



H08/2026

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

HEARING OF THE COMMITTEE OF ADJUSTMENT

AGENDA

OCTOBER 21, 2026, at 4 P.M.

TOWNSHIP OF WAINFLEET COUNCIL CHAMBERS

1. Call to Order

2. Disclosure of Pecuniary Interest and the General Nature Thereof

3. Requests for Adjournment

4. Adoption of Minutes

- a) Minutes of the Committee of Adjustment Hearing held September 16, 2026

5. Applications for Minor Variance

- a) A09/2026W – John Santini and Tina Cote (41705 Mill Race Road)

The subject property is located on the south side of Mill Race Road, between Lee Street and Highway #3. The subject property is zoned Residential Hamlet – RH. 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 an accessory building on the subject property:

Section of By-law	By-law Requirement	Application Request	Difference
Section 7.2.1 Table 10 – Maximum Lot Coverage	10%	12.4%	2.4%

- b) A10/2026W – Joseph Robert Gianetto and Rachel Sharon Gianetto (73978 Regional Road 45)

The subject property is located on the north side of Regional Road 45, between Wellandport Road and Regional Road 27. The subject property is zoned Residential Hamlet – RH.

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 an accessory building on the subject property:

Section of By-law	By-law Requirement	Application Request	Difference
Section 7.2.1 Table 10 – Maximum Lot Coverage	10%	12.1%	2.1%
Section 4.21 – Table 2 Minimum Accessory Building Front Yard Setback (Through Lot – Setback from Regional Road 27)	15m	7m	8 m

6. Applications for Consent

- a) B04/2026W – Upper Canada Consultants on behalf of Deancor Contracting Ltd. (10410 Bessey Road)

The subject property is located on the west side of Bessey Road, between the Gord Harry Trail and Lakeshore Road.

Application is made for the consent to complete a boundary adjustment by conveying Parcel 1 (3.2281 ha) from 10428 Lakeshore Road to merge with Parcel 3 (4.2502 ha) being 10410 Bessey Road. The purpose of the proposed boundary adjustment is to permit the construction of a septic system for the benefiting lands.

- b) B05/2026W – Carol Moroziuk on behalf of Clifford Frederick Oudman and Charlene Faith Oudman (22221 Abbey Road)

The subject property is located on the south side of Abbey Road, between Daley Ditch Road and Side Road 20. Application is made for the consent to:

- Sever Part 1 (0.8358 ha) as a surplus farm dwelling;
- Retain Part 2 (39.69 ha) for continued agricultural use.

7. Other Business

8. Adjournment