



COUNCIL MEETING AGENDA

Tuesday, April 4, 2017

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:10 p.m.)
(See yellow tab)**
 - Proposed or pending acquisition or disposition of land by the municipality or local board.
 - *Central Fire Hall.*

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 March 21, 2017 and Special Council Meeting of March 28, 2017 (*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)**

4. **ORAL REPORTS AND DELEGATIONS**
 - 4.1 **PRESENTATION(S) - Nil**
 - 4.2 **DELEGATION(S) (maximum 5/10/5 policy) - Nil**



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

17-47 Councillor J. Chiochio, Chair, Nominating Committee re: meeting of April 4, 2017.

08-143 Councillor Grimaldi, Chair, Health Care Committee re: update on the Committee.

4.4 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT*

17-68Z Complete applications have been made by STEVE RIVERS on behalf of MIKE KNAPP FORD SALES LIMITED to amend the City of Welland Official Plan and to rezone the lands at 383 Aqueduct Street (west of Niagara Street, southwest of Hilda Street) from the existing R2 Single-Detached Dwelling - Second Density Zone to a Site Specific C3 Zone. The purpose of the Amendment is to permit the subject lands to be used in conjunction with a motor vehicle sales dealership. The Official Plan designation is LOW DENSITY RESIDENTIAL. (File No. 2016-09)
(See Report P&B-2017-17 pages 48 to 53)

16-58Z Complete applications have been made by UPPER CANADA CONSULTANTS on behalf of on behalf of SCHOUT COMMUNITIES (WELLAND) INC. for approval of a Draft Plan of Vacant Land Condominium and to rezone lands at 485 Prince Charles Drive North (west side of Prince Charles Drive North, north of Fitch Street) from the existing Site Specific MXR-X3, MXR-X4 and MXR-X5 Zones to a Site Specific RM3 Zone. The purpose of the Amendment is to permit the construction of a 65 unit plan of Vacant Land Condominium comprised of 33 triplex units and 32 townhouse units. Relief is being requested to allow for: a 4 metre front yard setback for dwellings and 6 metres for attached garages, whereas 6 metres is required; a side yard setback of 3 metres between townhouse blocks and to lot lines, whereas 4.5 metres is required; and a rear yard setback of 5 metres, whereas 7.5 metres is required. The Official Plan Designation is SITE SPECIFIC POLICY AREA 3. (File 26CD-14-17002 and File No. 2017-04)
(See Report P&B-2017-16 pages 42 to 47)



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17-69Z A complete application has been made by BD DEVELOPMENTS INC. on behalf of ANTOINETTE SALVATORI to rezone Lots 152 and 153, Plan 446, City of Welland for lands on the west side of Louise Street, north of Sauer Avenue from the existing R2 Single-Detached Dwelling - Second Density Zone By-law 2667 to a Site Specific RM2 Zone By-law 2667. The purpose of the Amendment is to permit the construction of one (1) semi-detached dwelling (two (2) semi-detached units with site specific provisions to allow the lot frontage for each lot to be 7.6 metres, whereas 9 metres is required, to allow a side yard setback of 0.9 metres whereas 1.5 metres is required; and to allow a lot area of 255 square metres whereas 306 square metres is required. The Official Plan designation is LOW DENSITY RESIDENTIAL. (File No. 2017-05)
(See Report P&B-2017-18 pages 54 to 59)

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

6. **BY-LAWS (SEE AGENDA INDEX)**

7. **NOTICES OF MOTION**
 - 7.1 **Councillor matters discussed with staff for reporting purposes**
 - 7.2 **Notices of Motion (previously submitted for discussion) - Nil**
 - 7.3 **Call for Notices of Motion (for introduction at the meeting)**

8. **CORPORATION REPORTS**
 - 8.1 **Mayor's Report**
 - 8.2 **Chief Administrative Officer'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 4th day of April, 2017. Ref. No. 17-1

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)

1 - 20 **2. General Committee Report to Council - March 28, 2017.**

3. Staff Reports

21 - 41 **P&B-2017-15** Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-02) and Official Plan Amendment - Dao Sheng Chen and Miao Yan Chen for lands on the west side of Steel Street, north of Ontario Road, Lots 232 and 233, Plan 933, Part Lots 230 and 231, Plan 933, known municipally as 16 Steel Street. Ref. No. 17-58Z (See By-laws 1 & 2)

42 - 47 **P&B-2017-16** Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-04) and Plan of Vacant Land Condominium (File No. 26CD-14-17002) Schout Communities (Welland Inc.) for lands on the west side of Prince Charles Drive North, north of Fitch Street, Part Township Lots 250 and 251, former Township of Thorold, being Parts 2, 5 and 8 on Plan 59R-14614 in the City of Welland known municipally as 485 Prince Charles Drive North. Ref. No. 16-58Z

48 - 53 **P&B-2017-17** Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Official Plan Amendment and Zoning By-law Amendment (File No. 2016-09) Mike Knapp Ford Sales Ltd. for lands on the west side of Aqueduct Street, east of Niagara Street, southwest of Hilda Street, Lot 61, Plan 665, City of Welland known municipally as 383 Aqueduct Street. Ref. No. 17-68Z



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- 54 - 59** **P&B-2017-18** Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Application for Zoning By-law Amendment (File No. 2017-05) Antoinette Salvatori for lands on the west side of Louise Street, north of Sauer Avenue, Lots 152 and 153, Plan 946, City of Welland. Ref. No. 17-69Z
- 60 - 64** **ENG-2017-10** Gen. Mgr., Infrastructure and Development Services/City Engineer, S. Iannello - Woodlawn Cemetery Expansion 2017. Ref. No. 17-19 (See By-law 3)

3. NEW BUSINESS

- 65 - 66** 1. Bonnie Nistico-Dunk, City Clerk, City of St. Catharines re: Motion of Council - Provincial Auditor General's Offer to NPCA - Third Party Audit. Ref. No. 16-129

RECOMMENDATION:

WHEREAS Welland City Council passed the following resolution on December 20, 2016, regarding an audit for the Niagara Peninsula Conservation Authority (NPCA):

“THAT THE COUNCIL OF THE CITY OF WELLAND requests Premier Kathleen Wynne direct the appropriate Ontario Provincial body to determine and fund the action required to determine if any inappropriate or illegal activity has occurred at the Niagara Peninsula Conservation Authority (NPCA); and

THAT the required actions could include, but are not limited to, a forensic audit, value-for-money audit, or Ontario Provincial Police (OPP) investigation; and further

THAT all municipalities within the NPCA catchment area, local MPPs, NPCA Board, be advised by the Province, what actions the Province proposes to take, reasoning, and cost to the Provincial taxpayer.”

AND WHEREAS the Provincial Auditor General has offered to conduct and pay for said audit;

AND WHEREAS acceptance of the auditor general's offer would fulfill the intent of Welland Council's motion;

NOW THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND urge the NPCA to accept the offer of the attorney general and not proceed with any other 3rd party investigation; and

THAT Welland City Council direct staff to prepare a report, regarding Welland City Council's ability to appoint and submit a preferred candidate to be appointed by the Region Council to the NPCA board to represent Welland at the beginning of the council term; and further

THAT Welland City Council directs staff to provide options on how the candidate would be selected.



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- 67 - 84** 2. Ralph Walton, Regional Clerk, Niagara Region re: Report PDS-11-2017: Coordinated Policy Review - Response to Greenbelt Plan - Environmental Bill of Rights Posting. Ref. No. 17-70

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated March 3, 2017 regarding Report PDS-11-2017: Coordinated Policy Review - Response to Greenbelt Plan Environmental Bill of Rights Posting.

- 85 - 117** 3. Natasha Devos, Acting Regional Clerk, Niagara Region re: Niagara Region's Transit Service Delivery and Governance Strategy Minute Item 6.1, CL 4-2017, March 23, 2017. Ref. No. 17-13

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND consents to the passage of By-law No. 2017-21 of the Regional Municipality of Niagara, being a By-law to provide Niagara Region with the non-exclusive authority to establish, operate and maintain an inter-municipal passenger transportation system for the Niagara Region.

4. BY-LAWS

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

1. A By-law to authorize the adoption of official Plan Amendment No.12. Ref. No. 17-58 (See Report P&B-2017-15)
2. A By-law to amend City of Welland Zoning By-law 2667 (Dao Sheng Chen and Miao Yan Chen - File 2017-02) 16 Steel Street. Ref. No. 17-58Z (See Report P&B-2017-15)
3. A By-law to authorize entering into contract with Touchstone Site Contractors Inc. for the Woodlawn Cemetery Expansion 2017. Ref. No. 17-19 (See Report ENG-2017-10)