



**MINUTES OF**  
**COUNCIL MEETING, JUNE 1, 2021**  
**CIVIC SQUARE, COUNCIL CHAMBERS**  
**60 EAST MAIN STREET**

Council met in open session at 7:06 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiocchio, T. DiMarco (7:09 p.m.), B. Fokkens, B. Green, M.A. Grimaldi,  
J. Larouche, D. McLeod, A. Moote, C. Richard, G. Speck, and L. Van Vliet.

**Members of Staff and Others Present:**

Interim CAO/Director of Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas  
City Clerk, T. Stephens  
Deputy City Clerk, L. Bubanko  
Fire Chief & Community Emergency Management Coordinator, A. Eckhart  
Director of Infrastructure Services, SM. Millar  
Director of Planning and Development Services, G. Munday  
Manager of Recreation & Culture, R. Dalton (until 9:40 p.m.)  
Manager of Parks, Facilities & Canal Lands, P. Boyce (until 9:40 p.m.)

**THE FOLLOWING ITEM WAS ADDED:**

**21-19** A By-law to enter into contract with Flynn Canada Ltd. for the Maple Park Pool Roof Replacement.

**LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

**The Public Hearing previously scheduled for 39 Oakland Avenue (see below) has been cancelled as the applicant has withdrawn their application.**

**21-86** A complete application has been made by UPPER CANADA CONSULTANTS on behalf of JMT PARTNERSHIP to rezone LOTS 175, 175A, 176, 176A, Part of Lots A74, 174A, 177 and 177A of plan 605 for lands at 39 Oakland Avenue from the existing RESIDENTIAL LOW DENSITY 1 (RL1) to SITE SPECIFIC RESIDENTIAL LOW DENSITY 2 (RL2) in Zoning By-law 2017-117. The purpose of the Amendment is to permit street-townhouse dwellings and increase the permissible maximum lot coverage to 53 percent. The Official Plan designation is LOW DENSITY RESIDENTIAL.

Councillor Van Vliet presided as Chair of the Public Hearing:

**21-87** A Complete Application has been made by UPPER CANADA CONSULTANTS on behalf of 800460 ONTARIO LTD. for Draft Plan of Subdivision Approval for lands described as PT TWP LT 223 THOROLD, PT 1, 59R-13525, municipally known as 1110 Hansler Road. The subject lands are designated URBAN AREA in the Regional Official Plan, as MEDIUM DENSITY RESIDENTIAL in the City of Welland Official Plan, and zoned RESIDENTIAL MEDIUM DENSITY - RM by By-law 2017-117.

The application proposes the development of 2.33 hectares of land for a subdivision for the purposes of creating five (5) blocks for residential development. Four (4) of the blocks will be for the construction of townhomes fronting onto Hansler Road, and the remaining block will be developed in the future as a condominium development. A reduced plan of the proposed subdivision has been provided for your information.

Grant Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Ethan Laman, Upper Canada Consultant, 30 Hannover Drive, St. Catharines, ON L2W 1A3 on behalf of the applicant.

**In support of the application:**

- No one spoke.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

**In opposition of the application:**

- No one spoke.

There being no persons present to speak in opposition to the application, the hearing was concluded.

**PRESENTATION:**

**21-19** Scott Robinson, Architects Tillmann Ruth Robinson, Richard Dalton, Manager of Recreation & Culture and Peter Boyce, Manager of Parks, Facilities & Canal Lands addressed Council regarding Memorial Pool Status Update.

**2021 - 207****21-1**

Moved by Larouche and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of May 18, 2021 and Special Council Meeting of May 25, 2021, as circulated.

**CARRIED****2021 - 208****99-99**

Moved by Van Vliet and Mooto

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Mayor Champion, Councillor Green and Councillor Grimaldi as Directors of the Welland Recreational Canal Corporation (WRCC) for the purpose of dissolving the WRCC.

**CARRIED****2021 - 209****99-99**

Moved by Richard and Van Vliet

WHEREAS after the transfer of all of the remaining assets of the Corporation to The Corporation of the City of Welland, it would be expedient and in the best interests of the Corporation to cease any further operations and to voluntarily surrender its charter pursuant to section 319 of the *Corporations Act* (Ontario) and thereby be dissolved, as soon as possible thereafter; and

WHEREAS subparagraph 319(a)(ii) of the *Corporations Act* (Ontario) permits the charter of a corporation incorporated by letters patent to be surrendered if the surrender of its charter has been authorized by the consent in writing of all the members entitled to vote at such meeting; and further

WHEREAS section 2.01 of By-law No. 2 of the Corporation states that the voting members of the Corporation consists of the Corporation of the City of Welland to be represented by a member of the Council thereof;

BE IT RESOLVED THAT:

1. The dissolution of the Corporation is approved;
2. The submission of all necessary proceedings for the voluntary dissolution of the Corporation and the delivery of the application for surrender of charter to the Ontario government are authorized;
3. The directors and officers are authorized, for and on behalf of the Corporation to have any and all residual authority as may be required to complete any outstanding matters arising out of the dissolution of the Corporation, subject to first obtaining advice from legal counsel and the auditors for the Corporation;
4. Any two (2) directors of the Corporation be and they are hereby authorized to do all other acts and things and to execute all instruments necessary or desirable to carry out and give effect to the foregoing, including the execution and filing of the said application for surrender of charter, subject to first obtaining advice from legal counsel and the auditors for the Corporation.

APPOINTMENT OF DIRECTOR

WHEREAS the Corporation currently has no directors who are Members of Council;

AND WHEREAS the Corporations Act (Ontario) requires at subsection 283(2) that the board of directors of the Corporation shall consist of a fixed number of directors not fewer than three;

BE IT RESOLVED THAT:

1. Mayor Champion, Councillor Green and Councillor Grimaldi is hereby appointed as a director until the Corporation is dissolved.

CERTIFICATE OF MEMBERS

The undersigned being the sole member of the Corporation hereby sign these resolutions to confirm their unanimous approval to their being passed as resolutions of the members of the Corporation, pursuant to section 298 of the Corporations Act (Ontario).

**(Councillor McLeod asked to be recorded as opposed to this Resolution)**

**CARRIED****2021 - 210****06-84**

Moved by Van Vliet and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the correspondence from the Town of Pelham dated May 19, 2021 regarding Accessibility Issues for Seniors.

**CARRIED**

**2021 - 211**

**21-15** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND considers during the 2022 Capital Budget process the acquisition of a new Platform Aerial Truck (funding source to be determined by CFO) in the amount of \$1,700,000 and that this be referred to the 2022 Budget Review Committee; and THAT the Welland Fire Emergency Services department maintain two Platform Aerial trucks, subject to 2022 Budget approval; and THAT the Fire Chief annual reports to Budget Review Committee, starting with the 2022 Budget process, on the status of the fleet of emergency response vehicles and establish and maintain a 20-year vehicle replacement schedule that captures the current and future needs of the department; and further THAT this report be received for information.

**CARRIED**

**2021 - 212**

**21-19** Moved by Green and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Scott Robinson, Architects Tillmann Ruth Robinson, Richard Dalton, Manager of Recreation & Culture and Peter Boyce, Manager of Parks, Facilities & Canal Lands regarding memorial pool status update.

**CARRIED**

**2021 - 213**

**21-19** Moved by Green and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Flynn Canada for the provision of Maple Park Pool Roof Replacement; and further THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with Flynn Canada.

**CARRIED**

**2021 - 214**

**21-19** Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves the design concept for the new Memorial Park pool, as presented in R&C-2021-12.

**CARRIED**

**2021 - 215**

**21-65** Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Official Plan Amendment No. 34 to designate the lands on the east side of Riverside Drive, south of Lincoln Street, more specifically described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland, municipally known as 215 Riverside Drive from Low Density Residential to Medium Density Residential with a site specific provision to allow a maximum density of 86 units per hectare; and further THAT Welland City Council approves Zoning By-law Amendment to Zoning By-law 2017-117 for lands on the west east side of Riverside Drive, south of Lincoln Street, more specifically described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland, municipally known as 215 Riverside Drive from Residential Low Density 1 – RL1 to Site Specific Residential Multiple – RM; and further THAT no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34(17) of the Planning Act.

.....

**21-65** Moved by McLeod and Moote

THAT Welland City Council approves an amendment to Fence By-law 10545 to allow for a maximum height of 2.5 metre for a solid fence on the north and south property lines of the subject lands; and further THAT Welland City Council includes the North, South, East, Westward boundary as a stipulation.

**YEAS:** Councillors Larouche, Green, Speck, McLeod, Richard, Grimaldi, Fokkens, Moote, Van Vliet and Mayor Campion.

**NAYS:** Councillors Chiocchio and DiMarco.

**CARRIED**

**FOLLOWING THE VOTE ON THE AMENDING MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND .....**

**YEAS:** Councillors Larouche, Green, Chiocchio, McLeod, Grimaldi, Fokkens, Moote, Van Vliet and Mayor Campion.

**NAYS:** Councillors Speck, DiMarco and Richard.

**CARRIED**

**2021 - 216**

**21-86** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the request from Upper Canada Consultants dated May 27, 2021 to reschedule - 39 Oakland Avenue Public Meeting (File No. 2021-03).

**CARRIED**

**2021 - 217**

**21-87** Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2021-26 regarding an application for Draft Plan of Subdivision (File No. 26T-14-21003) for lands on the east side of Hansler Road, north of Towpath Road, south of the urban boundary between City of Welland and City of Thorold, legally described as part of Township Lot 223, Part 1, Plan 59R-13525, Geographic Township of Thorold, now in the City of Welland, Regional Municipality of Niagara, municipally known as 1110 Hansler Road.

**CARRIED**

**2021 - 218**

**21-90** Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the correspondence from the Niagara Peninsula Conservation Authority (NPCA) regarding Growing Canada's Forests 2 Billion Trees initiative.

.....

**21-90** Moved by McLeod and Grimaldi

WHEREAS the federal government has announced the "Growing Canada's Forests" program as part of its 2 Billion Trees initiative, making substantial matching funding available to support reforestation efforts across the country; and

WHEREAS this is a timely opportunity to attract federal investment towards implementing nature-based climate solutions in our communities through a strong and coordinated multi-partner approach across the Niagara Peninsula watershed; and

WHEREAS the Niagara Peninsula Conservation Authority (NPCA) is convening partners and collaborators towards a 10-year planning program for a Request for Information submission in application to Growing Canada's Forest Funding Program due May 27<sup>th</sup> 2021; and

WHEREAS the NPCA has a well-established track record of reforestation with private and public landowners, non-governmental organizations, nature clubs, academic institutions and community groups, has the scientific know-how to identify land and tree species with the biggest ecological and climate benefits, and has partnerships in place to mobilize volunteers to plant and monitor trees; and

WHEREAS the proposed opportunity aligns with the Municipal objectives, has the potential to provide multiscale benefits;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND endorses the attached letter in support of NPCA's Request for Information submission in application to Growing Canada's Forests 2 Billion Trees initiative; and further

THAT staff continue to collaborate with NPCA and other partners in identifying planting opportunities and programs aligned with municipal priorities to be included in the full funding application should the Request for Information submission as an expression of interest be successful.

**CARRIED**

**FOLLOWING THE VOTE ON THE AMENDING MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND ..... CARRIED**

**YEAS:** Councillors Larouche, Green, Speck, Chiocchio, McLeod, DiMarco, Richard, Grimaldi, Moote, Van Vliet and Mayor Campion.

**NAYS:** Councillor Fokkens.

### **BY-LAWS**

Moved by Van Vliet and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**21-22**

**21-23**

BYL 2021 - 87

A By-law to amend By-law 2018-49, being a By-law to appoint Municipal Weed Inspectors for the Corporation of the City of Welland; and to amend By-law 2018-50, being a By-law to appoint Municipal Law Enforcement Officers for the Corporation of the City of Welland.

**CARRIED**

Moved by McLeod and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**21-65**

BYL 2021 - 88

A By-law to amend City of Welland Zoning By-law 2017-117 (File 2021-02) 215 Riverside Drive.

**21-65**

BYL 2021 - 89

A By-law to authorize the adoption of Official Plan Amendment No. 34.

**21-19**

BYL 2021 - 90

A By-law to enter into contract with Flynn Canada Ltd. for the Maple Park Pool Roof Replacement.

**CARRIED**

Moved by Grimaldi and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**21-1**

BYL 2021 - 91

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 1<sup>st</sup> day of June, 2021.

**CARRIED**

Council adjourned at 10:03 p.m.

These Minutes to be approved and adopted by Motion of Council this 15<sup>th</sup> day of June, 2021.

---

**MAYOR**

---

**CITY CLERK**