



GENERAL COMMITTEE MEETING

Tuesday, November 26, 2002
7:30 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2002 - 15

General Committee met in Committee-of-the-Whole at 6:00 p.m. and in open session at 7:30 p.m.
with Mayor Forster calling the meeting to order

Members present: Mayor Cindy Forster

Councillors:

| | |
|------------------------------|--|
| R. Alakas | D. Fortier |
| D. Beaudoin (until 10:05 pm) | D. Grenier (6:20 – 7:15 pm), (8:15 pm) |
| M. Belcastro | J. Irvine |
| N. Dmytrow-Bilboe (6:30 pm) | J. Mastroianni |
| M. Dzugan | S. O'Dell |
| T. Eybel | J. Spadafora |

(Councillor Eybel was not present during Committee-of-the-Whole discussions on Security of Property and Personal Matters)

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks (6:15 – 7:30 pm)
City Manager T. Fitzpatrick
Chief, Fire & Emergency Services P. Olah (until 9:05 pm)
General Manager Engineering, Public Works and Transportation Services G. Marcello (7:30 pm)
General Manager, Parks and Recreation I. Smith (7:30 pm)
General Manager Financial and Corporate Services / Treasurer B. Silvestri (7:30 pm)
Manager, Environmental and Traffic Services D. Cook (7:30 pm)
Manager, Human Resources R. Beaumont (until 9:05 pm)
Manager, Development Planning / Real Estate D. Thorpe (7:30 pm)
Chief Building Official M. Mantesso (7:30 pm)
Community Fire Safety Officer / Deputy Fire Chief, K. Roach (until 9:05 pm)
Recording Secretary, Vital Statistics Clerk- Steno II, Acting Games Licensing Clerk S. Stirling
(7:30 pm)
Planning Technician II, M. Horsley (7:30 pm)
Community Planner, R. DiFelice (7:30 pm)

Others Present:

Regional Councillor Bruce Timms (7:30 pm)
Regional Councillor Peter Partington (7:30 pm)



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Regional Planner, J. Emeneau (7:30 pm)

Mayor Forster called the General Committee Meeting to order at 7:30 p.m.

1. ADDITIONS/DELETIONS TO AGENDA: NIL

2. DISCLOSURE OF INTEREST:

Councillor Eybel disclosed an interest in the matter of Item 02-15 – Master Community Fire Safety Plan and Fire Marshal's Office – Options/Recommendations – Staff Comments and did not take part in the consideration and discussion of same, and refrained from voting thereon as her daughter is a volunteer fire fighter.

Councillor Spadafora disclosed an interest in the matter of Item 02-170 – Waste Collection Contract, Region of Niagara and did not take part in the consideration and discussion of same, and refrained from voting thereon as he owns a business which may be affected by future waste collection contracts.

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF November 12, 2002

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of November 12th, 2002 be and the same are hereby approved and adopted as circulated.

CARRIED

4. (A) Mayor Forster recessed the General Committee Meeting to convene the Special Council Meeting at 7:35 p.m. for a Statutory Public Hearing, held jointly with the Region of Niagara, chaired by Councillor Spadafora, pursuant to The Planning Act.

(B) The Special Council Meeting adjourned at 7:55 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.



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5. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) COMMUNITY SERVICES – Councillor Irvine, Chair

Fire & Emergency Services Department

02-15 – Master Community Services Department

Moved by Councillor Mastroianni

That the Master Community Fire Safety Plan be referred to the December 3rd, 2002 Council Meeting in Committee-of-the-Whole.

CARRIED

6. DELEGATIONS:

02-15 - Domenic Faragalli, on behalf of the Welland Volunteer Fire Fighters addressed Council regarding the Master Community Fire Safety Plan.

Mr. Faragalli advised Council that the Volunteer Fire Fighters' Union has reached an impasse in their negotiations with staff in regards to manpower and monetary issues. Staff has advised the union that they are waiting for Council's direction. Mr. Faragalli expressed his understanding that in the past they have always dealt with staff and he inquired as to why it has now changed and they are waiting for Council's direction. Mr. Beaumont responded that the committee is prepared to negotiate a contract with the volunteer fire fighters and that Council's gives this committee direction. Mr. Faragalli stated he felt that, if staff has the right to negotiate and must bring the issues back to Council for direction, then it would be better for the union to negotiate directly with Council themselves. He advised that the union has sought legal advice and has been advised by their lawyer that they have a valid case to take to the Labour Board. Mr. Beaumont added that the City has sought its own legal advice which supports the action that the City has taken. Mayor Forster clarified that Council looks at the big picture and gives direction and sets parameters for staff to follow. It is Council that ratifies all agreements for all union negotiations.

Mr. Faragalli brought to Council's attention the point mentioned in the Safety Plan regarding bunker gear and the fact that it is supposed to be replaced every 3 – 5 years. Most volunteers in the City have not received any new gear in 8 or 9 years. He questioned as to whether the volunteers' health and safety are being put in jeopardy. If, in fact, the bunker gear can be used for 8 or 9 years safely then this could be a cost savings to the City averaged out over a 9 or 10 year period. Mr. Faragalli then mentioned that there was a hiring freeze by the City even before the volunteers unionized. He said that they receive no standby pay and it is the same cost to the City whether the volunteers are called out once, 100 or 1000 times per year.

In regards to the closing of any fire halls, Mr. Faragalli stressed that there are 4 fire halls that were strategically placed around the City for a reason. They give the citizens peace of mind and their safety is not jeopardized due to the length of response time. In addition, some research has been



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done and house insurance premiums in the Cooks Mills area will go up if the Schisler Road fire hall is closed because there will be no fire safety protection in this area.

He concluded his presentation by stressing the fact that the 84 volunteer fire fighters all love what they do and are not in it for the money. They are all men and women who want to help the full-time career fire fighters, give back to the community and help their neighbours. In return all they ask for is the proper training. Currently the volunteers are training the volunteers. There has never been any proper training. He stressed that the volunteer fire fighters do a lot more than

just fight fires in the community. Councillor Dmytrow-Bilboe inquired as to what percentage of other volunteer fire fighters across the province are unionized. Mr. Faragalli responded that he only knows of Thorold that is unionized but three other volunteer companies have been in contact with him. The Mayor added that there are only 7 volunteer companies across the province that are unionized at this time.

02-15 - Lawrence Tufts addressed Council regarding the closing and sale of the Schisler Road Fire Hall and the Master Community Fire Safety Plan.

Mr. Tufts addressed Council in regards to the Welland Fire Service Review Plan dated June 21, 2002 and the staff report dated November 26, 2002. He spoke on behalf of the concerned citizens of Cooks Mills and the closing of the local Fire Hall on Schisler Road. The Mayor advised Mr. Tufts that Council had met earlier this evening and agreed to defer this issue for further study. Council would like the opportunity to hear from the public and no decisions will be made tonight.

Mr. Tufts mentioned that on page nine of the Ontario Fire Marshal's Report it recommends that a committee of Council be formed and it was not advised that the Fire Services close halls as is the case occurring. Mr. Tufts expressed his concern that no notice of any public meetings were put in the newspaper and, to his knowledge, there have not been any public meetings on this issue as suggested by the report. He continued that on page five of the report it was recommended that a committee be formed to assist the Chief and Deputy but that committee, when formed, was limited to just senior fire personnel. He questioned as to why there were no Council members or citizens of the City on this committee. Mr. Tufts continued by saying that the citizens on the east side of the new Welland Canal are worried about the closing of the Schisler Road fire hall because there are only 2 crossings of the canal for fire personnel and equipment to use to get to their residences. He mentioned that all other municipalities that encompass the canal maintain fire halls on both sides of it. He noted specifically that Thorold, St. Catharines and Port Colborne all have fire halls on both sides of the canal. Mr. Tufts stressed that the citizens of Cooks Mills feel that it is imperative that there is a fire hall on that side of the tunnel. He stressed that if the fire trucks were unable to get through the East Main Tunnel for some reason the citizens in Cooks Mills would not have fire equipment available to them. He suggested that a possible solution to the problem would be manning the Schisler Road hall with a group of volunteers who have one truck available for their use. This would allow more men to be on the scene and ready to help the career fire fighters. Mr. Tufts then explained the three grades that help to determine a residence's insurance premiums: Grade 1 – hydrant protected, Grade 2 – hall protected and Grade 3 – unprotected. He showed an example from a local insurance carrier stating an increase of \$144.72 per annum to their premium if the fire hall was to close. Mr. Tufts noted that the more men trained the safer the citizens of Welland would be. Councillor Fortier explained that, in his research, he discovered that unprotected or Grade 3 applied to residences that were more than 13 km from the nearest fire hall. If the Schisler Road Fire Hall closed the residents of Cooks Mills would still fall within 13 km and therefore be under the Grade 2 – hall protected class. Mr. Tufts continued by stating that, with the City's intention to close the Central Fire Hall, Cooks Mills is more than 13 km away from the nearest fire hall. Fire Chief Olah then spoke to Council and advised them that he met last week with the residents of Cooks Mills and he would like to assure them that he desires to make the Fire Department better



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by making operational changes. Chief Olah mentioned that it is very difficult to train 4 different companies and if the City went to a platoon system the members would be on call just like the full time fire fighters. Mr. Olah also noted that the City is in negotiations to move the Central Fire Hall to the old Zellers building on East Main Street and the Schisler Road fire truck would be moved to that new location. It was then mentioned that, if they allowed the fire hall to remain open in Cooks Mills, Council would receive requests and demands from Dain City as well as north end residents for a new fire hall in their area. Mr. Olah stressed that he understood change is hard to accept but the City has to move forward and, in the long run, Welland will have one of the best fire departments in the Niagara Region.

7. STAFF REPORTS:

(A) COMMUNITY SERVICES - Councillor Spadafora, Chair

Planning and Development Services

Building and Inspections Division

02-141 - Request for exemption from the boulevard protection By-law 9265 by Lloyd Cornwall concerning 70 Cozy Street. (PDS-2002-89)

Councillor Fortier expressed his concerns about safety and setting a precedent. He wants to ensure that individuals comply to the City's By-laws. Councillor Mastroianni mentioned that this boulevard beautification does not impede a person's vision any more than a car parked in front of it would and he felt that requiring Mr. Cornwall to remove the objects would be quashing his creativity in making the boulevard look more beautiful. A discussion took place with Councillors expressing their concern about safety and the City's liability if someone was to fall on rocks. Mr. Mantesso added his concerns that if a person was to fall off his/her bike either from the sidewalk or road side of the boulevard they would hit their head on the rocks. Councillor Grenier then inquired as to whether Mr. Cornwall was advised that this issue was appearing before Council tonight. Mr. Stirtzinger advised that he was contacted after the Council Meeting of September 3rd, 2002 by letter advising him to contact Mr. Mantesso. Mr. Mantesso stated that he has not been contacted by Mr. Cornwall.

Moved by Councillor Dmytrow - Bilboe

That the City advise Mr. Cornwall to remove the boulders, rocks, landscaping timbers, planters and structures from the City-owned boulevard in front of 70 Cozy Street, maintaining the remaining flower garden at a reasonably low height for visibility and safety reasons.

CARRIED

02-150 - Littering and Obstructing City Highways. (PDS-2002-90)



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Moved by Councillor Irvine

1. That existing By-law 4477 be repealed and a new By-law be prepared under Section 314 of the Municipal Act dealing with the obstruction and littering of City highways; and
2. That the new By-law be short worded to provide a \$200.00 set fine for a breach of the By-law.

CARRIED

**02-39 - Proposed Building Permit Fee increases.
(PDS-2002-91)**

Moved by Councillor Spadafora

That the following Tariff of Fees for Building/Plumbing Applications be adopted by the City of Welland effective January 1, 2003.

| CLASS OF PERMIT | EXISTING PERMIT APPLICATION FEE | PROPOSED PERMIT APPLICATION FEE |
|---|---------------------------------------|--|
| 1. BUILDING | | |
| 1.1. NEW CONSTRUCTION AND ADDITIONS | | |
| MAJOR OCCUPANCY | | |
| GROUP A - ASSEMBLY OCCUPANCIES | | |
| School; church; restaurant; daycare; hall; transit; recreation facility; other | \$0.89/ft ² | \$0.92/ft ² |
| GROUP B - INSTITUTIONAL OCCUPANCIES | | |
| Hospital; retention facility; nursing home; other | \$1.06/ft ² | \$1.09/ft ² |
| GROUP C - RESIDENTIAL OCCUPANCIES | | |
| One-Family Dwelling | \$0.68/ft ² | \$0.70/ft ² |
| Semi-detached dwelling; duplex dwelling | \$0.68/ft ² | \$0.70/ft ² |
| Multiple unit dwellings; apartment building; townhouse | \$0.56/ft ² | \$0.58/ft ² |
| Hotels; motels | \$0.56/ft ² | \$0.58/ft ² |
| Other residential | \$0.56/ft ² | \$0.58/ft ² |
| GROUP D - BUSINESS/PERSONAL SERVICES OCCUPANCIES | | |
| Office; bank; medical; police stations; other | \$0.84/ft ² | \$0.87/ft ² |



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| CLASS OF PERMIT | EXISTING PERMIT APPLICATION FEE | PROPOSED PERMIT APPLICATION FEE |
|--|---------------------------------------|--|
| GROUP E - MERCANTILE OCCUPANCIES | | |
| Store; shopping mall/plaza; shop; market; retail; other | \$0.68/ft ² | \$0.70/ft ² |
| GROUP F - INDUSTRIAL OCCUPANCIES | | |
| Industrial mall/plaza/garage; plant; factory; warehouse; other | \$0.45/ft ² | \$0.46/ft ² |
| Industrial buildings with no partitions; no plumbing and no mechanical | \$0.23/ft ² | \$0.24/ft ² |
| SPECIAL CATEGORIES/OCCUPANCIES | | |
| Farm building; greenhouse | \$0.11/ft ² | \$0.11/ft ² |
| Trailer; air supported structure | \$0.06/ft ² | \$0.06/ft ² |
| Tent | \$0.06/ft ² | \$0.06/ft ² |
| | to maximum of \$110.00 | to maximum of \$113.00 |
| One-family: | | |
| garage; carport | \$0.23/ft ² | \$0.24/ft ² |
| covered deck/porch | \$0.23/ft ² | \$0.24/ft ² |
| uncovered deck/porch | \$0.17/ft ² | \$0.18/ft ² |
| sunroom/solarium | \$0.45/ft ² | \$0.46/ft ² |
| shed/accessory building | \$0.23/ft ² | \$0.24/ft ² |
| 1.2 ALTERATIONS | | |
| DESCRIPTION | | |
| Unfinished basement | \$0.17/ft ² | \$0.18/ft ² |
| Roof structure | \$0.06/ft ² | \$0.06/ft ² |
| Fireplace; woodstove; chimney | \$43.00 | \$44.00 |
| Interior Alterations: | | |
| including plumbing and mechanical | \$0.23/ft ² | \$0.24/ft ² |
| including plumbing or mechanical | \$0.17/ft ² | \$0.18/ft ² |
| excluding plumbing and mechanical | \$0.12/ft ² | \$0.12/ft ² |
| Finishing Basement | \$0.34/ft ² | \$0.35/ft ² |
| One-Family: | | |



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| CLASS OF PERMIT | EXISTING PERMIT APPLICATION FEE | PROPOSED PERMIT APPLICATION FEE |
|---|---|---|
| finishing basement | \$0.17/ft ² | \$0.18/ft ² |
| other minor alteration | \$43.00 | \$44.00 |
| 1.3 PARTIAL PERMIT/STAGED CONSTRUCTION | Partial/ conditional permits subject to a 50% surcharge of total permit value | Partial/ conditional permits subject to a 50% surcharge of total permit value |
| FOUNDATION | | |
| Complete to grade including underground services | 15% | 15% |
| BUILDING SHELL | | |
| Completed structural shell | 40% | 40% |
| Completed architectural shell | 80% | 80% |
| BUILDING COMPLETION | | |
| Includes renovation by tenant to complete | 100% | 100% |
| 2. PLUMBING ONLY | | |
| Fixture; plumbing appliance; stack; interceptor; tank; floor drain; sewage ejector; sump; manhole; catchbasin; rain water leader; other | \$4.62 each | \$4.75 each |
| All buried piping including building drain and sewer; building storm drain and sewer; storm drainage piping; water service pipe | \$0.39/lf | \$0.40/lf |
| Water distribution pipe | \$43.00 | \$44.00 |
| 3. DEMOLITION | | |
| One-family dwelling; buildings less than 3,000 sq. ft. gross area | \$43.00 | \$44.00 |
| Other demolitions | \$0.02/ft ² | \$0.02/ft ² |
| 4. MOVING | \$43.00 | \$44.00 |
| 5. SIGN | \$0.61/ft ² | \$0.63/ft ² |
| 6. POOL | | |
| Public pool | \$233.00 | \$240.00 |



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| CLASS OF PERMIT | EXISTING PERMIT APPLICATION FEE | PROPOSED PERMIT APPLICATION FEE |
|--|---------------------------------------|--|
| Inground pool | \$66.00 | \$78.00 |
| Above-ground pool | \$43.00 | \$55.00 |
| 7. RENOVATION | | |
| Minor renovations not requiring plans | \$43.00 | \$44.00 |
| 8. USE CHANGE | | |
| Permit for the change of use of a building or part thereof | \$59.00 | \$61.00 |
| 9. OCCUPANCY | | |
| Permit to allow occupancy | | |
| Houses, semi-detached dwellings, townhouses | \$43.00 | \$44.00 |
| Other buildings | \$217.00 | \$224.00 |
| 10. TRANSFER | | |
| Transfer of permit to a new owner | \$59.00 | \$61.00 |
| 11. DESIGNATED STRUCTURE | | |
| Retaining wall; pedestrian bridge; crane; runway | \$1.18/lf | \$1.22/lf |
| Communication tower | \$163.00 | \$168.00 |
| Other designated structure | \$59.00 | \$61.00 |
| 12. SEWAGE SYSTEM | | |
| Class 4 | \$544.00 | \$560.00 |
| Repair of Class 4 | \$159.00 | \$164.00 |
| Other than Class 4 | \$326.00 | \$336.00 |
| Assessment and comments of existing sewage systems | \$109.00 | \$112.00 |
| 13. Minimum Permit Fee and Amendments to Permits | \$43.00 | \$44.00 |
| 14. Where Fees must be Established by Value | \$9.28/\$1,000 | \$9.56/\$1,000 |
| 15. Refunds | | |
| Application Filed | 80% | 80% |



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| CLASS OF PERMIT | EXISTING PERMIT APPLICATION FEE | PROPOSED PERMIT APPLICATION FEE |
|--|--|--|
| Plans Reviewed | 60% | 60% |
| Permit Issued | 40% | 40% |
| Additional Deduction for each Inspection | 10% | 10% |
| 16. Cancellation of an inspection or inspection not ready | \$43.00 | \$44.00 |
| | | CARRIED |

**02-169 - Request for Exemption from Fence By-law 10545, Visibility Triangle for 85 Aqueduct Street.
(PDS-2002-92)**

Moved by Councillor Irvine

That the request from Mr. and Mrs. Harold for an exemption from City Fence By-law 10545, Visibility Triangle, be denied for safety reasons.

CARRIED

Planning Division

**02-40 - Proposed Planning Application Fees for 2003.
(PDS-2002-93)**

Councillor Irvine expressed his concern regarding the fees for Site Plan Control Applications. The recommendation proposes to increase the fee from \$570 to \$800. He suggested it would be better to list this fee showing the City's cost and the extra fees separately when they are known as St. Catharines does. Mr. Thorpe responded that it would be much harder to collect these extra fees and that an all inclusive fee was easier to collect all money and recover costs. Councillor Irvine fears that when developers look at the fees charged by the City of Welland they will appear higher than other municipalities. He felt it would look better if the extra fees were added on when the final costs are known. Mr. Thorpe brought to Council's attention that St. Catharines charges \$625 just to look at the application and another \$250 when the application is approved. The City of Welland shows the entire fee and no additional costs are due once the application is filed. Councillor Irvine stressed that it would still be better to show the extra costs separately since the City has no control over those fees and every time they go up Council would have to change the By-law. Councillor Spadafora added that when the Site Plan Control Application fees for all 11 municipalities (excluding Welland) are added together the average fee across the Region is \$1,226. He indicated that Welland is extremely low at the proposed \$800.00.

Moved by Councillor Spadafora



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1. That the following Tariff of Fees for Planning applications and related matters be adopted by the City of Welland effective January 1, 2003.

| | CURRENT | PROPOSED |
|--|--|--|
| Official Plan Amendment Application | \$1,020 | \$1,100 |
| Zoning By-law Amendment Application | \$1,020 | \$1,100 |
| Concurrent Official Plan Amendment and Zoning By-law Amendment | \$1,630 | \$1,800 |
| Removal of Holding Symbol | \$295 | \$305 |
| Temporary Use By-law | \$1,020 | \$1,100 |
| Site Plan Control Application | \$570 | \$800 |
| Minor Change to Site Plan Agreement | \$245 | \$400 |
| Processing Part Lot Control By-law | \$410 | \$425 |
| Processing Condominium Application/Exemption Request | \$2,990 | \$3,080 |
| Processing Short Form Subdivision Agreement (Consent) | \$625 | \$640 |
| Processing Subdivision Application/Development Agreements | \$2,990 | \$3,080 |
| | + \$530 for each Phase over one | + \$545 for each Phase over one |
| | + \$10/Lot or Block excluding 0.3 reserves | + \$10/Lot or Block excluding 0.3 reserves |
| Subdivision Fee for each Plan Registration Greater Than 1 Dealing with the Same Draft Plan | \$0 | \$800 |
| Modification to Draft Plan Conditions Involving Circulation | \$705 | \$725 |
| Extension to Draft Plan Approval | \$355 | \$365 |
| Processing Servicing/Development Agreement | \$625 | \$700 |
| Processing Front-Ending Agreement | \$815 | \$840 |
| Information Report | \$80 | \$80 |
| Environmental Information | \$80 | \$80 |
| Minor Variance Application | \$355 | \$365 |
| Consent to Sever | \$650 | \$670 |
| Change of Conditions for Consent | \$125 | \$130 |
| Concurrent Minor Variance and Consent | \$870 | \$895 |
| Rescheduling of Consent or Minor Variance Application | \$160 | \$165 |

CARRIED



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02-175 - Official Plan Amendment – Central West Area. (PDS-2002-94)

Councillor O'Dell questioned why there are several broken sections of environmentally protected areas. He inquired as to why the entire area was not designated an EPA area. Mr. Thorpe responded that some of these areas may be developed and will not interfere with the wetlands. He added that any development will have to go through the public process and developers would have to prove to the appropriate agencies that they will not have to amend the Official Plan. Councillor Fortier expressed his concern in regards to the culvert at Colbeck Drive and Endicott Terrace. Draper's Creek crosses under Colbeck Drive and any new development would increase the flows of the creek. Mr. Thorpe assured Councillor Fortier that under the Storm Water Management Plan and the new Official Plan any new development would not increase the flow.

Moved by Councillor Mastroianni

That Report PDS-2002-94 with respect to the Official Plan Amendment for the Central West Area be received for information purposes.

CARRIED

Parks and Recreation Department

02-177 - Natural Gas – 5 Year Contract. (P&R-02-40)

Councillor Fortier cautioned Council about signing up with a supplier. He mentioned that this matter should be reviewed at a budget meeting. He also stated that he would like to see data indicating what the unit cost has been per year during the last contract. Mr. Smith explained that the current 5 year contract expires on February 1st, 2003 and is set at 21.3¢/litre. The price of gas fluctuates daily but the City's cost has been the same for 5 years. Mr. Smith added that a new contract offers around 24.5¢ for the next 5 years. He suggested that a set number makes it much easier to budget. Councillor Spadafora inquired as to whether the average rate was below what the City was paying over the last 5 years. Mr. Smith indicated that the supplier for the last 5 years was Enbridge Gas. Mr. Smith was instructed to get figures on the average unit price over the last 5 years so that Council and staff can see if the unit price the City's has been paying over the span of the contract was lower or not. It was agreed that Mr. Smith have Enbridge Gas provide that data and defer this matter until a report is brought back to Council with those figures.

Moved by Councillor Spadafora



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That the matter of an agreement for a Natural Gas Supplier for the supply of Natural Gas be referred to the December 10th, 2002 General Committee Meeting.

CARRIED

Fire & Emergency Services Department

02-15 – Fire Marshal’s Office, Options/Recommendations – Staff Responses.

Any members of the public who wished to comment on this subject were asked to stand and speak. Mr. Joe Bovara indicated that there were 126 volunteer fire fighters and now they are down to 84 with intentions to cut down to only 40. He feels that only an increase in the number of volunteers can result in better responses. Mr. Olah noted that the 40 volunteers that are kept will all be dedicated individuals who will put the effort to be available and respond when needed. He explained that with the platoon system the volunteers are only used when required. Mr. Tufts then reminded Mr. Olah of his concern regarding fire trucks not being able to get through the tunnel as happened during the Blizzard of 1977. Mr. Olah responded by noting that other municipalities in the Region can assist in that situation as Welland has done for Port Colborne just recently when their assistance was required. Angel Eybel, volunteer fire fighter, then questioned Mr. Olah on how reduction to and selection of 40 volunteers will be done. Mayor Forster added that the selection process will be developed in the future. Councillor Grenier asked if it was not more necessary now to have more volunteers and not less since they can no longer leave their places of employment to respond to an emergency call. Henry Labenski, President, Welland Professional Fire Fighters then commented that he hopes all interested parties in this matter refrain from “mud-slinging” in the newspaper and wait for the decision of Council. He also wanted it noted that the Professional Fire Fighters union has no hidden agenda on this matter. Larry Lemelin then spoke as a citizen on the west side of the City. He mentioned that the City is growing and there is a need for more volunteers, not less. He added that volunteer fire fighters do more than just put out fires. They give the residents peace of mind and are individuals dedicated to helping the community. The Mayor concluded the discussion on this matter by saying there have been no closed door or secret meetings as has been mentioned in the newspaper.

Moved by Councillor Mastroianni

That the Fire Marshal’s Office, Options/Recommendations – Staff Responses be referred to the December 3rd, 2002 Council Meeting in Committee-of-the-Whole.

CARRIED

(B) CORPORATE SERVICES - Councillor D. Fortier, Chair

Clerk’s Division

02-29

03-29 - Council Meeting Dates.

(CLK-2002-19)



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Moved by Councillor Irvine

That the Regular Council Meeting for January 7th, 2003 be cancelled.

CARRIED

Legal Department

02-172 - Municipal Act, 2001, Public Notice Provisions. (LEGAL 2002-03)

Moved by Councillor Irvine

That Council pass a by-law to establish procedures for notices for the purposes of Sections 34, 47, 48, 57, 99 and 291 of the Municipal Act, 2001, as determined and prepared by the City Solicitor.

CARRIED

Finance Division

02-176 - Municipal Performance Measurement Program for the Year 2001. (FIN-02-19)

Council was given details on this program and it was explained that it allows taxpayers to know where the City stands in regards to performance in promoting better local service. The posting of this program improves the taxpayers' awareness of municipal services delivery and they can compare costs and level of performance of municipal services both internally and externally.

Moved by Councillor Fortier

That the results of the City of Welland 2001 Municipal Performance Measurement Program be posted on the City's Internet site in compliance with the Provincial publication requirement.

CARRIED

02 - 4 - September 2002 Financial Statements. (FIN02-20)

Councillor Irvine inquired as to whether the figures in this report will be in line at year end with the budget. He asked if the 15% variance for Facilities showing on this report will be cleared up by the end of the year. Mr. Silvestri responded that overall the Budget is on target with some variations within certain accounts (some over, some under). The Facilities accounts, he stated, will be over at year end but at a lesser amount than the present 15%.



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Moved by Councillor Fortier

That the financial reports for the period ending September 30, 2002 be received.

CARRIED

**03-4 - Temporary Borrowing – 2003.
(FIN 02-21)**

Moved by Councillor Irvine

1. That Council authorize the Treasurer to borrow up to \$6,000,000.00 to meet current expenditures until taxes are collected and capital payments pending long-term financing arrangements for the year 2003.
2. That the City Solicitor be instructed to prepare the necessary by-law.

CARRIED

(C) OPERATIONAL SERVICES - Councillor Beaudoin, Chair

**02-174 - Hellems – Bugar Sewer Separation Program.
(ENG 2002-55)**

Moved by Councillor Irvine

That the General Manager, Engineering, Public Works and Transportation Services be authorized to proceed with retaining Kerry T. Howe Engineering Limited to provide engineering services for the Hellems - Bugar Sewer Separation Program and prepare and finalize trunk sanitary sewer design to service the areas as previously defined. That the City Solicitor be directed to prepare all necessary and appropriate By-laws to execute the same.

CARRIED

**02-170 - Waste Collection Contract, Region of Niagara, April 1, 2004 to March 31, 2009.
(ENG 2002-56)**

Councillor O'Dell asked for confirmation that the tenders from the Region were due back at the end of January or beginning of February in regards to the enhanced services. Mr. Cook explained that the City has the option of keeping only some of the enhanced services and not others once Council reviews the bids. Mayor Forster added that the cost per household in Welland is proposed at \$196.00 per year based on a residence assessed at



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\$135,000.00. That amount reflects a 9.82% increase. Councillor Fortier stressed that the City of Welland is receiving a 9.82% increase in addition to other municipalities' garbage in our dump. Mr. Cook used the City of Niagara Falls as an example and explained that the number of tons of garbage collected under the municipal contracts in that City is low because all the hotels and businesses must dispose of their own garbage and it is not collected under the contract. He added that Atlas Steels alone disposes of 65 skips of garbage and this figure does not include any steel. Mr. Cook advised Council they may wish to consider continuing with an enhanced service for recycling as it is only \$50.00 per ton compared to \$72.00 per ton to bury garbage. Mr. Cook also explained that the recommendation is of an information nature and that additional information will be brought forward in January to prepare for the City's input to the Region for waste contract renewal

Moved by Councillor Belcastro

1. That Council consider eliminating or reducing funding for 'ENHANCED SERVICES' outlined in Contract Documents for a 'NEW Waste and Recycling Collection Contract' being 'Tendered' by the Region of Niagara, to serve the City of Welland:
 - Multi-Residential, Commercial, Institutional, Industrial (IC&I) Containerized Waste Collection
 - Additional Curbside Waste Collection – ie. Twice Weekly Curbside Collection of waste from Downtown Area (pg. 14 Appendix 'C') and IC&I properties meeting seven (7) container 'BAG' LimitsSubject to Council review and approval of 'Tendered/Bid Prices' for these Items, prior to the 'AWARD' of the 'NEW Waste and Recycling Collection Contract' by the Region of Niagara.
2. That Council consider funding the 'ENHANCED SERVICE', for the 'Recycling Cart Collection Program', should the Region of Niagara **not** consider this service as part of the 'Base Level of Service'(BLOS) for waste and recycling collection, subject to Council review and approval of 'Tendered/Bid Prices' for this service, prior to the 'AWARD' of the 'NEW Waste and Recycling Collection Contract' by the Region of Niagara.

CARRIED

8. NEW BUSINESS:

Water and Sewer Budget – Region of Niagara

The Mayor informed Council that the Water and Sewer Budget at the Region is going back to Public Works to be trimmed down and reduce rate increases. The waste water and water budget currently allows for a 7% increase but it was at 9% originally.

Toys for Tots

Councillor Mastroianni inquired as to whether Council members should bring the gifts for Toys for Tots to the next Council Meeting. Mayor Forster confirmed that the toys should be brought to the December 3rd, 2002 Council Meeting.



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(A) COMMUNITY SERVICES

Planning and Development Services

Building and Inspections Division

02-141 – 70 Cozy Street

Councillor Spadafora inquired whether that Mr. Cornwall should be notified that the recommendation regarding the boulevard in front of 70 Cozy Street will be passed at the December 3rd, 2002 Council Meeting so that he may attend if he wishes. A short discussion then took place and Councillor Grenier requested that one Council Meeting every 6 months or once a year deal with all complaints similar to this one. Mr. Fitzpatrick informed Council that staff is considering that these matters be dealt with at Committee of Adjustment. The Mayor suggested that only the ones with recurring situations be brought forward to Council every 6 months. It was determined that notice to Mr. Cornwall was not necessary as he was informed by standard letter from the Clerk's Office to contact Mr. Mantesso if he was interested in pursuing his inquiry with staff.

(B) CORPORATE SERVICES

Finance Division

Mr. Silvestri announced that a representative from MPAC will be in attendance at the December 3rd, 2002 Council Meeting to field any questions in regards to assessment. The Mayor requested that the Tribune encourage the public to attend this meeting.

9. The General Committee Meeting adjourned at 10:20 p.m.