



H02/2026

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

APRIL 15, 2026, at 4:00 P.M.

TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS

PRESENT: D. Chase Chair
 S. McMillan Member
 R. Leone Member
 M. Feduck Member
 G. Balicki Member

REGRETS: None.

STAFF PRESENT: S. Ivins Planner
 D. Scott Secretary – Treasurer, Planning Technician

1. Call to Order

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

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

3. Requests for Adjournment

None.

4. Adoption of Minutes

a) Minutes of the Committee of Adjustment Hearing held February 18, 2026

Motion COA-006-2026

Moved by Member Feduck

Seconded by Member McMillan

“THAT the minutes of the Committee of Adjustment Hearing scheduled February 18, 2026, be adopted as circulated.”

CARRIED

5. Applications for Minor Variance

a) A02/2026W – Happy Patel on behalf of Octane One Inc. (62078 Regional Road 24)

The subject property is located on the west side of Regional Road 24, south of Regional Road 27, within the hamlet of Beckett's Bridge. The subject property is zoned Hamlet Commercial – C1.

An application for a minor variance has been submitted to request relief from the following provisions of Zoning By-law 034-2014 to permit the construction of a gas bar canopy on the subject property:

Section of By-law	By-law Requirement	Application Request	Difference
Section 4.11 c) Permitted Yard Encroachments	1.5 m	3.0 m	1.5 m
Section 8.2.2.2 c) Fuel Pump Yard Setback	5.0 m	3.0 m	2.0 m

Representation

Happy Patel, agent, was present to represent the application.

Correspondence

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

1. Niagara Region Public Works – Infrastructure Planning and Development Division
2. Township of Wainfleet By-Law Department
3. Township of Wainfleet Drainage Department
4. Niagara Peninsula Conservation Authority
5. Township of Wainfleet Building Department
6. Township of Wainfleet Planning Department

Comments

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

Member Leone asked for clarification about the fuel truck path, and why it was located on the site plan where it was. The Planner stated that it was the path in which the fuel truck would attend the sight, and it was revised as the Region did not want the path through the regional right-of-way. Member McMillan asked whether road widening is on both sides of Regional Road 27. The Planner said that as of the date of the meeting, the widening is just for the side of the road on which the subject property is situated.

The agent stated that they are working to satisfy all requirements from the Township, Region, and other agencies; and that the application before the Committee is one of those requirements. Chairperson Chase asked if the residence would be part of the owner's plans going forward. The agent said that it would be for now. Chairperson Chase then asked the Planner if the residence is permitted under the Township Zoning By-law 034-2014. The Planner said that it is permitted as an accessory use to the principal gas station use. Clarification was also given regarding the road widening for the committee. Even though the fuel truck path is within the regional road allowance, regional staff is satisfied with its location, given the location of the fuel pumps. The agent concluded that the property is a gateway to the Township, and he further explained the need for the minor variance.

Decision

Motion COA-007-2026

Moved by Member McMillan

Seconded by Member Balicki

"THAT the application for Minor Variance A02/2026W made by Happy Patel on behalf of Octane One Inc. be approved subject to the following condition(s):

1. That the concurrent Site Plan Application (File No. SP01/2026W) be approved."

CARRIED

6. Application for Validation of Title

a) B01/2026W – Carlo Gualtieri on behalf of Elizabeth Csanig (52684 Priestman Road)

The subject property is located on the west side of Priestman Road, between Willford Road and Highway #3, and is known municipally as 52684 Priestman Road (Assessment Roll Number 271400001104400). The subject property was acquired by William Frank Csanig on September 27, 1968, from his parents Anton Csanig and Barbolla Csanig. This transaction was in violation of the Planning Act as Anton and Barbolla owned an abutting parcel of land at that time, and a consent application would have been required to transfer the property to William. There was a subsequent transaction on April 8, 1969, to William Frank Csanig and Elizabeth Csanig as joint tenants.

An application has been made for validation of title to recognize the subject property as a conveyable property despite previous transactions contravening the Planning Act.

Representation

Carlo Gualtieri, agent, was present to represent the application.

Comments

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

Member McMillan noticed that the various documents provided with the application had different variations of the applicant's name. The Secretary-Treasurer assured the Committee that staff will ensure that the final documents for the application (in particular, the final validation certificate) have the correct spelling of the applicant's name.

Member Leone asked what the purpose was of the application. The agent explained that the purposed is to correct a contravention in the title of the property, and that the committee is recognizing the property as a conveyable parcel, and that it meets the provisions of the Planning Act. He continued with a history of the property.

Chairperson Chase asked about the transfer of ownership in 1991 as noted in the property's abstract, and whether it was applicable to the subject property. The agent stated that it was referred to another parcel nearby. He further clarified the location of the property in question of this application. The Planner, responding to a question by the Committee, added that staff had no concerns that the subject property is smaller than what is required in the by-law, as the subject property has been treated as a parcel for a long time by the Township, particularly through property taxes.

The agent told the Committee that he was extremely pleased with the assistance and professionalism of the Township staff throughout the processing of the application. Committee member wanted this comment noted in the minutes of the meeting.

Decision

Motion COA-008-2026

Moved by Member McMillan

Seconded by Member Feduck

"THAT the application for Validation of Title B01/2026 made by Carlo Gualtieri on behalf of Elizabeth Csanig be approved for the following reason:

1. The proposed certificate has regard for the provisions in the Township's Official Plan and Zoning By-law 034-2014 as well as the provisions of Section 57 of the Planning Act, R.S.O. 1990, as amended."

CARRIED

7. Other Business

None.

8. Adjournment

Motion COA-009-2026

Moved by Member Feduck

Seconded by Member McMillan

“**THAT** the Committee of Adjustment for the Township of Wainfleet be adjourned.”

Committee adjourned at 4:40 p.m.

CARRIED



D. Chase, CHAIR



D. Scott, SECRETARY-TREASURER