



H05/2026

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

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

TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS

PRESENT:	S. McMillan	Vice-Chair
	R. Leone	Member
	M. Feduck	Member
	G. Balicki	Member
REGRETS:	D. Chase	Chair
STAFF PRESENT:	S. Ivins	Planner
	D. Scott	Secretary – Treasurer, Planning Technician

1. Call to Order

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

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

3. Requests for Adjournment

A07/2026W has been deferred to a future date, at the request of the applicant.

4. Adoption of Minutes

a) Minutes of the Committee of Adjustment Hearing held June 17, 2026

Motion COA-016-2026

Moved by Member Feduck

Seconded by Member Leone

"THAT the minutes of the Committee of Adjustment Hearing scheduled June 17, 2026, be adopted as circulated."

CARRIED

5. Applications for Minor Variance

a) A05/2026W – Jonathon Hein and Kimberly Janice Post (43092 Wills Road)

The subject property is located on the west side of Wills Road, south of Highway 3 in the hamlet of Winger. The subject property is zoned Residential Hamlet – RH.

An application for a minor variance has been submitted to expand a legal non-conforming single detached dwelling. The applicant has constructed a new covered porch onto the existing single detached dwelling extending further towards the front lot line, resulting in a front yard setback of 11 m.

Representation

Jonathon Hein Post, applicant, was present at the meeting to represent the application.

Correspondence

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

1. Township of Wainfleet Fire/EMS
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.

There were no comments from the Committee or the applicant.

Decision

Motion COA-017-2026

Moved by Member Leone

Seconded by Member Balicki

“**THAT** the application for Minor Variance A05/2026W made by Jonathon Hein and Kimberly Janice Post be approved.”

CARRIED

b) A06/2026W – Kim Hessels-Glenney on behalf of Mayr Farms Ltd. (Sider Road)

The subject property is located on the west side of Sider Road, between Bell Road and Concession 2 Road. The subject property is zoned Agricultural –

A2-1 with Environmental Protection, Environmental Conservation and Fish Habitat Overlays.

An application for a minor variance has been submitted to expand a legal non-conforming agricultural operation. The applicant proposes to construct a new grain silo extending further towards a municipal drain and watercourse, resulting in a setback of 8.01 m to the municipal drain and watercourse containing fish habitat.

Representation

Kim Hessels-Glenney, agent for 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. Niagara Peninsula Conservation Authority (NPCA)
3. Township of Wainfleet Fire/EMS
4. Township of Wainfleet Building Department
5. Township of Wainfleet By-law Department
6. Township of Wainfleet Drainage Department
7. 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 status of the silos shown on the site plan, and which were already existing, which was provided by the Planner. It was further stated that this application is for the expansion of silo capacity of the existing facility, and that the proposed silo in question was larger than the silo it was replacing, facilitating the need for the minor variance application in front of the Committee.

Decision

Motion COA-018-2026

Moved by Member Feduck

Seconded by Member Balicki

“THAT the application for Minor Variance A06/2026W made by Kim Hessels-Glenney on behalf of Mayr Farms Ltd. be approved subject to the following condition(s) (which shall be completed prior to the issuance of a building permit):

1. That the Owner submit a Written Undertaking to the Township of Wainfleet stating that the Owner agrees to implement the approved Buffer Restoration Plan, prepared by Myler Ecological Consulting, dated June 16, 2026.
2. That the Owner submit a Written Undertaking to the Township of Wainfleet stating that following completion of the restoration works; the Owner shall undertake annual monitoring for a minimum period of two (2) years and submit annual monitoring reports to the satisfaction of the Township. The reports shall identify the status of plantings/restoration works and any remedial measures required to achieve the approved restoration objectives.”

CARRIED

6. Other Business
None.

7. Adjournment

Motion COA-019-2026

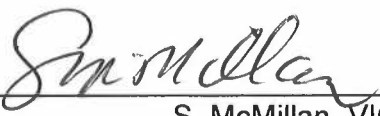
Moved by Member Feduck

Seconded by Member Leone

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

Committee adjourned at 4:20 p.m.

CARRIED



S. McMillan, VICE-CHAIR



D. Scott, SECRETARY-TREASURER