulting from the RLC program must continue to be reinvested into road safety programs.

Specifically, for the RLC program, the 2026 budget to administer the program through both Court Services and Transportation Services has been adjusted to reflect zero net revenues. Further analysis will be completed as more information becomes available regarding the RLC program and will be utilized to support the budget process for 2027 and the 2028/2029 multi-year budgets.

Analysis

NRCIMA Background

The Niagara Regional Court Intermunicipal Agreement (NRCIMA) was first approved in 2000, as a result of the transfer of the Provincial Offences Court from the Province to the Region, reflecting that the Region would undertake the court administration, support and prosecution programs, and operation of Provincial Offences Court on behalf of all municipalities in Niagara.

In 2022, an amendment to the NRCIMA (Amendment 2) was approved to reflect the introduction of RLC and ASE charges. This amendment recognized that the resources and costs to implement and operate these two programs are unique and are to be

tracked and reported separately from those for base Courts Services charges to support reinvestment of program revenues into road safety initiatives. The amendment also provided a financial framework that recognized the significant upfront investment by the Region to launch the program, while allowing for net revenue sharing with the local area municipalities.

This Amendment (Amendment 2) is currently in effect, covering a three-year term from September 2023 to September 2026. This term began with the issuance of the first ASE tickets in September 2023.

NRCIMA Amendment 3

With the upcoming conclusion of the current amendment term (Amendment 2) in September 2026, an extension is required to support the ongoing operation of the RLC program on the existing terms as previously approved by the 12 local area municipalities and the Region.

The proposed amendment (NRCIMA Amendment 3) will:

- Extend the term of the existing amendment by 3 years to September 2029; and
- Add references to recognize the conclusion of the ASE program in November 2025 as a result of legislative changes. In accordance with Bill 56, the “Building a More Competitive Economy Act”, which eliminated the authority of municipalities to operate ASE effective November 14, 2025, the amendment will recognize that no new ASE charges will be issued as of that date, however any ASE charges issued prior to that date will continue to be processed in accordance with the agreement.

All other terms of the agreement remain unchanged, including the apportionment of costs and revenues. Collected fines will be used first to cover program costs as defined in Amendment 2. If collected fines are more than program costs, net fines will be distributed “50/50” between the Region and local area municipalities for re-investment in road safety initiatives.

Approval Process

As the NRCIMA is a joint agreement between the Region and the 12 local area municipalities regarding the operation of Niagara Courts, all 13 parties must approve the proposed Amendment 3. This report seeks the Region’s initial approval of Amendment 3.

Subject to Regional Council approval, the report and draft Amendment 3 will be circulated to the 12 local area municipalities for their respective review and approval. Transportation and Legal Services staff will support local area municipality staff through this process and attend local Council meetings as required.

Subject to approval by all 12 local area municipalities, Amendment 3 will be finalized and executed on behalf of the Region in accordance with this report.

Red Light Camera Program

RLCs detect and capture images of vehicles entering an intersection when the traffic signal is red. They help reduce severe collision types such as angle and head-on collisions at signalized intersections, as one component of the Region's broader Vision Zero Road Safety initiative. 10 RLCs are currently in operation at signalized intersections across the region.

Parallel report PW 9-2026 provides detail on the safety benefits of the program to-date including a moderate decrease in the serious head-on and angle collision types RLCs are intended to prevent and a 29.4% reduction in the number of tickets issued monthly (329 in 2024 to 232 in 2025). This indicates a reduction in red-light running at RLC equipped intersections.

Staff recommend the continuation of the program based on these results. The extension of the program will allow for the collection of additional data to support future consideration of expansion of the program in collaboration with the LAMS.

Staff will return to Council with any future recommendations for expansion, which would occur in alignment with the NRAMCA amendment if approved.

Alternatives Reviewed

Do Not Approve the Amendment (Not Recommended)

This is not recommended as the financial viability of the program is based on the Region's ability to recover program costs from collected fines, as authorized by the proposed Amendment.

Relationship to Council Strategic Priorities

The overall Vision Zero Road Safety initiative is an identified action under the 'Equitable Region' strategic focus area. The Equitable Region focus is to "provide opportunities for

a safe and inclusive Niagara by listening and responding to our community needs and planning for future growth”.

Other Pertinent Reports

- [PW 16-2025 - Vision Zero Road Safety Strategic Plan](#)
<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=dc06e20b-31d1-4a80-9252-b606a4e5689f&Agenda=Merged&lang=English&Item=13&Tab=attachments>
- [PW 11-2023 - Implementation of Red Light Cameras \(RLC\) Across Niagara Region](#)
<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=16e110c9-712b-4fbe-9436-07c97c48c1ab&Agenda=Merged&lang=English&Item=12&Tab=attachments>
- [CSD 81-2020 – Amending Agreement to the Niagara Region Inter-Municipal Agreement](#)
<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=0d5b3b54-9efd-4103-a0bb-84a45a69f24d&Agenda=Agenda&lang=English&Item=14&Tab=attachments>
- [PW 64-2019 - Vision Zero Road Safety Program](#)
<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=277bcf05-71ce-4d77-867e-5e839b3f87be&Agenda=Agenda&lang=English&Item=13&Tab=attachments>
- [PW 36-2019 – Red Light Camera](#)
<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=5a991a11-6ca0-4f35-b766-37bd8f2814fd&Agenda=Agenda&lang=English&Item=14&Tab=attachments>

Prepared by:

Frank Tassone, C.E.T.
Director, Transportation Services
Public Works

Recommended by:

Lisa De Angelis, RPP, P. Eng.
Commissioner Public Works
Public Works

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Morgan Young, Legal Counsel; Miranda Vink, Associate Director Court Services; Scott Crocco, Senior Legal Counsel Litigation; Peter Vujic, Manager Road Safety; Taimur Usman, Project Manager Road Safety; and reviewed by Frank Tassone, Director Transportation Services; Jason Misner, Communications Consultant, Brian McMahon, Program Financial Specialist; Renee Muzzell, Associate Director Program Financial Support; and Donna Gibbs, Director Legal and Court Services.

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 007-2026

Being a by-law to provide for drainage works in the Township of Wainfleet in the Region of Niagara.

WHEREAS the Council of the Township of Wainfleet has procured a report under Section 78 of the Drainage Act for the improvement of the Shafley Road Drain;

AND WHEREAS the report dated December 18, 2025, has been authored by Stephen Brickman, P. Eng. Headway Engineering and the attached report forms part of this by-law;

AND WHEREAS the estimated total cost of the drainage works is \$626,600.00;

AND WHEREAS \$299,302.00 is the amount to be contributed by the Township of Wainfleet for the drainage works;

AND WHEREAS the Council is of the opinion that drainage of the area is desirable;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet pursuant to the Drainage Act **HEREBY ENACTS AS FOLLOWS:**

1. The attached report is adopted and the drainage works is authorized and shall be completed as specified in the report.
2. The Corporation of the Township of Wainfleet may borrow on the credit of the corporation the amount of \$626,600.00, being the amount necessary for the improvement of the drainage works. This project will not be debentured.
3. This By-law comes into force on the passing thereof and may be cited at the "Shafley Road Drain Improvement By-law".

BY-LAW READ A FIRST TIME THIS 12TH DAY OF FEBRUARY, 2026.

BY-LAW READ A SECOND TIME THIS 12TH DAY OF FEBRUARY, 2026.

PROVISIONALLY ADOPTED THIS 12TH DAY OF FEBRUARY, 2026.

B. Grant, MAYOR

A. Chrastina, CLERK

BY-LAW READ A THIRD TIME AND FINALLY ENACTED THIS 14TH DAY OF APRIL, 2026.

Brian Grant, MAYOR

A. Chrastina, CLERK

I, Amber Chrastina, Clerk of the Corporation of the Township of Wainfleet certify that the above By-law was duly passed by the Council of the Corporation and is a true copy thereof.

A. Chrastina, CLERK

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 008-2026

Being a by-law to provide for drainage works in the Township of Wainfleet in the Region of Niagara.

WHEREAS the Council of the Township of Wainfleet has procured a report under Section 78 of the Drainage Act for the improvement of the Collver Drain;

AND WHEREAS the report dated December 18, 2025, has been authored by Stephen Brickman, P. Eng. Headway Engineering and the attached report forms part of this by-law;

AND WHEREAS the estimated total cost of the drainage works is \$1,714,000.00;

AND WHEREAS \$84,138.00 is the amount to be contributed by the Township of Wainfleet for the drainage works;

AND WHEREAS the Council is of the opinion that drainage of the area is desirable;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet pursuant to the Drainage Act **HEREBY ENACTS AS FOLLOWS:**

1. The attached report is adopted and the drainage works is authorized and shall be completed as specified in the report.
2. The Corporation of the Township of Wainfleet may borrow on the credit of the corporation the amount of \$1,714,000.00, being the amount necessary for the improvement of the drainage works. This project will not be debentured.
3. This By-law comes into force on the passing thereof and may be cited at the "Collver Drain Improvement By-law".

BY-LAW READ A FIRST TIME THIS 12TH DAY OF FEBRUARY, 2026.

BY-LAW READ A SECOND TIME THIS 12TH DAY OF FEBRUARY, 2026.

PROVISIONALLY ADOPTED THIS 12TH DAY OF FEBRUARY, 2026.

B. Grant, MAYOR

A. Chrastina, CLERK

BY-LAW READ A THIRD TIME AND FINALLY ENACTED THIS 14TH DAY OF APRIL, 2026.

Brian Grant, MAYOR

A. Chrastina, CLERK

I, Amber Chrastina, Clerk of the Corporation of the Township of Wainfleet certify that the above By-law was duly passed by the Council of the Corporation and is a true copy thereof.

A. Chrastina, CLERK

**THE CORPORATION OF THE
TOWNSHIP OF WAINFLEET**

BY-LAW NO. 017-2026

Being a by-law to establish estimates and
tax rates for the year 2026.

WHEREAS Section 312(2) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended (the "Act"), provides that for the purposes of raising the general local municipal levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality; and

WHEREAS Section 312(6) of the Act provides that the tax rates levied under subsection (2) shall be set so that when levied on the applicable assessment, an amount equal to the general local municipal levy is raised and the tax rates for the different property classes must be in the same proportion to each other as the tax ratios established under section 308 of the Act; and

WHEREAS Section 308 of the Act requires an upper-tier municipality to pass a by-law establishing tax ratios and subclasses for all lower-tier municipalities within the Region; and

WHEREAS The Regional Municipality of Niagara has, through By-law 2026-16, established the tax ratios for the 2026 taxation year applicable to all property classes; and

WHEREAS the Region of Niagara has, through By-law 2026-16, established the 2026 upper-tier tax rates for the general Regional levy, Waste Management levy, and Transit levy; and

WHEREAS pursuant to Sections 257.7(1) and 257.12(1) of the Education Act, R.S.O. 1990, c. E.2, the Minister of Finance has, by regulation, prescribed the 2026 education tax rates to be levied by all municipalities; and

WHEREAS the Township of Wainfleet is required, pursuant to the Municipal Act, 2001 and the Education Act, to levy and collect taxes on the whole rateable property in the Township according to the last returned assessment roll; and

WHEREAS it is necessary for the Council of The Corporation of the Township of Wainfleet to levy municipal tax rates for the 2026 taxation year in accordance with the approved 2026 Municipal Budget; and

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

THAT for the 2026 taxation year, the municipal tax rates to be levied upon each property class and subclass in the Township of Wainfleet, based on current value assessment and calculated in accordance with the Act, are hereby established as set out in Schedule “B”, attached to and forming part of this By-law; and

THAT the levy imposed by this By-law shall be reduced by the amount of the interim tax levy approved under By-law 043-2025; and

THAT payments in lieu of taxes due to the Township of Wainfleet shall be calculated based on the assessment roll and the municipal tax rates established for the 2026 taxation year; and

THAT taxes payable in respect of railway rights-of-way and utility transmission corridors shall be levied in accordance with the regulations prescribed by the Minister of Finance under the Municipal Act, 2001; and

THAT taxes shall become due and payable in two (2) installments, and the due dates shall be: **July 31st and October 1st, 2026**; and

THAT taxes are payable at the Township of Wainfleet Municipal Offices, Wainfleet, Ontario, online or at any major financial institution in Ontario. All payments are to be made in Canadian funds only; and

THAT a penalty of 1.25% shall be imposed on the first day of default on any unpaid installment, and interest of 1.25% per month shall be imposed for each month thereafter in which default continues, as authorized by Section 345 of the Act; and

THAT Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy; and

THAT the Collector shall mail, email or cause to be mailed the notice of taxes due to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed notice specifying the amount of taxes payable; and

THAT the Treasurer is authorized to accept partial payments on account of taxes owing and to issue receipts for such payments. No partial payments shall be accepted on accounts where a tax arrears certificate has been registered, except in accordance with an extension agreement under Section 378 of the Act; and

THAT this by-law shall come into force, take effect and be passed upon the final passage thereof.

BY-LAW READ AND PASSED APRIL 14, 2026

B. Grant, MAYOR

A. Chrastina, CLERK

SCHEDULE "A" TO BY-LAW NO. 017-2026

	Tax Levy	Total Levy	Share %
Township Purposes			
General Purposes	\$10,247,806		
Total Township Purposes		\$10,247,806	47%
Regional Purposes			
General Purposes	8,641,679		
Waste Management Purposes	666,480		
Transit Purposes	267,997		
Total Regional Purposes		9,576,156	44%
Education Purposes			
English Public	1,608,433		
English Separate	309,052		
French Public	10,002		
French Separate	14,897		
Total Education Purposes		1,942,384	9%
Total Tax Levy		\$21,766,346	100%

SCHEDULE “B” TO BY-LAW NO. 017-2026

2026 TAX RATES – TOWNSHIP OF WAINFLEET

Description	Code	Wainfleet Tax Rate	Region Tax Rate	Waste Management Tax Rate	Transit Tax Rate	Education Tax Rate	2026 Total Tax Rate
Residential/Farm	RT	0.00918010	0.00774131	0.00059704	0.00024007	0.00153000	0.01928852
Multi-Residential	MT	0.01808479	0.01525038	0.00117617	0.00047294	0.00153000	0.03651428
New Multi-Residential	NT	0.00918010	0.00774131	0.00059704	0.00024007	0.00153000	0.01928852
Farmland	FT	0.00229502	0.00193533	0.00014926	0.00006002	0.00038250	0.00482213
Farmland Awaiting Development Phase 1	R1	0.00688507	0.00580598	0.00044778	0.00018005	0.00114750	0.01446638
Farmland Awaiting Development Phase 2		class rate	class rate	class rate	class rate	class rate	class rate
Commercial	CT	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Commercial - On Farm Business	C7	0.01592655	0.01343040	0.00103580	0.0004165	0.00220000	0.03300925
Commercial Vacant Unit	CU	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Commercial Vacant Land	CX	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
New Construction Commercial	XT	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Shopping Centre	ST	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Shopping Centre Vacant Unit	SU	0.01592655	0.01343040	0.00103580	0.0004165	0.00880000	0.03960925
Industrial	IT	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Industrial - On Farm Business	I7	0.02414365	0.02035965	0.00157022	0.00063138	0.00220000	0.04890490
Industrial Vacant Unit	IU	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Industrial Vacant Land	IX	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
New Construction Industrial	JT	0.02414365	0.02035965	0.00157022	0.00063138	0.00880000	0.05550490
Pipeline	PT	0.01562544	0.01317648	0.00101622	0.00040862	0.00880000	0.03902676
Managed Forests	TT	0.00229502	0.00193533	0.00014926	0.00006002	0.00038250	0.00482213
Landfill Sites	HT	0.02699188	0.02276147	0.00175545	0.00070587	0.00880000	0.06101467
Aggregate Extraction	VT	0.01964585	0.01656677	0.00127769	0.00051376	0.00511000	0.04311407

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 018-2026

Being a by-law to provide Abandonment of the CSW #46 Drain for drainage works in the Township of Wainfleet in the Region of Niagara

WHEREAS pursuant to Section 84(1) of the Drainage Act, R.S.O. 1990, the Council of the Township of Wainfleet has received a request for the abandonment of the CSW #46 Drain,

AND WHEREAS notice of Council's intention to abandon a section of the drain has been provided to all affected owners and no request for an engineer's report on the abandonment has been received.

AND WHEREAS Council is of the opinion that the abandonment of the drain is desirable;

NOW THEREFORE the Council of the Corporation of the Township of Wainfleet pursuant to the Drainage Act **HEREBY ENACTS AS FOLLOWS:**

1. That the CSW #46 Drain be and is hereby abandoned pursuant to Section 84 of the Drainage Act. R.S.O. 1990.
2. That the effective date of this By-law shall be the date of final passage thereof.

BY-LAW READ AND PASSED THIS 14TH DAY OF APRIL, 2026

B. Grant, MAYOR

A. Chrastina, CLERK

I, Amber Chrastina, Clerk of the Corporation of the Township of Wainfleet certify that the above By-law was duly passed by the Council of the Corporation and is a true copy thereof.

A. Chrastina, CLERK

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 019-2026

Being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet at its Regular Meeting of Council held April 14, 2026

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 of Council held April 14, 2026, 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 14TH DAY OF APRIL, 2026

B. Grant, MAYOR

A. Chrastina, CLERK