

File: A04/2025W

NOTICE OF DECISION

In the matter of the Planning Act, R.S.O. 1990, c. P. 13, s. 45, and;
In the matter of an application for minor variance on behalf of:

Michael Anthony Opdam and Amanda Leigh Wilson
21205 Rattler Road
Concession 2 Part Lots 10 & 11

Description of the Land and Purpose and Effect of the Application:

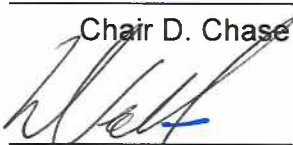
The subject property is located on the east side of Rattler Road, between Garringer Road and Highway #3, and is zoned Agricultural – A2 and Specialty Crop – A3 with Environmental Protection and Environmental Conservation Overlays. The subject property contains a single detached dwelling and accessory buildings.

An application for a minor variance has been submitted under Section 45(2)(b) of the Planning Act which states that in addition to the Committee's powers under 45(1), where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the Committee, conforms with the uses permitted in the by-law. The application requests that a "public inspection centre" be permitted as a home industry to allow for the completion of annual Ministry of Transportation safety inspections for municipal fire apparatus.

DECISION: ☐ GRANTED ☒ REFUSED ☐ DEFERRED

Prior to making the decision, the Committee of Adjustment considered all written and verbal comments from the public and responding Township Departments and external agencies. The above decision was made for the reasons and is subject to the conditions outlined in Schedule "A", attached hereto.


Chair D. Chase


Member M. Feduck

Absent

Member R. Leone

Member G. Balicki


Member S. McMillan

Date of Decision: July 16, 2025

Date of Notice: July 17, 2025

I, David Scott, Secretary-Treasurer of the Committee of Adjustment for the Township of Wainfleet, hereby certify that the above is a true copy of the decision of the Committee of Adjustment for the Township of Wainfleet in the Regional Municipality of Niagara and this decision was concurred in by the majority of the members who heard the application.


David Scott, Secretary-Treasurer

Last date of filing an appeal to the Ontario Land Tribunal: August 5, 2025

PROCEDURE FOR APPEAL

The *Planning Act*, R.S.O. 1990, c. P. 13, Section 45, Subsection 12, states that "the applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal". Parties, other than the applicant, the Minister, a specified person or public body, are no longer eligible to file appeals for this application.

Information regarding the Ontario Land Tribunal appeals process, forms and prescribed fees can be found at <https://olt.gov.on.ca/>.

SCHEDULE A – FILE A04/2025W

This is Schedule A, appended to and forming part of the Notice of Decision for Application for Minor Variance A04/2025W.

The above decision was made for the following reasons:

1. Due to a tie vote (2 votes to 2) of the Committee, the motion to approve the application is deemed to be refused.