



# Welcome to the Open House!

- **Please sign in** with your name and e-mail address to be kept up to date on the project.
- Use the Star Sticker (  ) provided to mark where you generally live in the Township on the **Community Map**.
- Please use the Sticky Notes (  ) to add comments to the questions on the **Display Boards**. Please add them in the grey box below the questions or along the page edges.

Comment Box

- You will be provided with a blank comment page. Please feel free to provide written comments on that page and submit into the **comment box**.

Stay up to date on the Official Plan Update by visiting the Project Website at:

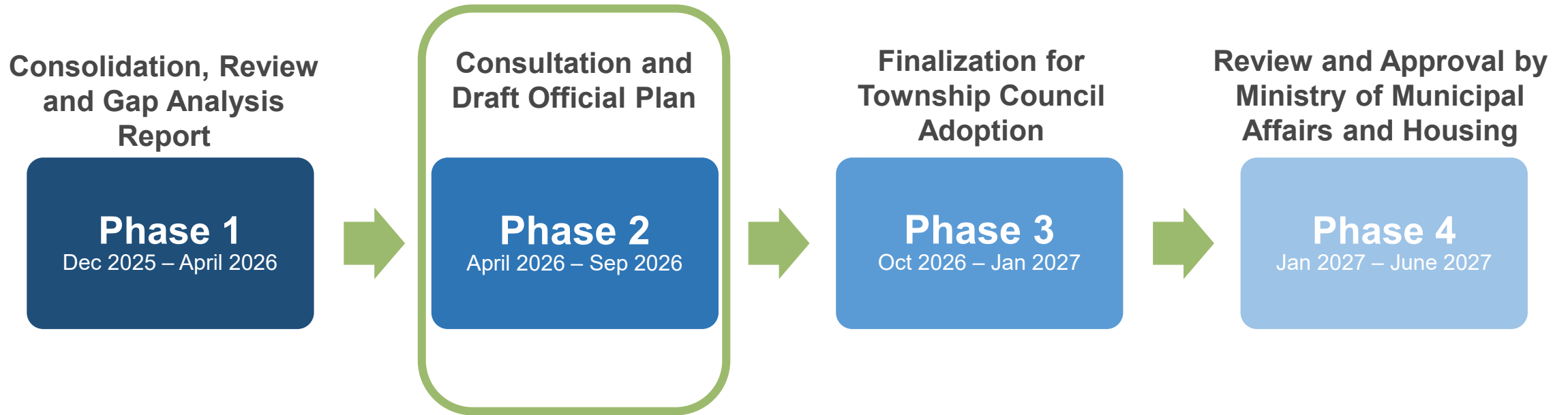
<https://www.wainfleet.ca/officialplanupdate>

or

Scan the QR code with your phone or device.



# Official Plan Review and Update Timeline



# Why is the Official Plan being updated?

## The Township's Official Plan is being reviewed and updated to:

- Set out an updated vision for the community's growth and development to the year 2051.
- Satisfy the 10-year review requirement of the Planning Act.
- Incorporate key and recent Provincial legislative changes into the Plan.
- Integrate the policies and requirements of the 2024 Provincial Planning Statement into the Plan.
- Integrate relevant and desirable policies from the 2022 Niagara Official Plan.
- Incorporate feedback and directions from residents and community stakeholders.
- Revise mapping schedules to reflect new policy directions, land use designations, and up-to-date conditions and data.
- Include Indigenous consultation policies and processes associated with the Duty to Consult.

# Proposed Format for the New Official Plan

## Township Official Plan (2016)

1. Introduction
  2. Municipal Structure
  3. Land Use Policies
  4. Environmental Management
  5. Infrastructure and Roads
  6. Noise, Air Quality and Vibration Control
  7. Cultural Heritage and Archaeology
  8. Implementation
- Schedules
  - Appendices

## Draft Township Official Plan (2026)

1. Introduction
2. Strategic Planning Framework
3. Indigenous Engagement
4. Settlement Areas and Growth Management
5. Residential and Mixed Uses
6. Economic Development and Employment
7. Rural Areas and Agricultural System
8. Infrastructure, Facilities & Community Services
9. Local Landscape and Resource Management
10. Implementation and Interpretation
11. Schedules & Appendices

# Proposed Land Use Designations

To align with new Provincial requirements set out in Bill 98, the following Land Use Designation categories are proposed:

-  Neighbourhoods
-  Mixed Use Areas
  -  Mixed Use (Hamlet Specific)
  -  Mixed Use – Commercial (Hamlet Specific)
-  Shoreline Areas
-  Parks and Open Space
-  Prime Agricultural Area
-  Rural Lands
-  Rural Employment Lands

# Key Mapping Modifications

## Mapping modifications are proposed as part of the Official Plan update, which include:

- Introduction of legislated Official Plan land use designations, per Bill 98.
- Update to the mapped extent of land use designations within the Hamlets to align with property parcels and current, long-term uses.
- Apply land use designations to lands added to the Hamlet boundaries through the Niagara Official Plan (2022).
- Provision of stand-alone natural heritage schedules for the Hamlets and Shoreline Area (Lakeshore Area) to improve comprehension and implementation.
- Provision of an Archaeological Resource screening map derived from *Schedule K* of Niagara Official Plan (2022).

**PRELIMINARY SCHEDULES ARE PROVIDED FOR REVIEW AND COMMENTS.**

# Population Growth and Housing

The Niagara Official Plan (2022) updated population and employment forecasts to the year **2051**, projecting a total of **7,730 residents** and **1,830 jobs** in Wainfleet.

**What goals or objectives would you recommend the Township include in the Official Plan to support and accommodate this anticipated growth?**



# Housing Types

Currently, the Township's Official Plan and Zoning By-law only permit **Single Detached Dwellings**. Provincial policies direct that a range and mix of housing types must be provided to accommodate planned growth.

**Which housing forms should be permitted within the Township?**



**Single Detached Dwelling**



**Semi-detached Dwelling**



**Plex**



**Townhouse**



**Apartment**



# Permitted Uses in the Agricultural Area

A mix of Agricultural, Agriculture-related and On-farm diversified land uses are currently permitted within the Prime Agricultural Areas in the Township.

Examples of permitted uses currently include roadside farm stands, agricultural material sales or services, farm wedding venues, etc.

**What uses should the Official Plan permit in the Prime Agricultural Area?**

**Should all uses be permitted as of right, or should a Zoning Amendment be required for some or all uses?**



# Lot Sizes in the Agricultural Area

Minimum Lot Sizes for Prime Agricultural Areas are set at **40 hectares** in the 2016 Official Plan.

**Should alternative minimum lot sizes be considered for Prime Agricultural Areas? If so, what size?**



**Should the minimum lot size be the same for all permitted uses within the Prime Agricultural Area?**



# Home Occupations and Home Industries

There are a wide range of home occupations and home industries of varying scales operating throughout the Township.

Permissions for these types of uses are intended to support new or existing **small-scale operations**, with the long-term intention that if such uses grow and expand that they will move to lands designated and zoned for the use elsewhere in the municipality.

**Do you have any concerns with existing home-based businesses or home industries?  
If so, please outline what they are.**

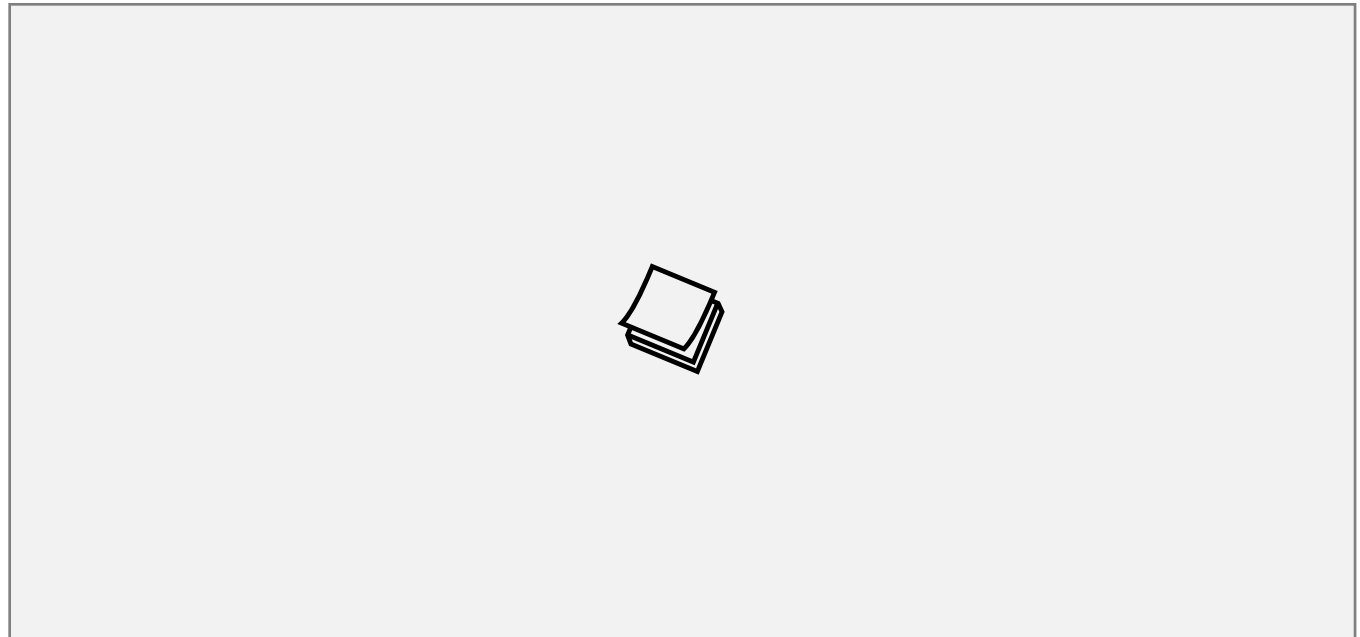


# Water and Sanitary Servicing

The Township does not currently have municipal water or sanitary sewer servicing. All new development is required to rely on private services such as cisterns, septic systems and wells. In the Lakeshore, a boil water advisory has been in effect for nearly 20 years.

To enable the extension or development of new **municipal services** within the Township, enabling policies are required. Similar permissions are also necessary for the use of **Communal Services**.

**Please provide your comments and recommendations on how the Township should address water and sanitary services in the Official Plan.**



# Natural Heritage

The Township's Natural Heritage mapping is out of date and is intended to be amended to include recent natural heritage mapping from the Niagara Official Plan (2022).

**How should the Township's Official Plan address natural heritage (i.e. environmental) matters? Should a stronger focus be placed on protection? Are there conflicts or issues caused by the current policies and mapping?**



# Parks and Public Open Spaces

Together with the new Official Plan, a Parks Plan is being developed to look at future needs for parkland and enable the Township to acquire additional parkland (or cash in lieu) under the Planning Act from new development to meet growth-related needs.

**Are existing parks and public open spaces in the Township sufficient to meet current and future needs? Should the Township plan to acquire/create additional parkland or focus more on improving existing parks and open spaces?**



# The Lakefront and Public Access

Wainfleet's Lake Erie shoreline is one of the Township's most valued natural and recreational features. Much of the shoreline is privately owned, and the Township has limited publicly owned shoreline lands or formal public beach areas.

The Official Plan currently includes policies intended to protect existing public access to the lakeshore, however, acquiring and maintaining additional public lands requires significant financial resources and consideration of long-term operational impacts. As the Township plans for the future, it is important to understand what types of public spaces are most valued by the community and how the Official Plan should prioritize their protection and enhancement.

**What should the Township's priorities for the Lakefront and public access be? Are there specific locations, issues, or opportunities related to public access and the Lakefront that the Township should consider?**



# Implementation Tools

There are a variety of Planning Tools, approaches and permissions that can be utilized by the Township to create a more streamlined and efficient planning approvals process, including:

- **Delegated Authority:** Providing the Planning Department the ability to approve specific applications or “Minor By-laws” without Council or Committee. This may include Temporary Use By-laws, Lifting Holding By-laws and other “low-impact” by-law amendments.
- **Community Planning Permit System:** A unified Zoning and Site Plan Approval approach to development where small applications can be approved by staff, and larger applications are considered by Council.
- **Secondary Plans:** Secondary Plans are utilized to provide detailed planning direction for specific properties or areas within a municipality. To utilize and prepare these plans, policies allowing for their creation and outlining required elements are necessary.

# Before you go...

Comments can be submitted at anytime via email to [officialplan@wainfleet.ca](mailto:officialplan@wainfleet.ca) or by submitting paper copies of written comments directly to the Township.

All comments will be reviewed and considered as part of the official plan update process. Comment responses will be provided as part of future reports and submissions to Township Council and will be posted on the project website.

The next public presentation about the project will be **Tuesday, July 28<sup>th</sup>**, where we will be presenting and discussing the comment we have received to date and the preliminary format of the Official Plan for Council.

**Thank you for joining us tonight!**

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