



**MINUTES OF**  
**COUNCIL MEETING, October 7, 2014**  
**CIVIC SQUARE, COUNCIL CHAMBERS**  
**60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:35 p.m. and in open session at 7:05 p.m. on the above date.

His Worship Mayor Barry Sharpe in the Chair.

**Members Present:**

Councillors M. Belcastro, F. Campion, M. Carl (7:05 p.m.), P. Chiochio (6:42 p.m.), T. DiMarco, P. Grenier, M.A. Grimaldi, J. Larouche, R. Letourneau, D. McLeod (7:05 p.m.), M. Petrachenko and B. Wright.

**Members of Staff and Others Present:**

City Manager, C. Stirtzinger (6:37 p.m.)  
City Clerk, C. Raby  
Deputy Clerk, L. Bubanko (7:05 p.m.)  
Chief, Fire & Emergency Services, D. Prevost  
General Manager, Infrastructure Services/City Engineer, S. Iannello  
General Manager, Corporate Services/Treasurer, S. Zorbas (7:05 p.m.)  
General Manager, Human Resources, R. Mantesso  
Planning Manager, R. Di Felice  
Transit Manager, A. Stockwell (8:20 p.m. - 8:30 p.m.)

- 14-25** Moved by Larouche and Letourneau  
 THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:35 p.m.to consider:
- a proposed or pending acquisition or disposition of land by the municipality or local board.

**CARRIED**

- 14-25** Moved by Petrachenko and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:55 p.m. without report.

**CARRIED****DELEGATION:**

- 14-28** Jennifer Trozzi, Welland Food Drive, addressed Council regarding the kick off of the 2014 Welland Food Drive.

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

- 04-91** Nora Reid, Executive Director and Cathy Berkhout-Bosse, Board Member, Welland Museum, addressed Council regarding an update on its activities.

- 14-1** Moved by Larouche and McLeod  
 THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Special Council Meeting of September 9, 2014 and Regular Council Meeting of September 16, 2014, as circulated.

**CARRIED**

- 02-52** Moved by Wright and Petrachenko  
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated September 26, 2014 regarding Report PW 88-2014: Host Municipality Compensation - Humberstone Landfill Expansion and authorizes the Mayor and Clerk to sign the agreement subject to the City Solicitor's review.

**YEAS:** Councillors Larouche, Petrachenko, Carl, Grenier, McLeod, DiMarco, Letourneau, Chiocchio, Campion, Grimaldi, Wright, Belcastro, and Mayor Sharpe.

**NAYS:** None.

**CARRIED**

- 02-85** Moved by Chiocchio and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2015 Annual Accessibility Plan in accordance with the *Ontarians with Disabilities Act (ODA), 2001*, as detailed in Report R&C-2014-11.

**CARRIED**

**02-160** Moved by Campion and Grimaldi  
 THAT THE COUNCIL OF THE CITY OF WELLAND advises the Provincial Government, through our local MPP Cindy Forster, that Welland City Council supports Bill 8, the Accountability and Transparency Act, a bill increasing the Ombudsman's authority to investigate municipal matters on behalf of Ontario citizens.

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**02-160** Moved by Wright and Larouche  
 THAT THE COUNCIL OF THE CITY OF WELLAND defers the motion regarding the support of Bill 8, the Accountability and Transparency Act.

**YEAS:** Councillors Larouche, Carl, Grenier, McLeod, Wright, Belcastro and Mayor Sharpe.

**NAYS:** Councillors Petrachenko, DiMarco, Letourneau, Chiocchio, Campion and Grimaldi.

**CARRIED**

**04-91** Moved by Grimaldi and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Nora Reid, Executive Director and Cathy Berkhout-Bosse, Board Member, Welland Museum regarding an update on its activities.

**CARRIED**

**07-126** Moved by Chiocchio and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND authorizes staff to prepare the necessary By-law(s) to lay out, establish and name the 0.3 metre Reserves described as Blocks 101 and 105, Plan 59M-392 (Clare Estates 3 Subdivision – Phase 2) as Silverwood Avenue and Roselawn Crescent respectively.

**CARRIED**

**09-72** Moved by Chiocchio and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND approves an Extension to Draft Plan Approval for the Central Village Subdivision (File 26T-14-08004) for an additional one (1) year to November 2, 2015.

**CARRIED**

**09-102** Moved by Chiocchio and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND approves the Exemption to Part Lot Control for Lots 21 to 33, Plan 59M-389 (5, 15, 25, 35, 45, 55, 63, 73, 81, 91, 99, 109 and 119 Kintyre Trail) to realize the seventeen (17) proposed freehold triplex and street townhouse dwelling units on these lands; and further THAT Welland City Council authorizes staff to prepare the necessary By-law.

**CARRIED**

**12-83** Moved by Chiocchio and Grenier  
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated September 12, 2014 regarding Report PDS 31-2014: Development Application Activity Report - Second Quarter of 2014.

**CARRIED**

**14-6** Moved by Chiocchio and Grenier  
THAT THE COUNCIL OF THE CITY OF WELLAND declares the month of November as “Diabetes Awareness Month”, and November 14 as World Diabetes Day in the City of Welland as requested by the Canadian Diabetes Association.

**CARRIED**

**14-13** Moved by Grimaldi and Wright  
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report TRANS–2014–09: Transit Master Plan Route Adjustments.

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**14-13** Moved by Letourneau and Petrachenko  
THAT THE COUNCIL OF THE CITY OF WELLAND amends the motion to receive for information Report TRANS-2014-09, by removing “The proposed routing would avoid the Tanguay and Promenade loop due to left turn issues and low ridership in this area.” under the Comments and Analysis section of the Report, which therefore keeps the said loop in Transit Route 5.

**CARRIED**

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

**CARRIED**

**14-19** Moved by Chiocchio and DiMarco  
THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender of Touchstone Site Contractors Inc. at the tendered price of \$140,950 plus HST for the supply and installation of playground equipment and site improvements for Quaker Road as detailed in Report ENG-2014-39; and further  
THAT Welland City Council approves the reallocation of \$30,000.00 in the 2013 Capital Budget for Park Improvements from the Plymouth Park Soccer Field Barrier Fence Capital Budget to the Parks Improvement in Quaker Road Park account for a revised total Capital Budget allocation of \$150,000 including HST; and further  
THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into contract with Touchstone Site Contractors Inc. to execute the construction.

**CARRIED**

**14-22** Moved by Sharpe and Larouche  
THAT THE COUNCIL OF THE CITY OF WELLAND allows staff to extend the current 2 hour free parking at all on-street parking meters within the downtown core until December 31, 2014 as a pilot project; and further  
THAT WELLAND CITY COUNCIL directs staff to meet with the Downtown Welland Business Improvement Area and review the impact of this initiative on business activity in the area and report back to Council.

**CARRIED**

**14-28** Moved by DiMarco and Petrachenko  
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Jennifer Trozzi, Welland Food Drive, regarding the 2014 Welland Food Drive being held on Saturday, November 1, 2014 and encourages all residents to participate.

**(Councillor Carl disclosed an interest in this matter, and did not take part in the consideration and discussion of same, and refrained from voting thereon, as his employer, The Hope Centre, receives food from the Welland Food Drive).**

**CARRIED**

**14-98** Moved by Grenier and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender from Insituform Technologies Limited, for the Sewer Rehabilitation/Relining 2014, as presented in Report ENG-2014-38; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into contract with Insituform Technologies Limited, to execute the construction.

**CARRIED****14-99** Moved by Grenier and Belcastro

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender from Vic Vattr Contracting Ltd. of Welland, Ontario, as detailed in Report ENG-2014-36 for Riverside Drive Lead Water Service Replacements; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into contract with Vic Vattr Contracting Ltd. to execute the construction; and further

THAT Welland City Council directs the City Treasurer to consolidate prior-years capital budget allocations for lead water service replacements into a single capital project account as detailed in Report ENG-2014-36.

**(Councillor McLeod disclosed an interest in this matter, and did not take part in the consideration and discussion of same, and refrained from voting thereon, as he has an interest in property on Riverside Drive).**

**CARRIED****14-100****14-100Z** Moved by Chiocchio and Grenier

THAT THE COUNCIL OF THE CITY OF WELLAND adopts an Official Plan Amendment to designate the lands on the north and south of sides of Webber Road, west of South Pelham Road, more specifically described as Lot 1, Concession 13 and Part of Lot 1, Concession 14, in the City of Welland as Low Density Residential, Medium Density Residential, Low Density Residential – Special Policy Area, Medium Density Residential - Special Policy Area, Core Natural Heritage System and Open Space & Recreation; and further

THAT Welland City Council approves an Amendment to Zoning By-law 2667, as amended, for lands on the north and south of sides of Webber Road, west of South Pelham Road, more specifically described as Lot 1, Concession 13 and Part of Lot 1, Concession 14, in the City of Welland from the existing Rural Agricultural (RA) Zone to a Holding Site Specific Single-Detached Dwelling - Third Density (H-R3) Zone for Lots 1 through 63 to permit single-detached dwellings and accessory dwelling units; to a Holding Site Specific Multiple Dwelling – Third Density (H-RM3) Zone for Blocks 64 through 82, to permit single-detached dwellings, semi-detached dwellings, duplexes, triplexes, freehold triplexes, fourplexes, group homes, street townhouses, boarding or lodging houses, bed & breakfasts and accessory dwelling units; to a Holding Site Specific Multiple Dwelling – Third Density (H-RM3) Zone for Blocks 85 through 88, to permit freehold triplexes, fourplexes, group homes, street townhouses, boarding or lodging houses, bed & breakfasts and accessory dwelling units; to a Holding Site Specific Mixed Use Reinvestment Zone (H-MXR) Zone for Blocks 89 and 90 to permit the uses in the MXR Zone including a dry cleaning and laundry depot, a laundromat, a gas station and a medical clinic; to a Environmental (EP) Zone for the lands inside the fifteen (15) metre buffer of the Provincially Significant Wetlands on Blocks 83 and 84; and to Open Space (O1) Zone for the lands outside the (15) metre buffer of the Provincially Significant Wetland on Blocks 83 and 84; and further

THAT Welland City Council directs that prior to the lifting of the Holding Symbol (H), the Owner inform the City in writing that the following items have been completed: the filing of a Record of Site Condition (RSC), the entire sanitary sewer system has been completed and tested and sanitary services have been installed to the front property line and that a video and written report of an internal examination of the sanitary and storm sewer systems is provided; that the entire water system has been completed and tested and disinfected and water services have been installed to the front property line; that the entire storm sewer system has been completed; that the asphalt roadway has been constructed (the stone base

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**14-100****14-100Z...cont'd.**

and asphalt base); that the grading requirements and lot grading requirements of have been met; all streetlights are in good working order and energized by the Welland Hydro-Electric Corp; all street name and traffic control signs are installed all to the satisfaction of the City Engineer; the completion of the Stage 3 (and Stage 4 if required) archaeological assessment; that Model Homes may be permitted as contemplated by the Subdivider's Agreement while the Holding Symbol (H) is in place; and Lots 1, 52, 53 to 61, 62, 63, and Blocks 64, 71 to 73, 85, 86, and 88 will be subject to an additional requirement for the completion of a Noise Study to determine acoustic requirements to mitigate road traffic noise; and further THAT Welland City Council grants Draft Approval to the Sparrow Meadows Subdivision (File: 26T-14-14001) developed by Lea Silvestri Investments Ltd., being Lot 1, Concession 13 and Part of Lot 1, Concession 14, in the City of Welland based upon a Revised Draft Plan prepared by Upper Canada Consultants dated September 23, 2014 consisting of sixty-three (63) lots for single-detached dwellings and accessory dwelling units and twenty-one (21) Blocks for future residential use (singles, semis, freehold triplexes, street townhouses and accessory dwelling units), two (2) Blocks for future residential/commercial mixed use, two (2) Blocks for parks and eight (8) Blocks for reserves, subject to the following Conditions:

1. That the Owner enters into a Subdivider's Agreement with the City of Welland to be registered on Title.
2. That no grading or construction work shall commence on site until such time as the Subdivider's Agreement has been entered into, all financial security is in place and the Plan and all documentation has been registered on Title.
3. That all development must conform to the City of Welland Municipal Standards, as amended.
4. That Blocks 91 to 98, inclusive being 0.3 metre Reserves, be transferred to the City of Welland free of all encumbrances for access control purposes.
5. That all necessary Easements required for utility and servicing purposes be granted to the appropriate Authority free of all encumbrances.
6. The Owner shall pay to the City of Welland, upon execution of the Subdivider's Agreement, \$300.00 per dwelling unit for the installation of trees within the road allowance by City forces.
7. That the Owner agrees to convey to the City of Welland Blocks 83 and 84 as a portion of the Parkland Dedication.
8. That the Owner agrees to pay Cash-in-Lieu of Parkland Dedication to an aggregate amount of 5%.
9. The Owner shall provide a Geotechnical Subsurface Investigation Study prepared by a qualified Geotechnical firm, to the City which must make recommendations on the use of the site for the construction of dwellings/buildings.
10. That the Owner is required to file a Record of Site Condition (RSC) for this development on the Ministry of the Environment's Brownfields Environmental Site Registry in accordance with Ontario Regulation 153/04, as amended by Ontario Regulation 511/09, and that the Owner provide a copy of the Ministry of the Environment's written acknowledgement of the filing of the RSC to the Regional Development Services Division.
11. That the Owner submit the required Stage 3 (and Stage 4 if required) archaeological assessments prepared by a licensed archaeologist to the Ministry of Tourism, Culture and Sport for review and approval with a copy provided to the Niagara Region Planning and Development Services Department and that adverse impacts to any significant archaeological resources found on the site be mitigated through preservation or resource removal and documentation. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry of Tourism, Culture and Sport, through the Niagara Region Planning and Development Services Department, confirming that all archaeological resource concerns have been met.
12. That the Subdivision Agreement between the Owner and the City contain the following clause:  
 "Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Unit of the Ontario Ministry of Tourism, Culture and Sport (London: 519-675-7742) and Mayer Heritage Consultants Inc. shall be notified immediately. In the event that human remains are encountered during construction, the Owner should immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Business and Consumer Services (Toronto: 416-326-8392), the Ministry of Tourism, Culture and Sport and Mayer Heritage Consultants Inc."

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**14-100**

**14-100Z...cont'd.**

13. That the Owner submits a revised Transportation Impact Study to the satisfaction of the Niagara Region Planning and Development Department.
14. That the Owner receives approval for the detailed design of road improvements consistent with the approved Transportation Impact Study which are acceptable to the Niagara Region and promote safe and efficient operations at the intersections and along these corridors.
15. That the Owner enters into a legal agreement with Niagara Region to implement and pay for the development related share of the required road works (such as intersection improvements, turning lanes, and street lighting) for this development.
16. That the Owner dedicates a 15 metre daylighting triangle to the Niagara Region at the intersections of Regional Road 29 (Webber Road) and Murdock Road to the satisfaction of the Niagara Region Planning and Development Services Department.
17. That the Owner dedicates a 4.5 metre daylighting triangle to the Niagara Region at the intersections of Regional Road 36 (South Pelham) and Street I to the satisfaction of the Niagara Region Planning and Development Services Department.
18. That the Owner dedicates a 3 metre road widening to the Niagara Region along the north and south side of Regional Road 29 (Webber Road) abutting the subdivision to achieve the 36.6 metre right-of-way width as per the Niagara Region's Official Plan, to the satisfaction of the Niagara Region Planning and Development Services Department.
19. That the Owner dedicates 0.3 metre reserves to the Niagara Region along Regional Road 29 (Webber Road) and Regional Road 36 (South Pelham Road) abutting the subdivision (including the hypotenuse of daylighting triangles) to the satisfaction of the Niagara Region Planning and Development Services Department.
20. The Owner acknowledges that prior to any construction taking place within a Regional road allowance, a Regional Construction Encroachment and/or Entrance Permit must be obtained from the Region. Applications must be made through the Permits Section of the Transportation Services Division of the Public Works Department.
21. That the Subdivision Agreement between the Owner and the City contain provisions whereby the Owner agrees to implement the approved noise mitigation measures as recommended by HGC Engineering in their report (dated June 6, 2014) in order to address noise mitigation measures with respect to the traffic noise affecting the development.
22. That the Owner complete a Noise Study to determine the acoustic requirements such as acoustic barriers, ventilation requirement and building constrictions with regard to road traffic noise for Blocks 89 and 90 when siting information is available.
23. That prior to approval of the final Plan or any on-site grading, the Owners submit to the City of Welland, the Niagara Region Planning and Development Services Department and Niagara Peninsula Conservation Authority for review and approval two copies of an updated detailed stormwater management plan for the subdivision and the following plans designed and sealed by a suitably 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, June 1991 and confirming the following:
  - a. That stormwater runoff from the 25 mm design storm event is detained and released over a period of 24 hours in order to mitigate the impacts of erosion on Draper's Creek and Coyle Creek;
  - b. That all stormwater runoff from the Sparrow Meadows development be treated to an enhanced standard prior to discharge into Draper's Creek or Coyle Creek; and
  - c. 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.
24. That the Subdivision Agreement between the Owner and the City of Welland contain provisions whereby the Owner agrees to implement the approved stormwater management, erosion and sedimentation control measures required in accordance with Condition 23.
25. That the Owner provide a Letter-of-Credit, or an acceptable alternative, and enter into a legal agreement with the Niagara Region for the water and wastewater portion of the Regional Development Charges within 12 months of Draft Plan Approval for the subdivision, unless evidence of a complete Ministry of the Environment Servicing Application has been received by the Niagara Region Planning and Development Services Department within this time.

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**14-100****14-100Z...cont'd.**

26. That prior to final approval for registration of this Plan, the Owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Environmental Compliance Approval from the Ministry of the Environment under the Transfer of Review Program to the satisfaction of the Niagara Region Planning and Development Services Department.

NOTE: Under the Ministry of Environment Transfer of Review Program, general sanitary and storm systems are reviewed. Any specialized systems and/or stormwater management will require direct application to the MOE office in Toronto. Please note that any additional approvals required from any other agency (NPCA, MTO, etc.) as part of the application must be obtained prior to submission of the ECA Application. The Developer should discuss any items with an Engineering Consultant.

27. That the Owner complies with any applicable Regional policies relating to the collection of waste to the satisfaction of the Niagara Region Planning and Development Services Department (Development Services Division) and the Owner shall ensure that all streets and development blocks can provide through access or proper temporary turnarounds.

28. That prior to construction, the Developer submit detailed grading, storm servicing, stormwater management, channel design, landscape, and construction sediment control plans to the Niagara Peninsula Conservation Authority for review and approval.

29. That the Owner submit a Buffer Naturalization Planting Plan to increase the ecological function of the lands adjacent to the remaining natural heritage features to the Niagara Peninsula Conservation Authority for review and approval.

30. That the Owner provide a 1.5 metre high permanent fence along the rear of Lots 15, 16, 21, 22 to 30, 62, 63, as well as Blocks 65, 66, 83 and 84, to the satisfaction of the Niagara Peninsula Conservation Authority and in compliance with the City of Welland Fence By-law.

31. That the Owner agrees that all lands within 15 metres of the Provincially Significant Wetlands, with the exception of Lots 15 and 16, shall be shown on the final Draft Plan as remaining in a natural state. No active recreation development or site alteration shall be permitted within these areas.

32. That the Owner install filter fabric and paige wire fencing to define the development limit along all buffer boundaries prior to site alteration with the filter fabric and paige wire fencing being maintained in good working order during the development phase until disturbed soils have been stabilized, and removed once disturbed soils have been stabilized.

33. That the Owner agrees that no clearing of vegetation shall occur between March 15 and August 31 of any year in accordance with Migratory Bird Convention Act. For any proposed clearing of vegetation (trees, shrubs and grasses) within these dates, an ecologist shall undertake detailed nest searches immediately prior to each day of site alteration to ensure that no active nests are present.

34. The Owner covenants and agrees to provide the City of Welland with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB's) as required by Canada Post Corporation and as shown on the approved engineering design drawings/draft plan, at the time of sidewalk and/or curb installation. The Owner further covenants and agrees to provide notice to prospective purchasers of the locations of CMB's and that home/business mail delivery will be provided via CMB, provided the Developer has paid for the activation and equipment installation of the CMB's.

35. That prior to the granting of Approval for the Final Plan, the City of Welland, will require written notice from the following upon their respective Conditions having been met satisfactorily:

Regional Niagara for Conditions: 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27;

Niagara Peninsula Conservation Authority for Conditions: 23, 28, 29, 30, 31, 32, 33; and

Canada Post for Condition: 34.

36. 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 an extension to Draft Approval, a written request, with reasons why the extension is required must be received by the City prior to the lapsing date; and further

THAT Welland City Council authorizes the Mayor to sign the Draft Approval and Final Approval Plans for the Sparrow Meadows Estates Subdivision once all Conditions have been satisfied.

**CARRIED**



**14-102****14-102Z** Moved by Chiocchio and DiMarco

THAT THE COUNCIL OF THE CITY OF WELLAND adopts an Official Plan Amendment to designate the lands on the north side of Thorold Road, west of Carlton Avenue, more specifically described as Part Township Lot 241, former Township of Thorold and Part Township Lot 241, former Township of Thorold, being Parts 2 and 3 on Plan 59R-3923, both in the City of Welland, known municipally as 142 and 144A Thorold Road from Low Density Residential to Community Commercial Corridor – Special Policy Area; and further

THAT Welland City Council approves an Amendment to Zoning By-law 2667, as amended, for lands on the north side of Thorold Road, west of Carlton Avenue, more specifically described as Part Township Lot 241, former Township of Thorold, now in the City of Welland, known municipally as 142 Thorold Road from the existing Single- Detached Dwelling – Second Density (R2) Zone to a Site Specific General Commercial (C3) Zone to permit the existing dwelling to be used for a business office and personal service establishment and to recognize a reduced driveway width of five (5.0) metres for ingress and egress access to the proposed parking area, a minimum parking of eight (8) spaces and an exception for no fencing along the westerly lot line; and further

THAT Welland City Council approves an Amendment to Zoning By-law 2667, as amended, for lands on the north side of Thorold Road, west of Carlton Avenue, more specifically described as Part Township Lot 241, former Township of Thorold, being Parts 2 and 3 on Plan 59R-3923, now in the City of Welland, known municipally as 144A Thorold Road from the existing R2 Exemption 8.2.7 Zone to a Site Specific General Commercial (C3) Zone to permit the existing building and lands to be used for various uses permitted in the General Commercial (C3) Zone and to recognize that the subject lands have no frontage on a public road.

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**14-102****14-102Z** Moved by DiMarco and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND refers Report P&B-2014-58 back to staff to allow time to address the issue raised with respect to the laneway and report back to Council at the November 18, 2014 meeting if possible.

**CARRIED****14-104** Moved by Carl and Wright

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender from Vic Vattr Contracting Ltd. of Welland, Ontario, as detailed in Report ENG-2014-37 for Scholfield Avenue Watermain Replacement and Lot Servicing; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into contract with Vic Vattr Contracting Ltd. to execute the construction.

**CARRIED****14-107** Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the exemption request by Rose Village Inc., for its Application for Condominium Approval for an existing fifty-two (52) unit townhouse complex located at 100 Brownleigh Avenue in accordance with Section 9(7) of the Condominium Act, Chapter 4, 1998, as amended; and further

That Welland City Council authorizes staff to prepare any necessary By-laws.

**CARRIED**

**BY-LAWS**

Moved by Larouche and Carl

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.

**14-99**

BYL 2014 - 131

A By-law to accept the tender and to enter into contract with Vic Vattr Contracting Ltd. for Riverside Drive Lead Water Service Replacements.

**14-104**

BYL 2014 - 132

A By-law to accept the tender and to enter into contract with Vic Vattr Contracting Ltd. for Scholfield Avenue Watermain Replacement and Lot Servicing.

**14-98**

BYL 2014 - 133

A By-law to accept the tender and to enter into contract with Insituform Technologies Limited for Sewer Rehabilitation/Relining 2014.

**14-19**

BYL 2014 - 134

A By-law to authorize acceptance of tender from Touchstone Site Contractors Inc. for Play Equipment and Site Improvements at Quaker Road Park.

**14-107**

BYL 2014 - 137

A By-law to authorize exemption from condominium approval for Rose Village Inc. Part Lot 22, Concession 4, municipally known as 100 Brownleigh Avenue.

**CARRIED**

Moved by Chiocchio and Grenier

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.

**07-126**

BYL 2014 - 135

A By-law to Lay Out, Establish and Name Blocks 101 and 105, Plan 59M-392 being a 0.3 Metre Reserve for the City of Welland as Part of Silverwood Avenue and Roselawn Crescent.

**09-102**

BYL 2014 - 136

A By-law to exempt certain lands from Part-Lot Control - 5, 15, 25, 35, 45, 55, 63, 73, 81, 91, 99, 109 and 119 Kintyre Trail, in the North Village (Phase 1) Subdivision (Plan 59M-389), City of Welland.

**14-100**

BYL 2014 - 138

A By-law to authorize the adoption of Official Plan Amendment No. 7.

**14-100Z**

BYL 2014 - 139

A By-law to amend City of Welland Zoning By-law 2667 (Lea Silvestri Investments Ltd. - File 2014-02) north and south sides of Webber Road, west of South Pelham Road.

**13-73**

BYL 2014 - 140

A By-law to accept the Transfer of an Easement(s) for Storm and Sanitary Sewers from Vinmar Developments Ltd. to the Corporation of the City of Welland in the Forest Creek Estates Subdivision (File 26T-14-13002).

**14-22**

BYL 2014 - 141

A By-law to appoint Traffic Enforcement Officers of the Corporation of the City of Welland to enforce the provisions of Traffic and Parking By-law 89-2000 at Seaway Mall and to Repeal By-law 2014-128.

**CARRIED**

Moved by Larouche and McLeod

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.

**14-1**

BYL 2014 - 142

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 7<sup>th</sup> day of October, 2014.

**CARRIED**

Council adjourned at 9:33 p.m.

These Minutes approved and adopted by Motion of Council this 18<sup>th</sup> day of November, 2014.

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**MAYOR**

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**DEPUTY CITY CLERK**