



COUNCIL MEETING AGENDA

**Tuesday, August 25, 2015
7:00 P.M.**

COUNCIL CHAMBERS – CIVIC SQUARE

**1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:15 p.m.)
(See yellow tab)**

- Personal matters about an identifiable individual, including municipal or local board employees,
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
- Receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
 - *Welland Recreational Canal Corporation Governance Review*
 - *Nustadia/Youngs Sportsplex Management update*
- Labour Relations or employee negotiations.
 - *Contract Extension - Interim City Manager.*

2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)

3. OPEN COUNCIL MEETING (7:00 p.m.)

3.1 NATIONAL ANTHEM

3.2 OPENING REMARKS

3.3 ADDITIONS/DELETIONS TO AGENDA

3.4 ADOPTION OF MINUTES

Regular Council Meeting of July 21, 2015 (*Previously Distributed*).

3.5 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK

3.6 DISCLOSURES OF INTEREST

3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)



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4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATION(S) - Nil

4.2 DELEGATION(S) (maximum 5/10/5 policy) - Nil

4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S)

15-37 Councillor Fokkens, Chair, Water/Wastewater Ad Hoc Committee - meeting of July 29, 2015.

4.4 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

15-72Z A complete application has been made by 2415962 ONTARIO INC. to rezone Part Block M, Plan 1649, now known as Plan 564, being Part 1 on Plan 59R-14582 for lands at 90 Lincoln Street from the existing C4-X4 Zone to a Site Specific C4 Zone. The purpose of the Amendment is to permit a propane dispensing station in conjunction with the existing gas station and convenience store. The proposed site Specific C4 Zone would add propane dispensing station as a permitted use, permit a height for the storage tank of 7.7 metres and a minimum setback (distance) from a Residential Zone or use of 15.6 metres. The Official Plan designation is COMMUNITY COMMERCIAL CORRIDOR.

(See Report P&B-2015-26 pages 21 to 61)

15-94

15-94Z Complete applications have been made by 544063 ONTARIO INC. to amend the Official Plan (Part Township Lot 258, former Township of Thorold, being Parts 1 and 2 on Plan 59R-15305) for lands at 381 Clare Avenue from INSTITUTIONAL AND CORE NATURAL HERITAGE SYSTEM to LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND CORE NATURAL HERITAGE SYSTEM, and for approval of a Draft Plan Subdivision for lands at 381 Clare Avenue and to rezone the lands from the existing R1, R1-X4, RA Zones By-law 2667 to a Site Specific R3, Site Specific RM3 and EP - Environmental Protection Zones By-law 2667. The purpose of the Amendment is to permit the development of a Plan of Subdivision containing dwelling units composed of single-detached dwellings; triplexes; townhouses and environmental conservation lands.

(See Report P&B-2015-44 pages 101 to 106)

5. COMMITTEE-OF-THE-WHOLE (OPEN) **(to discuss items removed from Agenda Block)**

6. BY-LAWS (SEE AGENDA INDEX)



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7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

7.3 Call for Notices of Motion (for introduction at the meeting)

8. CORPORATION REPORTS

8.1 Councillor Activities Report

8.2 Mayor's Report

8.3 City Manager's Report

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 25th day of August, 2015. Ref. No. 15-1

10. ADJOURNMENT



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AGENDA BLOCK

- 1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION - Nil**

- 2. COMMITTEE AND STAFF REPORTS**

- 1. Business Arising from Committee-of-the-Whole (closed)**
- 2. Staff Reports**

| | | |
|--|-------------------------------|---|
| 1 - 11 | <u>FIN-2015-21</u> | Gen. Mgr., Corporate Services/Treasurer, S. Zorbas - Revised Grants & Special Assistance Policy. Ref. No. 15-5 |
| 12 - 20 | <u>CM-2015-04</u> | Interim City Manager, T. Fitzpatrick - Appointment of Hearings Officer for the Administrative Monetary Penalties System. Ref. No. 14-22 (See By-law 1) |
| 21 - 61 Remove From Block | <u>P&B-2015-26</u> | Planning Mgr., R. Di Felice - Application for Zoning By-law Amendment - 2415962 Ontario Inc., Part Block M, Plan 1649, now known as Plan 564, being Part 1 on Plan 59R-14582, north east corner of Lincoln Street and Prince Charles Drive north, municipally known as 90 Lincoln Street (File 2015-04). Ref. No. 15-72Z (See By-law 2) |
| 62 - 84 | <u>P&B-2015-39</u> | Planning Mgr., R. Di Felice - Semi-Annual Subdivision Status Report - June 30, 2015. Ref. No. 15-92 |
| 85 - 88 | <u>P&B-2015-40</u> | Planning Mgr., R. Di Felice - Request for Extension to Draft Plan Approval - Dain City Subdivision - Dain City Developments, north side of Forks Road, east of Canal Bank Street (File: 26T-14-06002). Ref. No. 06-126 |
| 89 - 92 | <u>P&B-2015-41</u> | Planning Mgr., R. Di Felice - Application for Urban Design Study Grant Program - Community Improvement Plan for the Downtown and Health and Wellness Cluster - 2438862 Ontario Limited - 77-79 East Main Street. Ref. No. 10-76 |



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- 93 - 98** **P&B-2015-42** Planning Mgr., R. Di Felice - Application for Façade Improvement Grant Program - Community Improvement Plan for the Downtown and Health and Wellness Cluster - Leons Holdings (1967) Limited - Don Oliver's Draperies & Decorating Services Ltd. - 290 East Main Street. Ref. No. 10-76 (See By-law 3)
- 99 - 100** **P&B-2015-43** Planning Mgr., R. Di Felice - Application for Building Improvement Grant Program - Community Improvement Plan for the Downtown and Health and Wellness Cluster - The Rex Hotel Welland Ltd - 330-346 King Street. Ref. No. 10-76 (See By-law 4)
- 101 - 106**
Remove From
Block **P&B-2015-44** Planning Mgr., R. Di Felice - Application for Approval of a Draft Plan of Subdivision (File No. 26T-14-15002) Official Plan Amendment and Zoning By-law Amendment Applications (File No. 2015-06) 544063 Ontario Inc. for lands on the west side of Clare Avenue, south of Fitch Street, municipally known as 381 Clare Avenue.
Ref. No. 15-94/15-94Z
- 107 - 110** **P&B-2015-45** Planning Mgr., R. Di Felice - Proposed By-law to remove the Holding (H) Symbol for lands east of River Road and north of Woodlawn Road being Part of Lot 1, Plan 59M-391, more specifically described as Parts 4 and 5, Plan 59R-15275, municipally known as 652 River Road (File 2011-02). Ref. No. 11-93 (See By-law 5)
- 111- 112** **ENG-2015-26** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Supply and delivery of two (2) new one ton cab & chassis trucks with dual wheels complete with aluminum service body suitable for mounting on a cab and chassis with 60" CA. Ref. No. 15-46 (See By-law 6)
- 113 - 115** **ENG-2015-27** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Tender - Supply and Application of Road Surface Bonded Wearing Course. Ref. No. 15-85 (See By-law 7)
- 116 - 118** **ENG-2015-28** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Second Intake - OCIF and SCF Infrastructure Funding Applications. Ref. No. 14-105
- 119 - 121** **ENG-2015-29** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Proposed Servicing Agreement and Maintenance Agreement between the City of Welland, City of Thorold and Sterling Realty (Niagara) Inc. for the development of Merritt Meadows Subdivision in the City of Thorold. Ref. No. 15-93 (See By-law 8)



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- 122 - 128** **TRAF-2015-11** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Update to Traffic and Parking By-law 89-2000. Ref. No. 15-22 (See By-law 9)
- 129 - 131** **TRAF-2015-12** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Update to Property Standards By-law 2009-108, as amended. Ref. No. 08-48 (See By-law 10)
- 132 - 134** **TRAF-2015-13** Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Traffic Flow Revision for River Road. Ref. No. 15-22
- 135** **CLK-2015-06** Gen. Mgr., Human Resources and Legislative Services, R. Mantesso - Lottery License. Ref. No. 15-3
- 136 - 178** **R&C-2015-06** Special Advisor/Mayor and Council, J. Loveys Smith - Business Plan for the Welland Arena Complex. Ref. No. 15-19

3. NEW BUSINESS

- 179** 1. Alanna Galeota, North Welland Business Improvement Area, requesting approval of its proposed 2015 budget. Ref. No. 08-95/15-4

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2015 budget from the North Welland Business Improvement Area Board as recommended by the board in the amount of \$34,500.00; and further

THAT Welland City Council authorizes the General Manager, Financial and Corporate Services/Treasurer to make arrangements to levy an amount of \$34,500.00 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the Treasurer.

- 180** 2. Louise Logan, President & CEO of Parachute - Preventing Injuries. Saving Lives. - Request to declare the week of October 19th - 25th, 2015 as “National Teen Driver Safety Week”. Ref. No. 15-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND declares the week of October 19th - 25th, 2015 as “National Teen Driver Safety Week” in the City of Welland as requested Parachute.



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- 181 - 182** 3. Randy Pettapiece, MPP, Perth-Wellington re: Resolution for Fairness in Provincial Infrastructure Funds. Ref. No. 15-89

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 21, 2015 from Randy Pettapiece, MPP, Perth-Wellington regarding the upcoming private members resolution he is submitting in the Ontario legislature regarding Fairness in Provincial Infrastructure Funds; and further

THAT Welland City Council fully supports the resolution and encourages all members of the legislature to also support equal and transparent notice and consideration of infrastructure funding.

- 183 - 207** 4. Natasha Devos, Deputy Regional Clerk, Region of Niagara re: Potential transfer of the operations of the Niagara District Airport Commission and the Niagara Central Airport Commission to The Regional Municipality of Niagara. Ref. No. 13-50

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 24, 2015 from the Region of Niagara regarding the potential transfer of the operations of the Niagara District Airport Commission and the Niagara Central Airport Commission to The Regional Municipality of Niagara.

- 208 - 219** 5. Natasha Devos, Deputy Regional Clerk, Region of Niagara re: Analysis of Niagara Catholic District Schools Board (NCDSB) and the Education Development Charge (EDC) Background Study. Ref. No. 15-90

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 20, 2015 from the Region of Niagara regarding the Analysis of Niagara Catholic District Schools Board (NCDSB) and the Education Development Charge (EDC) Background Study.

- 220 - 223** 6. Ralph Walton, Regional Clerk, Region of Niagara re: Report PDS 32-2015: Smarter Niagara Incentive Program Partnership - Reallocation Request from the City of Welland. Ref. No. 15-19

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 24, 2015 from the Region of Niagara regarding Report PDS 32-2015: Smarter Niagara Incentive Program Partnership - Reallocation Request from the City of Welland.



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4. BY-LAWS

MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.

1. A By-law to appoint a Hearings Officer pursuant to By-law 2014-81. Ref. No. 14-22
(See Report CM-2015-04)
2. A By-law to amend City of Welland Zoning By-law 2667 (2415962 Ontario Inc. - File 2015-04) 90 Lincoln Street. Ref. No. 15-72Z (See Report P&B-2015-26)
3. A By-law to authorize execution of a Façade Improvement Grant Agreement with Don Oliver's Draperies & Decorating Services Ltd. for 290 East Main Street.
Ref. No. 10-76 (See Report P&B-2015-42)
4. A By-law to authorize execution of a Building Improvement Grant Agreement with the Rex Hotel Welland Ltd. for 330-346 King Street. Ref. No. 10-76
(See Report P&B-2015-43)
5. A By-law to amend Zoning By-law 2667 upon the application of 2463396 Ontario Inc. to remove the Holding Symbol "H" from certain lands east of River Road, north of Woodlawn Road, municipally known as 652 River Road (File 2011-02) Ref. No. 11-93
(See Report P&B-2015-45)
6. A By-law to authorize purchase of two (2) new one ton cab and chassis trucks from Brock Ford Sales Inc. Ref. No. 15-46 (See Report ENG-2015-26)
7. A By-law to authorize entering into contract with Norjohn Contracting and Paving Limited for the supply and application of road surface materials. Ref. No. 15-85
(See Report ENG-2015-27)
8. A By-law to authorize entering into a Servicing and Maintenance Agreement with the City of Thorold and Sterling Realty (Niagara) Inc. for the development of Merritt Meadows Subdivision in the City of Thorold. Ref. No. 15-93
(See Report ENG-2015-29)
9. A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedules I, V, VIII, IX, XXIV, XXVII and XXXV).
Ref. No. 15-22 (See Report TRAF-2015-11)
10. A By-law to amend By-law 2009-108, being a By-law prescribing standards for the Maintenance and Occupancy of Property. Ref. No. 08-48
(See Report TRAF-2015-12)



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11. A By-law to authorize an extension agreement with the registered owner of the land municipally known as 27 Centre Street. Ref. No. 15-4