



**MINUTES OF THE
OCTOBER 19, 2021, COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:49 p.m. and in open session at 7:16 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi,
J. Larouche (until 9:45 p.m.), J. Mastroianni, D. McLeod, A. Moote, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, S. Zorbas
City Clerk, T. Stephens
Director of Finance/CFO/Treasurer, S. Fairweather
Director of Infrastructure Services, SM. Millar
Manager of Planning Services, R. Larocque
Manager of Economic Development, L. DeChellis (until 7:16 p.m.)
Manager of Human Resources, A. Daisley (7:16 p.m. - 9:44 p.m.)
Manager of Public Works, V. Beaudoin (7:16 p.m. - 9:15 p.m.)

2021 - 297

21-25 Moved by Larouche and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:49 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board.
 - Offer to purchase - Seeley Street.

CARRIED

2021 - 298

21-25 Moved by Mastroianni and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:16 p.m. without report.

CARRIED

PRESENTATION

21-13 Carolyn Ryall, Director of Transportation Services, Pamela Miltenburg, Transportation Capital Planning Specialist, and Frank Tassone, Associate Director of Engineering, Niagara Region addressed Council regarding 1-5 year Transportation Capital Budget Outlook.

AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS

21-4 Councillor McLeod, Chair, Budget Review Committee provided a verbal report on the Budget Review Committee meeting of October 12, 2021.

PUBLIC MEETING PURSUANT TO SECTIONS 357/358 OF THE MUNICIPAL ACT, 2001 - TAX WRITE-OFFS

- No submissions had been received by the City Clerk.

There being no speakers, the public meeting was concluded.

2021 - 299

21-1 Moved by Larouche and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of October 5, 2021 and Special Council Meeting of October 12, 2021, as circulated.

CARRIED

2021 - 300

05-50 Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Councillor _____ to the City of Welland Heritage Advisory Committee for the term October 19, 2021 to November 14, 2022.

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05-50 Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Councillor John Mastroianni to the City of Welland Heritage Advisory Committee for the term October 19, 2021 to November 14, 2022.

YEAS: Councillors McLeod, Grimaldi, Mastroianni, Moote, Van Vliet and Mayor Campion.

NAYS: Councillors Green, Speck, Chiocchio, DiMarco and Fokkens.

CARRIED

2021 - 301**20-64**

Moved by Moote and Grimaldi

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report HR-2021-07: Vaccine Status Policy; and further
2. THAT Welland City Council approves the Vaccine Status Policy.

YEAS: Councillors Larouche, Green, Chiochio, McLeod, DiMarco, Grimaldi, Mastroianni, Fokkens, Moote, Van Vliet and Mayor Campion.

NAYS: Councillor Speck.

CARRIED**2021 - 302****21-4**

Moved by McLeod and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal report by Councillor McLeod, Chair, Budget Review Committee regarding its meetings of October 12, 2021.

CARRIED**2021 - 303****21-4**

Moved by Fokkens and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the memorandum dated October 12, 2021, regarding the 2022 Tax Supported Budget, 2022-2031 Capital Budget, and 2022 Rate Supported Budget; and further

THAT Welland City Council directs staff to prepare a Tax Supported Budget for 2022; and further

THAT Welland City Council directs staff to target a 0% 2022 tax increase after assessment growth, and maintain service levels in 2022; and further

THAT Welland City Council directs staff to present Decision Units as part of the 2022 Tax Supported Budget to support corporate strategic initiatives and new staffing requests that could not be accommodated within the Tax Supported Budget; and further

THAT Welland City Council directs staff to prepare a Capital Budget and forecast for 2022-2031; and further

THAT Welland City Council directs staff to present the Capital Budget by Asset Category and aligned with the Asset Management Plan; and further

THAT Welland City Council directs staff to fully fund all ten years of the Capital forecast; and further

THAT Welland City Council directs staff to prepare a 2022 Rate Supported Budget; and further

THAT Welland City Council approves the exclusion of amortization and post-employment benefit expenses from the 2022 Budgets; and further

THAT Welland City Council approves the 2022 Budget Timetable, attached as Appendix I to the 2022 Budget Call Information Report memorandum dated October 12, 2021, as amended, as recommended by the Budget Review Committee at its meeting of October 12, 2021.

CARRIED**2021 - 304****21-4**

Moved by Moote and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND approves the write-off of taxes in the amount of \$40,175.12 as contained in Report FIN-2021-31 for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of the *Municipal Act, 2001*.

CARRIED**2021 - 305****21-13**

Moved by McLeod and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Carolyn Ryall, Director of Transportation Services, Pamela Miltenburg, Transportation Capital Planning Specialist and Frank Tassone, Associate Director of Engineering, Niagara Region regarding 1-5 year Transportation Capital Budget Outlook.

CARRIED

2021 - 306**21-13** Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the request from the Niagara Poverty Reduction Network dated October 5, 2021 regarding NPRN Letter of Support for Integrated Transit.

CARRIED**2021 - 307****21-22** Moved by Chiocchio and Green

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2021-60: Business Licenses – Waiving of 2022 Fees and Temporary Patios & Outdoor Displays on Public and Private Property; and further

2. That Welland City Council directs staff to waive all fees associated with obtaining a business licence in 2022, excluding fire inspection fees; and further

3. THAT Welland City Council waives Road occupancy permit fees for businesses for the 2022 calendar year related to patio installation and outdoor displays; and further

4. THAT Welland City Council sets the cash-in-lieu of parking requirement for outdoor patios at \$0 per parking space for the year 2022 and that an applicant will be required to enter into an agreement with the City; and further

5. THAT Welland City Council authorizes the Interim Director of Development and Buildings Services to sign these cash-in-lieu of parkland agreements; and further

6. THAT Welland City Council waives Site Plan Exemption Fees for outdoor patios and outdoor displays for commercial businesses.

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

NAYS: None.

CARRIED**2021 - 308****21-22** Moved by Chiocchio and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to install 4 way stop at Gaiser Road and South Pelham Road, and Gaiser Road and Clare Avenue; and further

THAT Traffic and Parking By-law 89-2000, Schedule "XX", Stop Signs at Intersections be amended accordingly.

YEAS: Councillors Green, Speck, Chiocchio, DiMarco, Grimaldi, Mastroianni, Fokkens, Moote and Mayor Campion.

NAYS: McLeod and Van Vliet.

CARRIED**2021 -309****21-26** Moved by Green and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2021-28: Winter Control Sidewalk Clearing Additions.

CARRIED**2021 - 310****21-29** Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2021-24 regarding the 2022 Meeting Calendar for Council and establishes the Council meeting dates for 2022 as set out in Appendix I.

CARRIED

2021 - 311**21-30**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and supports the request from Ontario Petition for Change regarding Petition - Homelessness/Mental Health/Addictions.

CARRIED**2021 - 312****21-86**

Moved by Van Vliet and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND APPROVES AN Amendment to Zoning By-law 2017-117, as amended, for lands on the east side of South Pelham Road, north of Webber Road and west of Claire Avenue, legally described as Block 2 59M-472, Geographic Township of Thorold, Now in the City of Welland, Regional Municipality of Niagara, municipally known as 89 West Creek Court from Residential Medium Density – RM and Institutional Health and Wellness – INSH to Site Specific Residential Medium Density – RM, Site Specific Institutional Health and Wellness – INSH and Environmental Protection Overlay – EP; and further

THAT Welland City Council approves Draft Plan of Vacant Land Condominium for lands described as Block 2 59M-472, Geographic Township of Thorold, Now in the City of Welland, Regional Municipality of Niagara, municipally known as 89 West

Creek Court, for the creation of 69 units for block townhouse dwellings, one (1) naturalized buffer block, and one (1) daylighting triangle block, subject to the following conditions:

1. That the Owner enter into a Site Plan Agreement with the City of Welland;
2. That no grading or construction work commence until such time as the Site Plan Agreement has been entered into and financial securities are in place;
3. That the Site Plan or Condominium Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures AND ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease to survive closing in accordance with the *Environmental Noise Feasibility Study* (dated June 1, 2021) prepared by Valcoustics Canada Ltd;
4. That the following clauses shall be included in the Site Plan or Condominium Agreement between the owners and the City of Welland:

“Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”;

5. That a Landscape Plan be prepared to the satisfaction of the Niagara Region. The Landscape Plan should incorporate dense plantings of native trees and shrubs that complement the adjacent vegetation communities, including thorny species to discourage human intrusion into sensitive areas. The removal of invasive species should also be incorporated, as appropriate. The Landscape Plan should be completed by a full member of the Ontario Association of Landscape Architects (OALA);

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2021 - 312

21-86...cont'd.

6. That a Grading Plan be provided to the satisfaction of Niagara Region, that demonstrates that existing overland flow patterns are maintained and that no grading within the natural heritage features and/or their buffers will occur. The Grading Plan shall designate specific locations for stockpiling of soils and other materials which will at a minimum be outside of the natural heritage features and their buffers and a minimum of 10 metres from the dripline of any trees to be retained. The Grading Plan should also illustrate the location and installation details associated with sediment control and limit of work fencing. Limit of work fencing must be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site;
7. That permanent rear-lot fencing be provided along the boundary of the environmental block, adjacent to the wetland buffer. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas;
8. That a clause be added to the Site Plan or Condominium Agreement indicating that vegetation removals be undertaken between October 1st and March 14th, outside of both the breeding bird nesting period and active bat season. A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window;
9. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
 - a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b) Detailed erosion and sedimentation control plans;
10. That the Site Plan or Condominium Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan;
11. That the owner provides a written acknowledgement to the Niagara Region stating that draft approval of this condominium does not include a commitment of servicing allocation by the Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner;
12. That the owner provides a written undertaking to the Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this condominium, shall contain a clause indicating that servicing allocation for the condominium will not be assigned until the plan is registered, and a similar clause be inserted in the Condominium Agreement between the owner and the City;
13. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for any proposed municipal sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment, Conservation and Parks, Environment Compliance Approval under the Transfer of Review Program;

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2021 - 312**21-86...cont'd.**

14. That the owner/developer ensure that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Policy and By-laws relating to the curbside collection of waste and recycling;
15. That the owner/developer shall comply with the Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and Indemnity Agreement;
16. If Regional Waste Collection cannot be provided, the Site Plan or Condominium Agreement between the owner and the City contain provisions that the owner shall provide a written undertaking to the Niagara Region Planning and Development Services Department acknowledging that because the site design does not meet Regional Waste Policy, garbage/recycling pick-up for the development will not be provided by the Region. Further, the following warning clause shall be included in the condominium agreement and inserted in all Agreements of Purchase and Sale or Lease for each dwelling unit:

"Purchasers/Tenants are advised that due to the site layout, garbage/recycling pick-up for the development will be provided by the condominium corporation through a private contractor and not the Region."
17. That in order to accommodate Regional Waste Collection service, waste collection pads are required to be provided by the applicant for the units 46-52 (subject to the Regional waste collection trucks reverse limits). The waste collection pads shall be in accordance with the Niagara Region's Corporate Waste Collection Policy;
18. That the following warning be included in the Site Plan or Condominium Agreement and inserted in all offers and agreement of purchase and sale or lease for units 46-52(subject to the Regional waste collection trucks reverse limits):

"That in order to accommodate Regional Waste Collection service, waste collection pads are required to be provided by the applicant for units 46-52 (subject to the Regional waste collection trucks reverse limits). The waste collection pads shall be in accordance to the details outlined in the Niagara Region's corporate waste collection policy."
19. That the owner dedicates additional lands at the north west corner of the intersection of Regional Road 29 and Clare Avenue to the Region of Niagara to achieve an ultimate daylighting triangle size of 10 metres x 10 metres;
20. Prior to any construction taking place within the Regional road allowance the owner shall obtain a Regional Construction Encroachment and Entrance Permit. Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division);
21. That the Site Plan or Condominium Agreement between the owner and the City contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development;
22. That the Developer provide detailed grading, construction sediment and erosion control drawings to the Niagara Peninsula Conservation Authority for review and approval. The Owner agrees that all Sediment and Control measures shall be maintained and in good condition for the duration of construction until all disturbed surfaces have been stabilized;

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2021 - 312**21-86...cont'd.**

23. That the Developer provides appropriate limit-of-work fencing along the rear of Lots 36, 49, 50 and 55-69 and the boundary of the 15 metre wetland buffer for the remainder of the lots to the satisfaction of the Niagara Peninsula Conservation Authority;
24. That the Developer provide a buffer restoration plan to provide enhancements to the wetland buffer, to the satisfaction of the Niagara Peninsula Conservation Authority. Scoping of the restoration plan is to be obtained by the Niagara Peninsula Conservation Authority. Scoping of the restoration plan is to be obtained by the Niagara Peninsula Conservation Authority and is to be done through a Work Permit from the Niagara Peninsula Conservation Authority;
25. That the Developer provide 1.5-metre-high chain link fencing along the boundaries of Lots 36, 49, and 50. Fencing should also be established along the agreed upon wetland buffer in lots and as shown on applicable plans and drawings to the satisfaction of the Niagara Peninsula Conservation Authority;
26. That conditions 22 to 25 be incorporated into the Site Plan or Condominium Agreement between the Developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Site Plan or Condominium Agreement to the Niagara Peninsula Conservation Authority for its review and approval;
27. If existing Welland Hydro-Electric System Corporation infrastructure is required to be relocated or temporary Hydro service is required, all costs are the responsibility of the applicant;
28. If easement(s) are required by Welland Hydro-Electric System Corporation to service this development or any future adjacent developments, the applicant will provide at their expense all necessary registered easements;
29. The proposed development must meet the clearance requirements of the Ontario Building Code section 3.1.19.1 "Clearance to Buildings";
30. The Developer shall submit the full engineering design drawings to the City of Welland's Engineering Division for review and approval. Design drawing submission shall include servicing, grading, photometric, signage, and landscaping plans;
31. The revised sewer drainage area plans shall be submitted to the City of Welland's Engineering Division for review and approval;
32. The Developer shall be responsible for all costs associated with the development, including reinstatements to the existing condition or better;
33. The Developer shall construct all municipal infrastructure in accordance with the City of Welland Municipal Standards, Ontario Provincial Standards and any other applicable standards that may apply;
34. The Developer shall conduct home condition surveys, as or if required, prior to commencement of construction;
35. The owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:
 - a. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:

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2021 - 312

21-86...continued...

- i. That the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii. That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any homes sales.
- b. The owner further agrees to:
- i. Work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevard and sidewalks are in place in the remainder of the subdivision.
 - ii. Install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
 - iii. Identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv. Determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space;
36. A subsurface Geotechnical report prepared by a qualified geotechnical engineer will be required at the time of building permit application submission;
37. Parkland dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-lieu method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Site Plan or Condominium Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development. The values shall be referenced in the Special Conditions and Building Restrictions of the Site Plan or Condominium Agreement;
38. That prior to granting Approval for the Final Plan, the City of Welland will require written notice from the following upon their respective conditions having been met satisfactorily;
- City of Welland: 1, 2, 30-34, 36, 37
 Region of Niagara: 3-21
 NPCA: 22-26
 Canada Post: 35
39. That if Final Approval is not given to this Plan within three (3) years of the approval date and no extensions have been given, Draft Approval shall lapse. If the Owner wishes to request extension to Draft Plan Approval, a written request with reasons why the extension is required and the applicable application fee, must be received by the City prior to the lapsing date; and further

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2021 - 312**21-86...cont'd.**

THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval and Final Approval Plans once all Conditions have been satisfied.

(Councillor McLeod asked to be recorded as opposed to this resolution)

CARRIED

2021 - 313**21-108**

Moved by Green and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND approves application for Official Plan Amendment No. 36 to designate a portion of the lands on the east side of Niagara Street, south side of Lancaster Drive, west of the Welland Recreational Canal, and north side of Woodlawn Road, more specifically described as PT TWP LT 229 & 230, former City of Thorold, Parts 3, 4 on 59R-1742 and Parts 1 & 2 on 59R-2895, S/T RO345094, S/T RO357411, S/T RL734059, S/T RO778444; PCL 229-3 SEC 59 Thorold; Part 3 on 59R-2784; S/T easement in favour of Welland Hydro-Electric System Corp. over Part 1 Plan 59R-11677 & Parts 5, 6, 7, 8 & 9 on Plan 59R-8977 as in SN19072; PCL F-2 SEC M75; Blk F PL M75 except Part 1 on 59R-2986; S//T LT16884; PCL G-1 SEC M75; BLK G PL M75 except Part 1 on 59R-4566, City of Welland, municipally known as 800 Niagara Street from Regional Shopping Node to Special Policy High Density Residential with a special exception to permit a maximum height of **16** storeys and Special Policy Medium Density Residential, with a special policy to allow for a minimum density of 61 units per hectare and a maximum density of 216 units per hectare across both the Special Policy High Density Residential and the Special Policy Medium Density Residential; and further

THAT Welland City Council approves Zoning By-law Amendment to Zoning By-law 2017-117 for lands on the east side of Niagara Street, south side of Lancaster Drive, west of the Welland Recreational Canal, and north side of Woodlawn Road, more specifically described as PT TWP LT 229 & 230, former City of Thorold, Parts 3, 4 on 59R-1742 and Parts 1 & 2 on 59R-2895, S/T RO345094, S/T RO357411, S/T RL734059, S/T RO778444; PCL 229-3 SEC 59 Thorold; Part 3 on 59R-2784; S/T easement in favour of Welland Hydro-Electric System Corp. over Part 1 Plan 59R-11677 & Parts 5, 6, 7, 8 & 9 on Plan 59R-8977 as in SN19072; PCL F-2 SEC M75; Blk F PL M75 except Part 1 on 59R-2986; S//T LT16884; PCL G-1 SEC M75; BLK G PL M75 except Part 1 on 59R-4566, City of Welland, municipally known as 800 Niagara Street from Site Specific Regional Shopping Node (RS-73) to Site Specific Residential Multiple Holding – RM (H) and Site Specific Residential High Holding – RH (H); and further,

THAT Welland City Council requests that prior to lifting the Holding (H) Symbol, at the request of the Owner, the proponent will be required to enter into an Agreement with the City for the provision of community benefits in return for increased height and density as provided for in the Planning Act, all to the satisfaction of the City. This Agreement is to be entered into no later than December 31, 2021;

THAT Welland City Council consents the request apply a Class 4 designation and sound level criteria for the entire site; 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.

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

NAYS: Councillor DiMarco.

CARRIED

2021 - 314**21-133**

Moved by Fokkens and DiMarco

THAT Welland City Council Challenges the Chair on the ruling regarding the notice of motion from Councillor Richard regarding a Council Compensation Review Committee.

YEAS: Councillors McLeod, Grimaldi, Mastroianni, Moote, Van Vliet and Mayor Campion.

NAYS: Councillors Green, Speck, Chiocchio, DiMarco and Fokkens.

CARRIED**2021 - 315****21-134**

Moved by Larouche and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Niagara Peninsula Conservation Authority regarding the Board Meeting Highlights - September 17, 2021.

CARRIED**2021 - 316****21-135**

Moved by Fokkens and Larouche

1. THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the direct appointment of GM BluePlan Engineering Limited to provide professional services for the Broadway Sewershed – I/I Investigation & Remediation Action Plan as per their proposal dated September 9, 2021 for the amount of \$49,810.00 excluding HST; and further

2. THAT Welland City Council authorizes the direct appointment of GM BluePlan Engineering Limited to provide professional services for the Ontario SPS Sewershed (Lincoln/Coventry) – I/I Investigation & Remediation Action Plan as per their proposal dated September 9, 2021 for the amount of \$73,870.00 excluding HST; and further

3. THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a contract with GM BluePlan Engineering Limited to complete the described work.

CARRIED**BY-LAWS**

Moved by Van Vliet and Grimaldi

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.

21-86

Byl 2021 - 167

A By-law to amend City of Welland Zoning By-law 2017-117 (Mountainview Homes (Niagara) Ltd. – File 2021-06) 89 Westcreek Court.

21-108

Byl 2021 - 168

A By-law to adopt Official Plan Amendment No. 36 (Idrakoth Ltd.) 800 Niagara Street.

21-108

Byl 2021 - 169

A By-law to amend City of Welland Zoning By-law 2017-117 (File 2021-07) - 800 Niagara Street.

21-135

BYL 2021 - 170

A By-law to enter into contract with GM BLUEPLAN Engineering Limited for the Broadway Sewershed - I/I Investigation and Remediation Action Plan and Ontario SPS Sewershed (Lincoln/Coventry) - I/I Investigation and Remediation Action Plan.

CARRIED

Moved by Moote and Mastroianni

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 - 171

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 19th day of October, 2021.

CARRIED

Council adjourned at 10:22 p.m.

These Minutes to be approved and adopted by Motion of Council this 2nd day of November, 2021.

MAYOR

CITY CLERK