

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING ZONING BY-LAW AMENDMENT

TAKE NOTICE THAT the Corporation of the Township of Wainfleet has received an application to amend Zoning By-law No. 034-2014, as amended, from Carol Moroziuk on behalf of Clifford & Charlene Oudman for a property known municipally as 22221 Abbey Road. The application has been assigned File No. Z03/2026W.

TAKE NOTICE THAT the Corporation of the Township of Wainfleet will hold a Public Meeting for this application on:

**November 3, 2026 at 6:30 p.m.
Council Chambers, Township of Wainfleet Municipal Office
31940 Highway #3, Wainfleet ON L0S 1V0**

The meeting will be live streamed and can be accessed from the Township's website at <https://www.wainfleet.ca/town-hall/council/council-meeting-calendar>.

SUBJECT PROPERTY

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 is approximately 40.5 hectares in area and currently contains a single detached dwelling, agricultural buildings and a wind turbine.

The subject property is also the subject of a consent application (File No. B05/2026W), which will be heard by the Committee of Adjustment on October 21, 2026 at 4:00 p.m. in Council Chambers. An application has been 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.

PURPOSE & EFFECT OF APPLICATION

The subject property is designated as Prime Agricultural Area under the Niagara Official Plan, designated as Agricultural Area under the Township's Official Plan and is zoned Agricultural – A2 under Zoning By-law 034-2014.

The applicant proposes to:

1. rezone Part 1 of the subject property (surplus farm dwelling) to a site-specific Agricultural – A2-87 zone to:
 - permit a maximum accessory building lot coverage of 5.72%;
 - permit a minimum lot area of 0.83581 hectares.
2. rezone Part 2 of the subject property (farmlands) to a site-specific Agricultural – A2-88 zone to:
 - permit a minimum interior side yard setback of 10m for an agricultural building;
 - permit a minimum lot area of 39.69 hectares;
 - prohibit dwellings.

PURPOSE OF THE MEETING

The purpose of the meeting is to provide information about the application and an opportunity for public input. Staff recommendations are not provided at the public meeting and Township Council will not be making a decision at this meeting. A recommendation report will be prepared and presented at a subsequent meeting of Township Council following a full review of the application.

Any person may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed zoning by-law amendment. Please note that all submissions, including personal information, will become part of the public record and may be publicly released. The public meeting will also be live-streamed through the Township's Youtube page. Written comments are encouraged and can be submitted by email to planning@wainfleet.ca, personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet ON L0S 1V0, to the attention of Sarah Ivins, Planner. The public commenting period will close at the conclusion of the public meeting.

If you require any accommodations to participate in the public meeting, please contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

NOTES REGARDING YOUR RIGHTS

Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* was given royal assent on June 6, 2024, and restricts third party appeals. The *Planning Act, R.S.O. 1990, c. P.13*, Section 34, Subsection 19 now states that the applicant, a specified person, a public body, the registered owner of the 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 the by-law was passed. Parties other than those listed above, are no longer eligible to file appeals for this application.

If you wish to be notified of the decision of the Corporation of the Township of Wainfleet in respect of the proposed zoning by-law amendment application, you must make a written request to the Planning Department of the Township of Wainfleet, at planning@wainfleet.ca or personal delivery to the Township Office at 31940 Highway #3, Wainfleet or regular mail to P.O. Box 40, Wainfleet, ON L0S 1V0. Please quote file number Z03/2026W.

ADDITIONAL INFORMATION

Information regarding the proposed zoning by-law amendment is available on Township's website at www.wainfleet.ca/publicnotices or can be viewed at the Township Municipal Office via appointment.

Any person requiring further information or clarification on the application or to arrange an appointment to inspect the application should contact Sarah Ivins, Planner, at 905-899-3463 ext. 225 or planning@wainfleet.ca.

A public information report regarding the proposed zoning by-law amendment will be published in the Council meeting agenda package on Friday October 30, 2026 and made available on the Township's website at <https://www.wainfleet.ca/town-hall/council/council-meeting-calendar>.

Dated at the Township of Wainfleet this 24th day of September, 2026.

File No. Z03/2026W (Oudman)

SUBJECT PROPERTY

