

**Section 34 of the Planning Act, R.S.O. 1990, c. P.13**

**NOTICE OF THE PASSING OF A ZONING BY-LAW AMENDMENT  
FILE NO. Z04/2025W (Mastroianni/Leslie)**

**TAKE NOTICE** that the Council of the Corporation of the Township of Wainfleet passed By-law No. 028-2025, amending Zoning By-law 034-2014 on the 29<sup>th</sup> day of July, 2025 under Section 34 of the Planning Act for lands legally described as Concession 4, Part Lot 1, RP 59R1682 Part 1 in the Township of Wainfleet and known municipally as 40132 Port Colborne Wainfleet Townline Road North.

**AND TAKE NOTICE** that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Township Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Wainfleet as the Approval Authority or by mail (31940 Highway 3, P.O. Box 40, Wainfleet ON L0S 1V0), **no later than 4:30 p.m. on August 19, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The Ontario Land Tribunal (OLT) appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [planning@wainfleet.ca](mailto:planning@wainfleet.ca).

Only the applicant, a specified person, a public body, the registered owner of land to which the by-law applies, and the Minister may appeal the decision of Council to the Ontario Land Tribunal provided that they made oral submissions at a public meeting or written submissions to Council before a decision was made. Parties other than those listed above, are no longer eligible to file appeals for this application.

No person or public body shall be added as a party to the hearing of the appeal unless, before a decision was made, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**EXPLANATION OF THE PURPOSE AND EFFECT OF ZONING BY-LAW NO. 028-2025**

By-law No. 028-2025 was enacted to rezone the subject property from an Agricultural – A2 zone to a site-specific Agricultural – A2-84 zone to permit a garden suite in a mobile home for a temporary period from July 29, 2025 to July 29, 2035.

A complete copy of By-law 028-2025 is available on the Township's website at [www.wainfleet.ca/publicnotices](http://www.wainfleet.ca/publicnotices).

Any person requiring further information or clarification on the changes implemented in By-law 028-2025 should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or [planning@wainfleet.ca](mailto:planning@wainfleet.ca).

Dated at the Township of Wainfleet this 30<sup>th</sup> day of July, 2025.

**SUBJECT LANDS**

