



H04/2026

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

JUNE 17, 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 May 20, 2026

Motion COA-013-2026

Moved by Member Leone

Seconded by Member McMillan

“THAT the minutes of the Committee of Adjustment Hearing scheduled May 20, 2026 be adopted as circulated.”

CARRIED

5. Applications for Minor Variance

a) A04/2026W – Keegan Gennings on behalf of the Wellandport Church of Christ (72630 Regional Road 27)

The subject property is located on the north side of Regional Road 27, at the corner of Boyle Road. The subject property is zoned Institutional - I.

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 replacement and expansion of an accessibility ramp for the place of worship:

Section of By-law	By-law Requirement	Application Request	Difference
Section 10.2.1 – Table 22 – Minimum Interior Side Yard	7.5 m	4.2 m	3.3 m
Section 10.2.1 – Table 22 – Minimum Rear Yard	7.5 m	1.5 m	6.0 m

Representation

Keegan Gennings, agent of the application, was present at the meeting 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 Building Department
3. Township of Wainfleet By-law Department
4. Township of Wainfleet Drainage Department
5. Township of Wainfleet Planning Department

Comments

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

Chairperson Chase asked whether the property was considered legal non-conforming. The Planner stated that it was, but that the application was applied for under the Section 45(1), and the assessment was based on this. A discussion ensued over the different test for 45(1) and 45(2) applications.

The agent gave a history of the church, and why it was located where it was since 1857, as well as why the application was necessary. He emphasized that the church is located on the property as it is due to the location of the original foundation, and that the new ramp was necessary as the existing ramp does not meet accessibility requirements under the Ontario Building

Code, and that the building would be accessible to its congregation for a long time with the improvements.

Decision

Motion COA-014-2026

Moved by Member McMillan

Seconded by Member Balicki

"THAT the application for Minor Variance A04/2026W made by Keegan Gennings on behalf of the Wellandport Church of Christ be approved."

CARRIED

6. Other Business

The Province has passed Bill 9 which will deal with Codes of Conduct for local boards. Planning Staff is working on a new Procedural By-law for the Committee, and that the Township will be reviewing the implications of the new law as they pertain to both Council and committees and will present further information to the Committee as it becomes available.

7. Adjournment

Motion COA-015-2026

Moved by Member Feduck

Seconded by Member McMillan

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

Committee adjourned at 4:18 p.m.

CARRIED



For D. Chase, CHAIR



D. Scott, SECRETARY-TREASURER