



**MINUTES OF**  
**COUNCIL MEETING, FEBRUARY 23, 2021**  
**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 7:24 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, D. McLeod, A. Moote, G. Speck, C. Richard and L. Van Vliet.

**Members of Staff and Others Present:**

Interim CAO/General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas

City Clerk, T. Stephens

Deputy City Clerk, L. Bubanko

General Manager, Infrastructure and Development Services, T. Fitzpatrick

General Manager, Economic Development & Recreation & Culture, D. Degazio

Interim Director of Engineering and Public Works, SM. Millar

Interim Director of Development and Building Services, G. Munday

Manager of Human Resources, A. Daisley (until 7:24 p.m.)

Economic Development Officer, L. DeChellis

Manager of Budgets & Financial Reporting/Deputy Treasurer, E. Pankoff (7:24 p.m. - 10:31 p.m.)

Revenue Service Manager, M. Lostracco (7:24 p.m. - 10:31 p.m.)

**2021 - 53****21-25**

Moved by McLeod and Grimaldi

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:

- Personal matters about an identifiable individual, including municipal or local board employees; and
  - *Citizen appointments to the Property Standards Committee/Dog Control Appeal Committee and Senior Citizens Advisory Committee.*
  - *CUPE Negotiations update.*
- Proposed or pending acquisition or disposition of land by the municipality or local board;
  - Sale of City Owned Land.

**CARRIED****2021 - 54****21-25**

Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:23 p.m. with report.

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

Councillor Van Vliet presided as Chair of the Public Hearings:

**20-115** A Complete Application for Zoning By-law Amendment has been submitted by UPPER CANADA CONSULTANTS on behalf of MOUNTAINVIEW HOMES (NIAGARA) LTD. for a number of properties, described as: Block 55 Plan 59M-446 (Sparrow Meadows Plan of Subdivision, Phase 6); Blocks 3-26 (inclusive) Plan 59M-477 (Sparrow Meadows Plan of Subdivision, Phase 7); and, lands described as Part Lot 258, Former Township of Thorold, Part 1 on Plan 59R-16195, Part 1 on Plan 59R-7834 and Part 1 on Plan 59R-7994, Except 59M-472, City of Welland (Westwoods on the Creek Draft Plan of Subdivision). The purpose of the rezoning is to: eliminate the requirement for an increase of 0.3 metres on each side of a required parking spot abutting a wall for all townhouse units; allow for an increase in lot coverage of 55% (Blocks 4 and 6, Plan 59M-446). The purpose of this application is to permit the development of these lands with townhouse dwellings.

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.

William Heikoop and Ethan Laman, Upper Canada Planning & Engineering Ltd., 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.

## **PRESENTATIONS**

**21-37** Derek Ali, President and John Murphy, Municipal Finance Specialist, DFA Infrastructure International addressed Council regarding Water/Wastewater Financial Plan.

**19-114** Matt Senior, Associate, Water Resources Engineer and Peter Nimmrichter, Climate, Resilience and Sustainability Lead for Canada - Associate, Water Resources Engineer, Wood Environment & Infrastructure Solutions addressed Council regarding Dain City Stormwater Risk Assessment.

## **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS**

**99-90** Kelly Jones, Chair, Welland Downtown Business Improvement Area (WDBIA) addressed Council regarding its 2019-2020 Year in Review and AGM Report.

**2021 - 55**

**21-1** Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of February 2, 2021 and Special Council Meeting of February 9, 2021, as circulated.

**CARRIED**

**2021- 56**

**99-90** Moved by McLeod and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information by presentation Kelly Jones, Chair, Welland Downtown Business Improvement Area (WDBIA) regarding its 2019-2020 Year in Review and AGM Report.

**CARRIED**

**2021- 57**

**19-114** Moved by Richard and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Matt Senior, Associate, Water Resources Engineer and Peter Nimmrichter, Climate, Resilience and Sustainability Lead for Canada - Associate, Water Resources Engineer, Wood Environment & Infrastructure Solutions regarding the Dain City Stormwater Risk Assessment.

**CARRIED**

**2021- 58**

**20-82** Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Steve Zorbas, Interim CAO, Gen. Mgr., Corporate Services, Chief Financial Services/Treasurer, Travers Fitzpatrick, Gen. Mgr., Infrastructure and Development Services, Dan Degazio, General Manager, Economic Development, Recreation and Culture, Grant Munday, Interim Director, Development and Building Services and Lina DeChellis, Economic Development Officer regarding Expropriation update.

**CARRIED**

**2021- 59**

**20-82** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND receives the update Report P&B – 2021-08 concerning the Application for Approval to Expropriate Land for lands described as Part of Lot 16 Concession 7 former Township of Crowland now City of Welland, designated as Parts 1 to 4 inclusive Plan 59R 3342 and Part of Road Allowance between Lots 17 and 17 Crowland designated as Part 1 Plan 59R 6954, known municipally as 349 Ridge Road and 712 Reaker Road.

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

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

**LOST**

**2021- 60**

**20-82** Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Marsha Rempel, resident regarding expropriation of 349 Ridge Road.

**CARRIED**

**2021- 61**

**20-82** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND waive the rules to move up the Notice of Motion by Mayor Campion regarding the expropriation of 349 Ridge Road.

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

**NAYS:** Councillor Van Vliet.

**CARRIED  
(2/3 majority required)**

**2021-62**

**20-82** Moved by Mayor Campion and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND directs the City Clerk to research alternative options to stop the expropriation of 349 Ridge Road; and further THAT Welland City Council requests a staff report be prepared and presented at a council meeting on March 2, 2021.

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**20-82** Moved by Moote and Grimaldi

THAT Welland City Council request to call the question regarding the Notice of Motion related to research alternative options to stop the expropriation of 349 Ridge Road.

**(Councillors McLeod and Van Vliet to call the question recorded as opposed to this resolution).**

**CARRIED**

**FOLLOWING THE VOTE TO CALL THE QUESTION, THE MAIN MOTION  
WAS PUT IN ITS ORIGINAL FORM AND .....**

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

**NAYS:** Councillor Van Vliet.

**CARRIED**

**2021- 63****21-37**

Moved by McLeod and Mootie

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Derek Ali, President and John Murphy, Municipal Finance Specialist, DFA Infrastructure International regarding the Water/Wastewater Financial Plan.

**CARRIED****2021- 64****21-37**

Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Water and Wastewater Long Range Financial Plan (LRFP) as prepared by DFA Infrastructure International Inc.

**CARRIED****2021- 65****21-54**

Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2021-01: 2020 Annual Summary Report - Safe Drinking Water Act 2002 Ontario Regulation 170/03.

**CARRIED****BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE****2021 -66****06-84****21-10**

Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Rick Lostracco and Ann Simunic to the Senior Citizens Advisory Committee for the term February 23, 2021 to June 30, 2023.

**CARRIED****2021 -67****21-10**

Moved by McLeod and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Gary Galambos to the Property Standards Committee/Dog Control Appeal Committee for the term February 23, 2021 to June 30, 2023.

**CARRIED****2021 -68****02-160**

Moved by Speck and Mootie

THAT THE COUNCIL OF THE CITY OF WELLAND extends curfew to 11:30 p.m.

**YEAS:** Councillors Larouche, Green, Speck, Chiochio, Richard, Fokkens and Mootie.

**NAYS:** Councillors McLeod, DiMarco, Grimaldi, Van Vliet and Mayor Campion.

**LOST****(2/3 majority required)**

**BY-LAWS**

Moved by McLeod and Richard

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 - 18

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 23<sup>rd</sup> day of February, 2021.

**CARRIED**

Council adjourned at 10:51 p.m.

These Minutes to be approved and adopted by Motion of Council this 2<sup>nd</sup> day of March, 2021.

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**MAYOR**

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**CITY CLERK**