The TOWNSHIP of WAINFLEET

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET
SPECIAL MEETING OF COUNCIL AGENDA
NOVEMBER 26, 2026 – 9:00 A.M.
COUNCIL CHAMBERS

C16/26

1. Call to Order

2. Land Acknowledgement Statement

3. Disclosures of Interest and the General Nature Thereof

4. Staff Reports & Recommendations

a) PSR-004/2026 Re: Zoning By-law Amendment File No. Z03/2026W
22221 Abbey Road, Wainfleet

5. By-laws

a) By-law No. 041-2026 being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 034-2014 of the Corporation of the Township of Wainfleet with respect to those lands forming Concession 2, Part Lot 22 in the Township of Wainfleet and known municipally as 22221 Abbey Road.

6. Closed Meeting

7. Rise & Report.

8. By-law to Confirm the Proceedings of Council

a) By-law No. 042-2026 being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet its Inaugural Meeting of Council held November 17, 2026 and its Special Meeting of Council held November 26, 2026

9. Adjournment

PLANNING STAFF REPORT **PSR-004/2026**

TO: Mayor Grant & Members of Council

FROM: Sarah Ivins, Planner

DATE OF MEETING: November 26, 2026

SUBJECT: **Zoning By-law Amendment File No. Z03/2026W**
22221 Abbey Road, Wainfleet

RECOMMENDATION(S):

THAT Planning Staff Report PSR-004/2026 be received; and

THAT Zoning By-law Amendment File No. Z03/2026W for the lands known municipally as 22221 Abbey Road be approved for the reasons outlined in this report; and

THAT the application be deemed to be consistent with the Provincial Planning Statement (2024) and conform with the Niagara Official Plan and Township of Wainfleet Official Plan; and

THAT the Zoning By-law Amendment attached as Appendix "C" be adopted.

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a recommendation regarding a zoning by-law amendment application filed by Carol Moroziuk on behalf of Clifford and Charlene Oudman for lands known municipally as 22221 Abbey Road.

The proposed zoning by-law amendment is needed to comply with Provincial, Regional and Township planning policies regarding the disposal of a surplus farm dwelling application, where the retained lands are to be rezoned to prohibit the construction of a dwelling in perpetuity. The proposed zoning by-law amendment also seeks to establish site-specific provisions for the surplus farm dwelling parcel and the farmland parcel with respect to lot size, accessory building lot coverage and interior side yard setbacks for an agricultural building.

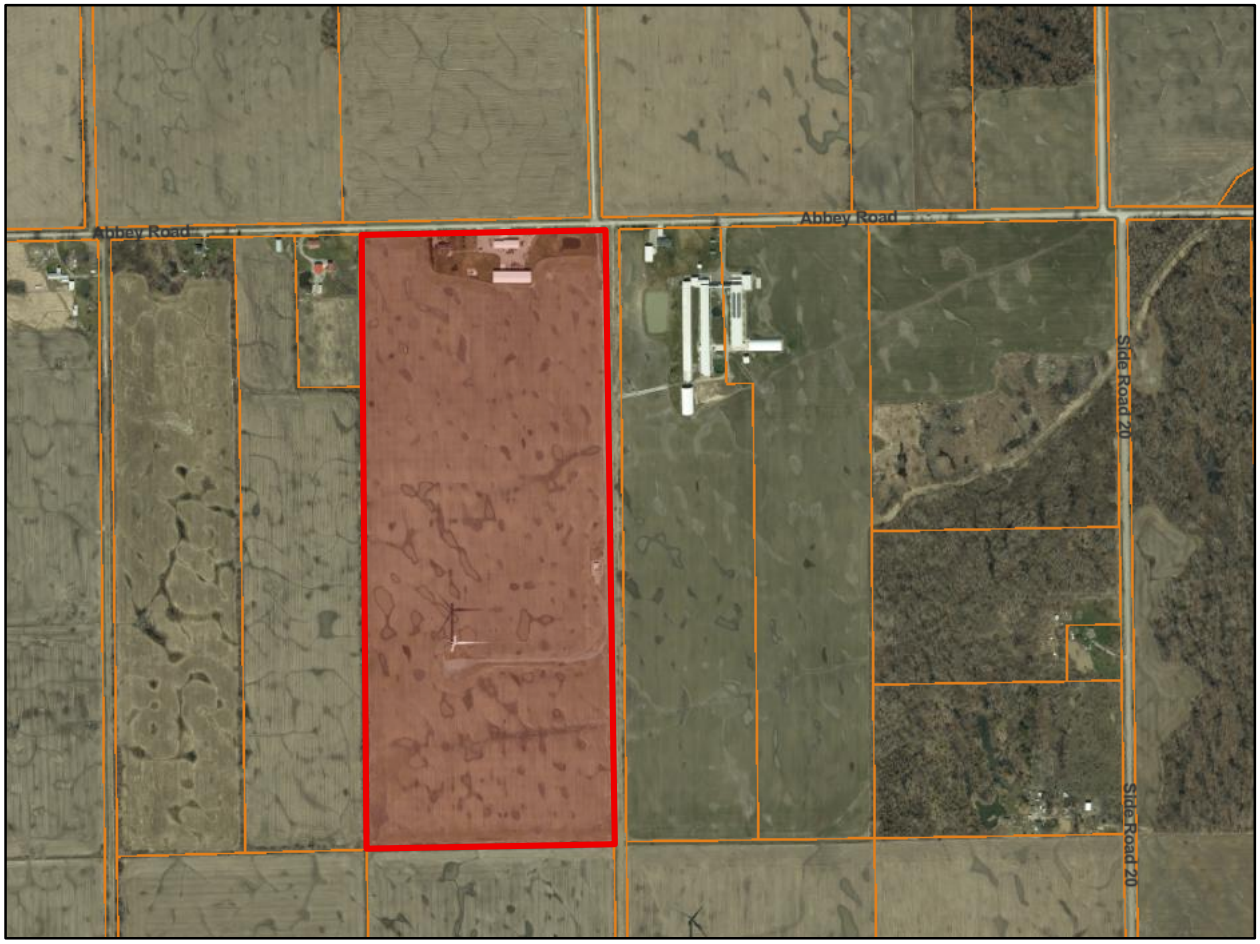
The Committee of Adjustment conditionally granted the surplus farm dwelling consent application on October 21, 2026 and a public meeting for the zoning by-law amendment was held on November 3, 2026.

BACKGROUND:

The subject property is located on the south side of Abbey Road, between Side Road 20 and Daley Ditch Road, and is known municipally as 22221 Abbey Road. The subject

property contains a single detached dwelling, agricultural buildings and a wind turbine, as presented in Figure 1.

Figure 1 – Subject Property



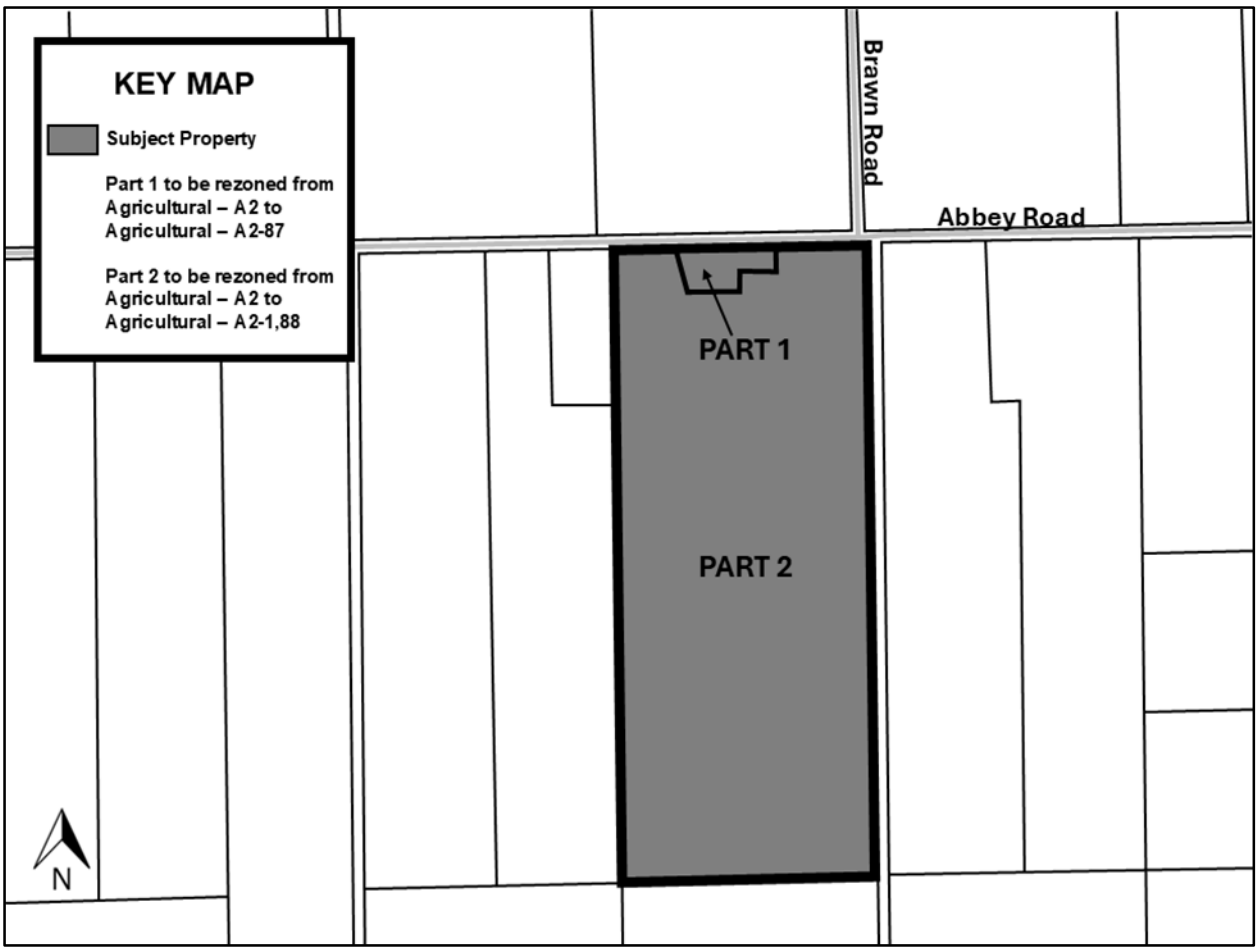
The subject property is approximately 40.5 hectares in size and is currently being used for residential and agricultural purposes. The surrounding land uses include residential and agricultural.

The subject property was the subject of a consent (severance) application, File No. B05/2026W, which was provisionally approved by the Committee of Adjustment at their October 21, 2026 hearing. Application was made for the consent to sever Part 1 (0.83581 hectares) as a surplus farm dwelling and to retain Part 2 (39.69 hectares) for continued agricultural use. The consent sketch is attached as Appendix “A”. One of the conditions of approval for the consent application is the approval of this zoning by-law amendment application.

The subject property is currently zoned Agricultural – A2 under Zoning By-law 034-2014. With reference to the zoning by-law amendment map provided below in Figure 2, the subject property is proposed to be rezoned as follows:

- Part 1 (Surplus Farm Dwelling Parcel) to an Agricultural – A2-87 zone to permit a maximum accessory building lot coverage of 5.72% and a minimum lot area of 0.83581 hectares;
- Part 2 (Farmland Parcel) to an Agricultural – A2-88 zone to permit a minimum interior side yard setback of 10m for an agricultural building and a minimum lot area of 39.69 hectares and to prohibit dwellings.

Figure 2 – Zoning By-law Amendment Map



A pre-consultation meeting was held on July 23, 2026 with representatives from Niagara Region, Niagara Peninsula Conservation Authority and Township staff. The following documents were submitted in support of the consent and zoning by-law amendment applications:

- Consent Sketch prepared by Lanthier & Gilmore Surveying Ltd. (dated April 13, 2026;
- Consent Justification prepared by Carol Moroziuk (dated September 18, 2026);
- Septic Inspection Form & Report prepared by Justin Noort (September 22, 2026);
- Surplus Farm Dwelling Bona Fide Farmer Information Sheet submitted by Carol Moroziuk on behalf of Loeffen Farms Ltd. (dated September 18, 2026).

A public meeting regarding this application was held on November 3, 2026 and an information report was presented to Council. The draft minutes of the public meeting are attached as Appendix “B”.

OPTIONS/DISCUSSION:

Planning Act, R.S.O. 1990, c.P.13
Section 2 of the *Planning Act* addresses matters of Provincial interest and requires local planning authorities to have regard to, among other matters:

a) the protection of ecological systems, including natural areas, features and functions;
b) the protection of the agricultural resources of the Province;
c) the conservation and management of natural resources and the mineral resource base;
d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
e) the supply, efficient use and conservation of energy and water;
f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
g) the minimization of waste;
h) the orderly development of safe and healthy communities;
h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
j) the adequate provision of a full range of housing, including affordable housing;
k) the adequate provision of employment opportunities;
l) the protection of the financial and economic well-being of the Province and its municipalities;
m) the co-ordination of planning activities of public bodies;
n) the resolution of planning conflicts involving public and private interests;
o) the protection of public health and safety;
p) the appropriate location of growth and development;
q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
r) the promotion of built form that,
    i. is well-designed,
    ii. encourages a sense of place, and
    iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

The proposed zoning by-law amendment would allow for the severance of a surplus farm dwelling and ensure that the remnant agricultural parcel will be used for agricultural purposes only.

Considering the requested zoning provisions and the surrounding lands uses, Planning staff are of the opinion that the proposed zoning by-law amendment maintains the Provincial interest described under Section 2 of the *Planning Act*.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) provides overall policy direction on matters of provincial interest relating to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural and built environment. Any decision on planning matters shall be consistent with the policies of the PPS.

The PPS designates the subject lands as being within a Prime Agricultural Area and as such lands shall be protected for agricultural uses. Policy 4.3.3.1 c) permits lot creation for a residence surplus to an agricultural operation provided the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The proposed zoning by-law amendment will prohibit dwellings on the retained lands (Part 2) fulfilling the requirements of this policy.

Section 4.6 of the PPS provides direction for the conservation of significant cultural heritage and archaeological resources. Development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless archaeological resources have been conserved. Based on the Ministry of Citizenship and Multiculturalism's Criteria for Evaluating Archaeological Potential, the subject lands exhibit potential for the discovery of archaeological resources and would typically require the completion of a Stage 1 & 2 Archaeological Assessment. However, since there are no proposed ground disturbances and the change in zoning would not impact any archaeological resources, an archaeological assessment was not required for the zoning by-law amendment application. Staff note that should any future Planning Act applications be required, that an archaeological assessment may be required.

The proposed zoning by-law amendment is consistent with the PPS.

Niagara Official Plan, 2022

As of March 31, 2025, Niagara Region became an upper-tier municipality without planning authority. This means that Niagara Region is no longer responsible for setting long-term planning policies through an official plan and will no longer be the approval authority for the Township's Official Plan and amendments to it. However, the existing Niagara Official Plan (NOP) is now deemed to be part of the Township's Official Plan and development proposals must conform to the policies of the NOP. Through a Planning Service Agreement with the Township, Niagara Region will continue to provide planning support to the Township for matters such as land use compatibility, archaeological potential, site condition, gas and petroleum resources, natural heritage, urban design and water protection screening matters. Niagara Region will also continue to comment on Planning Act applications as it relates to Regional infrastructure and waste collection.

The subject lands are designated as Prime Agricultural Area in the NOP. Prime Agricultural Areas are to be protected for the long-term for agricultural uses, agricultural-related uses and on-farm diversified uses. Lot creation is prohibited however, the disposal of a surplus farm dwelling as a result of a farm consolidation is permitted subject to a number of criteria. One criterion is that the retained farm parcel shall be zoned to preclude its use for residential purposes. The proposed zoning by-law amendment will prohibit dwellings on the retained lands (Part 2) fulfilling the requirements of this policy.

Similar to the policies of the PPS, Section 6.4 of the NOP typically requires the completion of a Stage 1 & 2 Archaeological Assessment on lands containing archaeological resources or areas of archaeological potential. The subject lands are mapped as an area of archaeological potential in Schedule K of the NOP. However, since there are no proposed ground disturbances and the change in zoning would not impact any archaeological resources, an archaeological assessment was not required for the zoning by-law amendment application.

The proposed zoning by-law amendment conforms with the NOP.

Niagara Peninsula Conservation Authority Regulated Lands

The Niagara Peninsula Conservation Authority (NPCA) is responsible for the review of planning applications that have environmental impacts on natural environmental hazards and/or natural heritage features such as valleylands and wetlands.

The NPCA's Regulation Mapping shows that the subject property, specifically Part 2, is impacted by regulated watercourses and their buffers as well as the Big Forks Floodplain. The proposed zoning by-law amendment has no impact on these regulated features.

The proposed zoning by-law amendment is consistent with the NPCA's policies for the Administration of Ontario Regulation 155/06 and the Planning Act.

Township of Wainfleet Official Plan, 2016

The subject lands are designated as Agricultural Area and Fish Habitat in the Township's Official Plan (OP). Permitted uses within the Agricultural Area designation include agricultural uses, accessory value retention agriculture uses, one single detached dwelling or secondary suite, group homes, conservation uses, public trail systems, agri-tourism uses unrelated to agriculture, value-added production uses, value-added support uses, linear infrastructure and wells for natural gas extraction. Permitted secondary uses include home occupation, home industry, bed and breakfast, help house, garden suites, agri-tourism uses related to agriculture and value-added marketing uses.

Policy 3.1.3.4 d) i) states that lot creation and consents in the Agricultural Area are permitted for a surplus farm residence as a result of a farm consolidation provided that the zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by severance. The proposed zoning by-law amendment would prohibit

dwellings on the remnant farm parcel (Part 2) fulfilling the requirements of Policy 3.1.3.4 d) i).

Policy 3.1.3.4 d) ii) and iii) requires the new lot to be limited to the minimum size needed to accommodate the dwelling, associated sewage system and water supply and protect surface and ground water features and for it to be located to minimize the impact on the remaining agricultural operation. The proposed surplus farm dwelling parcel (Part 1) has been designed to accommodate the existing single dwelling, septic system and accessory building and therefore is the minimum size needed to contain these features while reducing impacts to the agricultural uses on the retained parcel (Part 2).

The proposed zoning by-law amendment conforms with the OP.

Township of Wainfleet Zoning By-law 034-2014
The subject lands are zoned Agricultural – A2 in the Township Zoning By-law. Permitted uses within the Agricultural – A2 zone include agricultural uses, intensive animal operations, single detached dwelling, kennel, conservation uses, greenhouse, group home, garden suite, one farm help-house and cannabis production facility. Permitted accessory uses include accessory agricultural activities, secondary suite, value added production uses, value added marketing uses, home occupation, home industry, agri-tourism uses related to agriculture and bed and breakfast.

The following zoning provisions apply to lots for a single detached dwelling, accessory building and an agricultural use in the Agricultural – A2 zone:

Single Detached Dwelling as a principal use on a lot

	Required	**Part 1**	**Comments**
Min. Lot Area	1 ha	0.83581ha	Does not comply
Min. Lot Frontage	46m	160.52m	Complies
Max. Lot Coverage	10%	8.07%	Complies
Min. Front Yard	15m	16.5m	Complies
Min. Exterior Side Yard	15m	N/a	N/a
Min. Interior Side Yard	3.5m	9.5m	Complies
Min. Rear Yard	15m	38.1m	Complies
Max. Height	12m	As existing	Complies

Accessory Building

	Required	**Part 1**	**Comments**
Max. Lot Coverage	4%	5.72%	Does not comply
Min. Front Yard	12m	13.6m	Complies
Min. Exterior Side Yard	12m	N/a	N/a
Min. Interior Side Yard	2m	6m	Complies
Min. Rear Yard	2m	10m	Complies
Max. Height	8m	As existing	Complies

Agricultural Use

	Required	Part 2	Comments
Min. Lot Area	40 ha	39.69 ha	Does not comply
Min. Lot Frontage	180m	245.63m	Complies
Max. Lot Coverage	10%	0.3%	Complies
Min. Front Yard	15m	64.29m	Complies
Min. Exterior Side Yard	15m	Greater	Complies
Min. Interior Side Yard	15m	10m	Does not comply
Min. Rear Yard	15m	Greater	Complies
Max. Height	NR	As existing	Complies

The surplus farm dwelling parcel (Part 1) has less lot area than the minimum required and exceeds the maximum accessory building lot coverage in the Zoning By-law. The proposed zoning by-law amendment application proposes a site-specific A2-87 zone to permit a minimum lot area of 0.83581 hectares and a maximum accessory building lot coverage of 5.72%. Staff are of the opinion that the reduced lot area is appropriate as it minimizes the amount of land taken out of agricultural production, is still a sufficient size for private servicing and complies with the Official Plan lot size policies for a surplus farm dwelling. Staff are also of the opinion that the increase in accessory building lot coverage is appropriate given that the structure is existing and is intended to be used as storage for the surplus farm dwelling.

The remnant agricultural parcel (Part 2) has less lot area and a reduced agricultural building setback than what is required in the Zoning By-law. In addition to prohibiting dwellings on Part 2 to address Provincial, Regional and Township policy requirements for a surplus farm dwelling severance, the zoning by-law amendment application proposes a site-specific A2-88 zone to permit a minimum lot area of 39.69 hectares and a minimum interior side yard setback of 10m for an agricultural building. Staff are of the opinion that the reduced lot area is appropriate given the context of the subject property and will allow for continued cultivation of the farmlands. Staff are also of the opinion that the reduction to the interior side yard setback for an agricultural building is appropriate given that the structure is existing and will continue to support the agricultural uses on Part 2.

FINANCIAL CONSIDERATIONS:

None.

OTHERS CONSULTED:

Public Meeting

A statutory public meeting was held on November 3, 2026. Notice of the public meeting was mailed to landowners within 120m of the subject lands on September 24, 2026 and a public notice sign was posted on the subject lands. The notice, along with the application materials, was also posted on the Township's website.

There were no public comments made at the public meeting and no written public comments received. A copy of the draft public meeting minutes is attached as Appendix "B".

Township Department & Agency Comments
On September 24, 2026, a request for comments was circulated to Township Departments and external agencies requiring review of the proposed application.

Enbridge Gas noted no objection but that they reserve the right to amend or remove development conditions.

Niagara Peninsula Conservation Authority noted no objection but that the regulated lands on Part 2 should be appropriately zoned.

> Planning Staff Response:
> Zoning By-law 034-2014 currently does not map regulated watercourses within one of the environmental overlay zones, unless they have been determined to contain fish habitat. Through the Niagara Official Plan, permanent/intermittent watercourses were mapped and policy requirements were established. A comprehensive update to mapping for environmental features will be completed through the Township's update to the official plan and subsequent update to the zoning by-law. Planning staff are of the opinion that updated environmental mapping is best done comprehensively rather than on an application-by-application basis, and as such, mapping for the regulated watercourses has not been included in the zoning by-law amendment attached as Appendix "C".

The By-law Department noted no concerns.

The Drainage Department noted that the subject property is assessed to the Consolidated South Wainfleet Drainage system with Drain # 9 and Drain #13 located on the subject property. Staff noted that should any physical work, maintenance or new culverts be required, that all work should be completed in compliance with the Drainage Act.

The Operations Department noted no concerns due to the nature of the application.

Report Reviewed By:

☒ Chief Administrative Officer	☐ Finance
☒ Clerks	☐ Communications
☒ Community & Development Services	☐ Operations
☐ Fire	☐ Other:

CONCLUSION:

The Planning Department has reviewed the application for zoning by-law amendment, File No. Z03/2026W, for the lands known municipally as 22221 Abbey Road. It is the opinion of staff that the application is consistent with the Provincial Planning Statement

and conforms with the Niagara Official Plan and the Township Official Plan. As such, staff recommend that the application be approved.

ATTACHMENTS:

1) Appendix “A” – Consent Sketch for File No. B05/2026W
2) Appendix “B” – Draft Minutes of the Public Meeting held on November 3, 2026
3) Appendix “C” – Zoning By-law Amendment

Respectfully submitted by,

Sarah Ivins
Planner

Approved by,

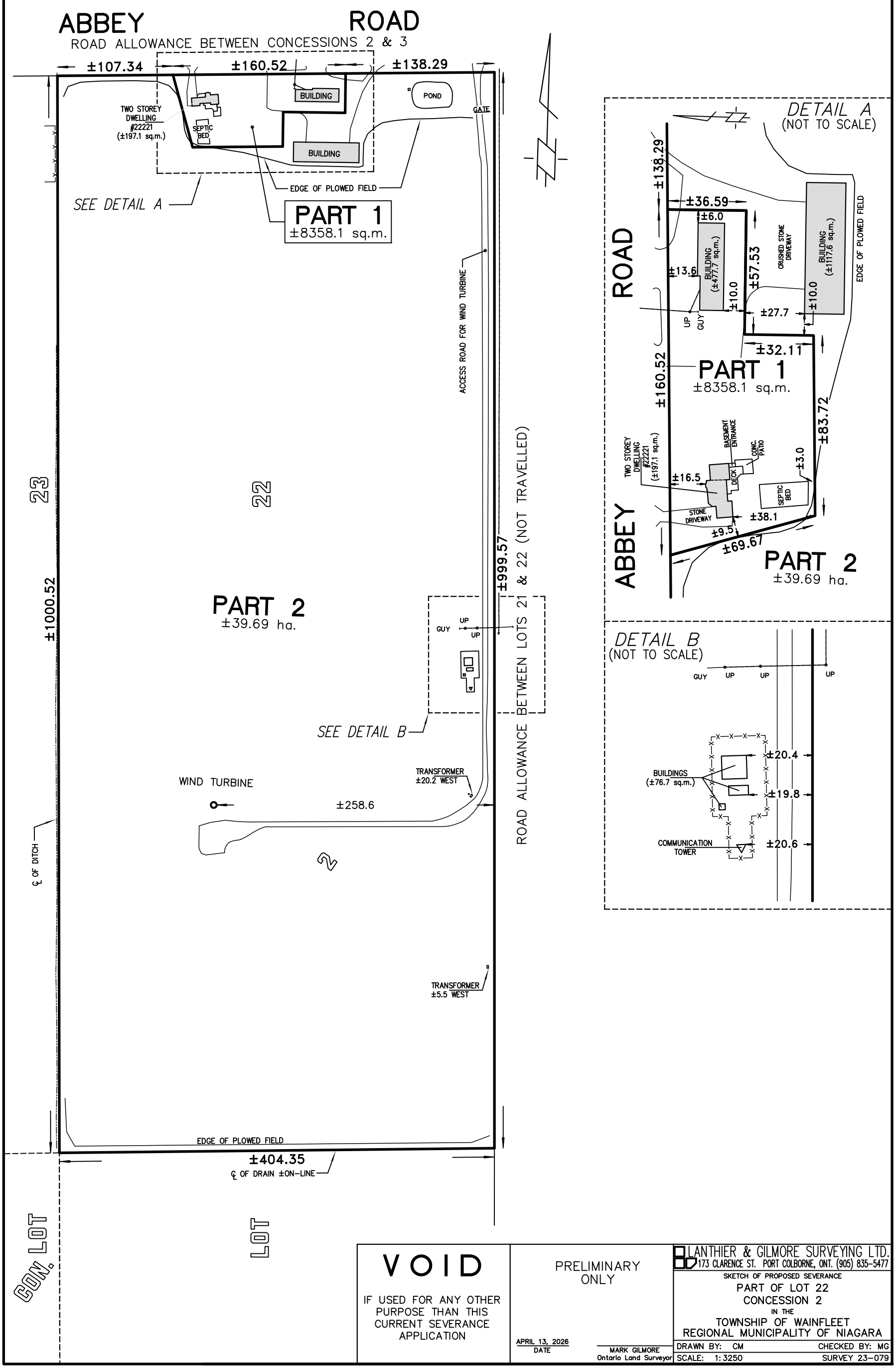
Mallory Luey
Chief Administrative Officer

APPENDIX “A”

Consent Sketch for File No. B05/2026W

SKETCH PREPARED FOR SEVERANCE APPLICATION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CURRENT SEVERANCE APPLICATION. © THIS SKETCH IS PROTECTED BY COPYRIGHT.



VOID

IF USED FOR ANY OTHER PURPOSE THAN THIS CURRENT SEVERANCE APPLICATION

PRELIMINARY ONLY

APRIL 13, 2026
DATE

MARK GILMORE
Ontario Land Surveyor

LANTHIER & GILMORE SURVEYING LTD.
173 CLARENCE ST. PORT COLBORNE, ONT. (905) 835-5477

SKETCH OF PROPOSED SEVERANCE
PART OF LOT 22
CONCESSION 2
IN THE
TOWNSHIP OF WAINFLEET
REGIONAL MUNICIPALITY OF NIAGARA

DRAWN BY: CM | CHECKED BY: MG
SCALE: 1:3250 | SURVEY 23-079

APPENDIX "B"

November 3, 2026 Draft Public Meeting Minutes

8. Public Meeting

a) Zoning By-law Amendment (File No. Z03/2026W)

Mayor Grant called the Public Meeting to order at 6:39 p.m. and advised that the purpose of the Public Meeting is to provide information about the proposed amendment and provide opportunity for public input.

The Planner provided an information report outlining application details, progress and comments received from external agencies and internal departments.

Carol Moroziuk (on behalf of the applicant) offered to answer any questions pertaining to the application.

There were no comments or questions received from members of Council.

There were no public comments received.

The Planner provided information regarding next steps and appeal rights.

The Public Meeting was adjourned at 6:44 p.m.

DRAFT

APPENDIX "C"

CORPORATION OF THE
TOWNSHIP OF WAINFLEET
BY-LAW NO. 0XX-2026

Being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 034-2014 of the Corporation of the Township of Wainfleet with respect to those lands forming Concession 2, Part Lot 22 in the Township of Wainfleet and known municipally as 22221 Abbey Road.

WHEREAS the Corporation of the Township of Wainfleet has reviewed Zoning By-law No. 034-2014 and deems it advisable to amend same:

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

THAT Map 11 of Zoning By-law No. 034-2014, as amended, is hereby further amended by changing the zoning of Part 1 of the subject property from Agricultural – A2 to Agricultural – A2-87 and Part 2 of the subject property from Agricultural – A2 to Agricultural – A2-1, 88, as shown on Schedule "A" attached hereto.

THAT Table 7 of Section 6.3 entitled "Permitted Use Exceptions" is hereby further amended by adding the following text under the heading A2-1:

Zone	#	By-law #	Address	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses
A2	1	0XX-2026	Con. 2, Pt. Lot 22			Dwellings

THAT Table 8 of Section 6.4 entitled "Lot and Building and Structure Exceptions" is hereby further amended by adding the following text under the A2 section:

Zone	#	By-Law #	Address	Description of Special Provision
A2	87	0XX-2026	Con. 2, Pt. Lot 22	Minimum *lot area*: 0.83581 hectares Maximum *accessory building lot coverage*: 5.72%
A2	88	0XX-2026	Con. 2, Pt. Lot 22	Minimum *interior side yard setback*: 10m Minimum *lot area*: 39.69 hectares

THAT pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

THAT this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

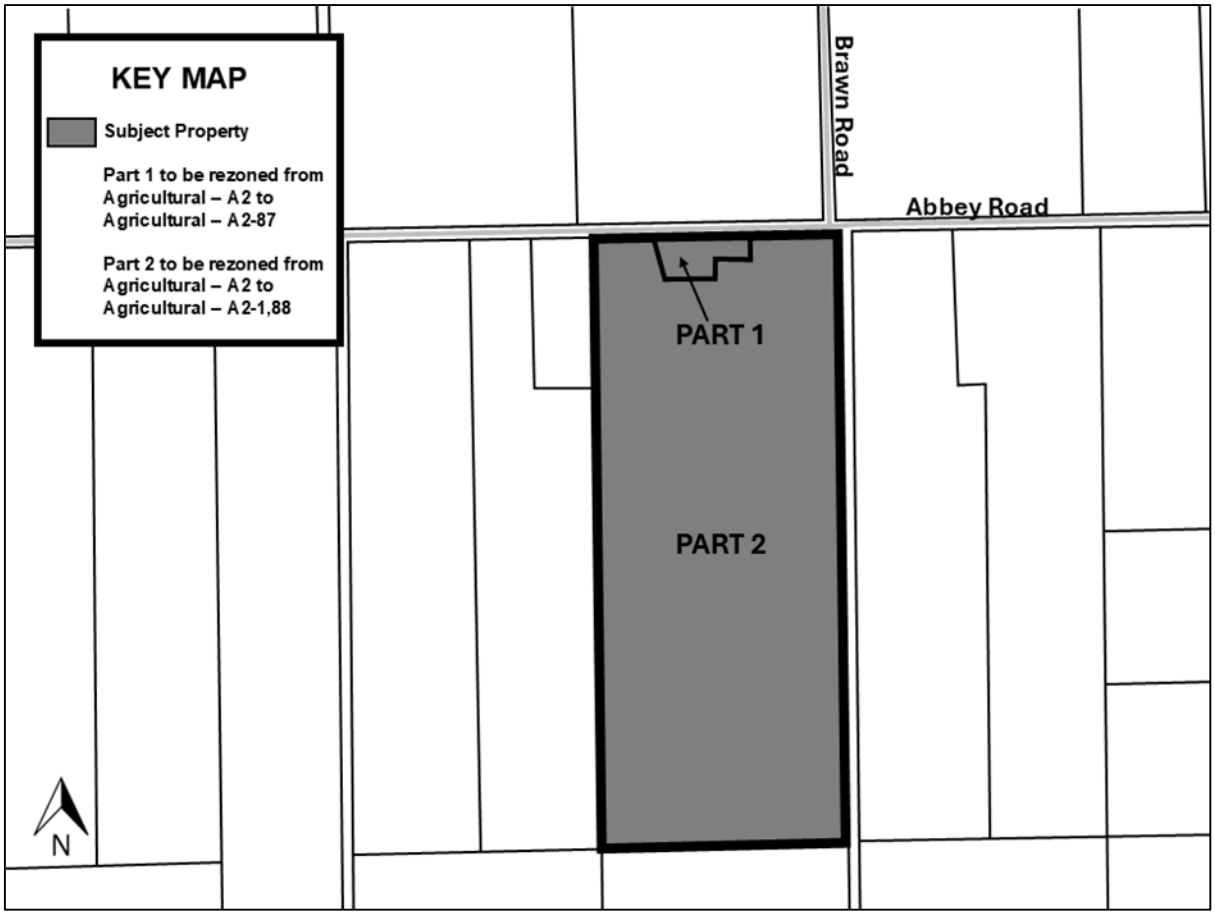
BY-LAW READ AND PASSED THIS 26TH DAY OF NOVEMBER, 2026.

B. Grant, MAYOR

A. Chrastina, CLERK

DRAFT

SCHEDULE A TO BY-LAW 0XX-2026



TOWNSHIP OF WAINFLEET

Purpose & Effect of By-law No. 0XX-2026:

This by-law affects lands described as Concession 2, Part Lot 22 in the Township of Wainfleet and known municipally as 22221 Abbey Road. This by-law has been enacted to rezone Part 1 of the lands to an Agricultural – A2-87 zone and Part 2 of the lands to an Agricultural – A2-1,88 zone. Exception 87 permits a minimum lot area of 0.83581 hectares and a maximum accessory building lot coverage of 5.72%. Exception 1 prohibits dwellings and Exception 88 permits a minimum interior side yard setback of 10m and a minimum lot area of 39.69 hectares.

File No. Z03/2026W (Oudman)

THIS IS SCHEDULE "A" TO BY-LAW NO. 0XX-2026.
PASSED THIS 26TH DAY OF NOVEMBER, 2026.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 041-2026

Being a by-law pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990 to amend Zoning By-law No. 034-2014 of the Corporation of the Township of Wainfleet with respect to those lands forming Concession 2, Part Lot 22 in the Township of Wainfleet and known municipally as 22221 Abbey Road.

WHEREAS the Corporation of the Township of Wainfleet has reviewed Zoning By-law No. 034-2014 and deems it advisable to amend same:

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

THAT Map 11 of Zoning By-law No. 034-2014, as amended, is hereby further amended by changing the zoning of Part 1 of the subject property from Agricultural – A2 to Agricultural – A2-87 and Part 2 of the subject property from Agricultural – A2 to Agricultural – A2-1, 88, as shown on Schedule "A" attached hereto.

THAT Table 7 of Section 6.3 entitled "Permitted Use Exceptions" is hereby further amended by adding the following text under the heading A2-1:

Zone	#	By-law #	Address	Additional Permitted Uses	Sole Permitted Uses	Excluded Uses
A2	1	041-2026	Con. 2, Pt. Lot 22			Dwellings

THAT Table 8 of Section 6.4 entitled "Lot and Building and Structure Exceptions" is hereby further amended by adding the following text under the A2 section:

Zone	#	By-Law #	Address	Description of Special Provision
A2	87	041-2026	Con. 2, Pt. Lot 22	Minimum *lot area*: 0.83581 hectares Maximum *accessory building lot coverage*: 5.72%
A2	88	041-2026	Con. 2, Pt. Lot 22	Minimum *interior side yard setback*: 10m Minimum *lot area*: 39.69 hectares

THAT pursuant to Section 34(17) of the Planning Act, as amended, no further public meeting is required.

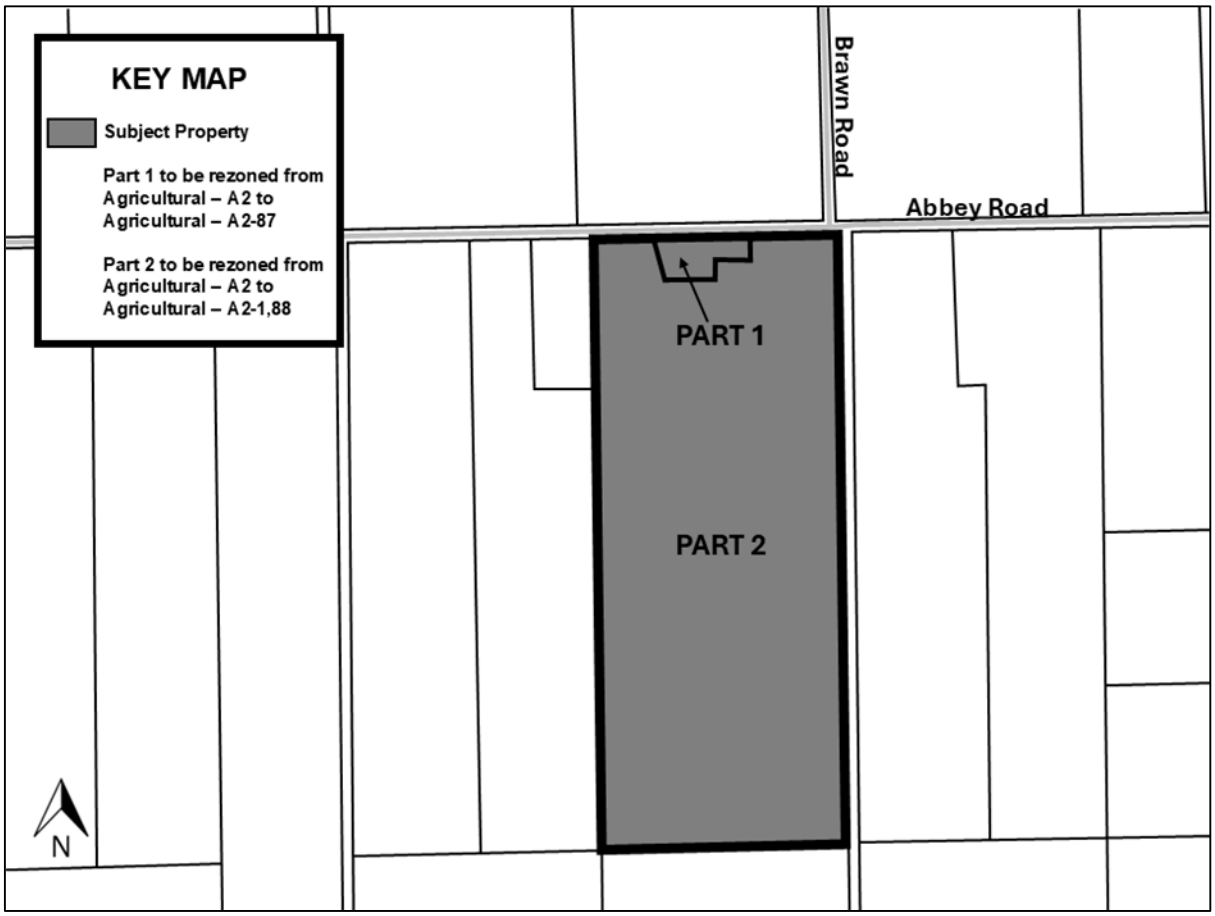
THAT this By-law shall come into force, take effect and be passed on the final reading hereof subject to the provisions of Section 34 of the Planning Act.

BY-LAW READ AND PASSED THIS 26TH DAY OF NOVEMBER, 2026

B. Grant, MAYOR

A. Chrastina, CLERK

SCHEDULE A TO BY-LAW 041-2026



TOWNSHIP OF WAINFLEET

Purpose & Effect of By-law No. 041-2026:

This by-law affects lands described as Concession 2, Part Lot 22 in the Township of Wainfleet and known municipally as 22221 Abbey Road. This by-law has been enacted to rezone Part 1 of the lands to an Agricultural – A2-87 zone and Part 2 of the lands to an Agricultural – A2-1,88 zone. Exception 87 permits a minimum lot area of 0.83581 hectares and a maximum accessory building lot coverage of 5.72%. Exception 1 prohibits dwellings and Exception 88 permits a minimum interior side yard setback of 10m and a minimum lot area of 39.69 hectares.

File No. Z03/2026W (Oudman)

THIS IS SCHEDULE "A" TO BY-LAW NO. 041-2026.
PASSED THIS 26TH DAY OF NOVEMBER, 2026.

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF WAINFLEET

BY-LAW NO. 042-2026

Being a by-law to adopt, ratify and confirm the proceedings of the Council of the Corporation of the Township of Wainfleet at its Inaugural Meeting of Council held November 17, 2026 and its Special Meeting of Council held November 26, 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 Inaugural Meeting of Council held November 17, 2026 and its Special Meeting of Council held November 26, 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 26TH DAY OF NOVEMBER, 2026

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B. Grant, MAYOR

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A. Chrastina, CLERK