



**MINUTES OF THE  
MAY 3, 2022 COUNCIL MEETING  
CIVIC SQUARE, COUNCIL CHAMBERS  
60 EAST MAIN STREET**

Council met in open session at 7:02 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, J. Mastroianni, D. McLeod (in person), A. Moote (in person), C. Richard, G. Speck (in person) 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  
Director of Planning and Development Services, G. Munday  
Director of Community Services, R. Axiak  
Manager of Human Resources, A. Daisley (until 9:40 p.m.)  
Manager of Budgets & Financial Reporting/Deputy Treasurer, E. Pankoff  
Manager, Information Systems/Network Administrator, S. Barnes  
Manager of Fleet, Equipment and Purchasing, A. Beres (until 7:15 p.m.)  
Infrastructure & Asset Manager, M. Main  
Revenue Service Manager, M. Lostracco (until 10:00 p.m.)  
Capital & Payables Manger, A. Vuksan Scott  
Supervisor of Festivals & Events, E. Carl (until 7:55 p.m.)

## **PRESENTATIONS**

**22-96** Julien Bell, Project Manager, GM BluePlan Engineering Limited addressed Council regarding Pollution Prevention Control Plan Update & Wastewater Master Servicing Plan.

**21-147** Kelly McKay, Brock University Intern addressed Council regarding Festival and Event Strategy.

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

Councillor Van Vliet presided as Chair of the Public Hearing:

**21-108** A Complete Application has been made by BETTER NEIGHBOURHOODS INC. on behalf of IDRAKOTH LTD. for Draft Plan of Vacant Land Condominium Approval for lands legally described as Part of Township Lot 229 Thorold Designated as Parts 1,2,3,4,5,6,7, 8,9,10,11,12, 59R-17062. Part of Township Lots 229 & 230 Thorold Designated as Parts 13 and 14, 59R-17062. Part Township Lot 229, Thorold Designated as Parts 19, 20, 21, 22, 23 and 24, 59R-17062; Part Block F Plan M75 Designated as Parts 19, 20, 21, 22, 23 and 24, 59R-17062; Part Block G Plan M75 Designated as Parts 25, 26 and 27, 59R-17062; Welland S/T RO743059 Over Parts 2, 3 and 4, 59R-17062; S/T RO357511 Over Part 3, 59R-17062; S/T RO345094 Over Parts 7, 8 and 9, 59R-17062; S/T LT16884 Over Parts 21 and 22, 59R-17062; S/T Easement in Favour of Welland Hydro-Electric System Corp. Over Parts Over Parts 4, 5, 8 and 11, 59R-17062 as in RO778444 and Over Parts 17 and 18, 20, 22, 24, and 26 as in SN19072, City of Welland, municipally known as 800 Niagara Street. The subject lands are designated Urban (Built-Up) Area in the Regional Official Plan, as Special Policy Area Medium Density Residential and Special Policy Area High Density Residential in the City of Welland Official Plan, and zoned Site Specific Residential Medium Density Holding – RM (H) and Site Specific Residential High Density Holding – RH (H) by By-law 2017-117.

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.

Kahlin Holmes, Better Neighbourhoods Inc., 190A Ontario Street, St. Catharines, ON L2R 5K9 on behalf on behalf of the applicant and Drew Toth, Owner.

### **In support of the application:**

- No one spoke to the application.

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 to the application.

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

## **DELEGATIONS**

**22-28** Aldo Parrotta addressed Council regarding Bell Box Project.

**2022 - 155**

**22-1** Moved by Larouche and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of April 5, 2022 and Special Council Meetings of April 12, 21 and 26, 2022, as circulated.

**CARRIED**

**2022 - 156**

**98-82**

**04-47** Moved by DiMarco and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to MAXTech Security Systems for the provision of Security Cameras and Software at City Hall and Welland Library; and further THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with MAXTech Security Systems.

**CARRIED**

**2022 - 157**

**02-160** Moved by Green and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2022-06: In-person Attendance and Hybrid Council Meetings; and THAT Welland City Council approves the Hybrid Model as outlined in report CLK-2022- 06; and further THAT Welland City Council approves the timeline as outlined in this report.

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**02-160** Moved by McLeod and Moote

THAT the capacity be reduced to 50% of the people who can be in the Council Chambers at a Council meeting.

**YEAS:** Councillors McLeod, Moote and Mayor Campion.

**NAYS:** Councillors Larouche, Green, Speck, Chiocchio, DiMarco, Richard, Grimaldi, Mastroianni, Fokkens and Van Vliet.

**LOST**

**FOLLOWING THE LOST VOTE ON THE AMENDED MOTION, THE MAIN MOTION WAS PUT IN ITS ORIGINAL FORM AND .....**

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

**NAYS:** Councillors Larouche, DiMarco, Grimaldi and Van Vliet.

**CARRIED**

**2022 - 158**

**20-64** Moved by Green and Grimaldi

- 1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report HR-2022-01: Vaccine Status Policy; and further
- 2. THAT Welland City Council approves to suspend the Vaccine Status Policy.

**YEAS:** Councillors Green, Speck, Chiocchio and Fokkens.

**NAYS:** Councillors Larouche, McLeod, DiMarco, Richard, Grimaldi, Mastroianni, Moote, Van Vliet and Mayor Campion.

**LOST**

**2022 - 159****21-47**

Moved by Larouche and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND accepts Report CS-2022-17: Empire Sportsplex Grand Opening and Jumpstart Inclusive Splash Pad update; and further THAT Welland City Council approves a draw up to \$150,000 from the Capital Surplus Reserve Fund.

**CARRIED****2022 - 160****21-108**

Moved by Larouche and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B 2022-26 regarding an application for Draft Plan of Vacant Land Condominium (File No. 26CD-14-22001) for lands located on the east side of Niagara Street, south of Lancaster Drive, west of Willowlanding Court and north of Woodlawn Road, legally described as Part of Township Lot 229 Thorold Designated as Parts 1,2,3,4,5,6,7,8,9,10,11,12, 59R-17062. Part of Township Lots 229 & 230 Thorold Designated as Parts 13 and 14, 59R-17062. Part Township Lot 229, Thorold Designated as Parts 19, 20, 21, 22, 23 and 24, 59R-17062; Part Block F Plan M75 Designated as Parts 19, 20, 21, 22, 23 and 24, 59R-17062; Part Block G Plan M75 Designated as Parts 25, 26 and 27, 59R-17062; Welland S/T RO743059 Over Parts 2, 3 and 4, 59R-17062; S/T RO357511 Over Part 3, 59R-17062; S/T RO345094 Over Parts 7, 8 and 9, 59R-17062; S/T LT16884 Over Parts 21 and 22, 59R-17062; S/T Easement in Favour of Welland Hydro-Electric System Corp. Over Parts Over Parts 4, 5, 8 and 11, 59R-17062 as in RO778444 and Over Parts 17 and 18, 20, 22, 24, and 26 as in SN19072, City of Welland, municipally known as 800 Niagara Street.

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

**NAYS:** Councillor DiMarco.

**CARRIED****2022 - 161****21-147**

Moved by McLeod and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Kelly McKay, Brock University Intern regarding Festival and Event Strategy.

**CARRIED****2022 - 162****21-147**

Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CS 2022-18 – 2022 Festival and Events Strategy (F&ES) Update.

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

**NAYS:** None.

**CARRIED****2022 - 163****22-4**

Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the year-end report up to and including December 31, 2021 (FIN-2022-05); and further THAT Welland City Council approves the 2021 Draft Tax Supported Budget surplus of \$1,403,852 to be allocated to the Capital Surplus Reserve Fund.

**CARRIED**

**2022 - 164****22-4**

Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Capital Project Close-out Report listed in Appendix A as attached to Report FIN-2022-06; and further THAT Welland City Council approves the recommended transfers to/from the respective reserves and recommended projects as outlined in Appendix A attached to Report FIN-2022-06.

**CARRIED****2022 - 165****22-6**

Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND declares June 19, 2022 as "The Longest day of Smiles" in the City of Welland.

**CARRIED****2022 - 166****22-13**

Moved by Van Vliet and Grimaldi (in block)

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Stantec Architecture Ltd. for the provision of Professional Services for the new Welland Transit Facility, and further
2. THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with Stantec Architecture Ltd., and further
3. THAT Welland City Council approves the funding adjustment for the New Transit Garage Facility as follows: \$10,999,500 Grants, \$1,320,185 Development Charges (subject to adjustment once Development Charge study is approved by Council), \$1,360,315 Debenture (subject to adjustment once Development Charge study is approved by Council and Annual Debenture repayment to be fully funded by Provincial Gas Tax), and \$1,320,000 Cost Sharing (Regional Funding).

**CARRIED****2022 - 167****22-19**

Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CS 2022-19: Memorial Bench and Tree Program Update.

**CARRIED****2022 - 168****22-22**

Moved by McLeod and Speck

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **Report TRAF-2022-24: A BY-LAW TO REGULATE FENCES**; and further
2. That Welland City Council approves the Fence By-law as set out in Appendix I; and further
3. That Welland City Council amends the Administrative Penalty By-law for Non-parking Related Offences as amended, as follows:  
ADD the following to Schedule "A"

DESIGNATED BY-LAW	BY-LAW NUMBER
The Fence By-law	2022-XX

ADD the following to Schedule "C"

SET FINE SCHEDULE	PAGE NO.:
The Fence By-law	23 - 24

ADD Appendix II to Schedule "C", and further

...continued...

**22-22...cont'd.**

4. THAT Welland City Council amends the Property Standards By-law 2009-108 as amended, as follows:

ADD the following:

6.11 Fences/ Privacy Screens

6.11.1 No person shall erect or maintain a fence or privacy screen in a ruinous or dilapidated state and which is, in the opinion of the By-law Enforcement Officer, unsafe.

6.11.2 No person shall erect or maintain a fence or privacy screen composed wholly or partially of used vehicle tires, railway ties, plywood, scrap metal or other like material.

6.11.3 Fences and privacy screens shall be maintained in good repair, free of broken components.

6.11.4 Fences and privacy screens shall be maintained free from hazards, including protruding nails, screws and staples.

6.11.5 Fences and privacy screens shall be maintained in a vertical condition, unless specifically designed to be other than vertical.

**CARRIED**

**2022 - 169**

**22-28** Moved by McLeod and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Aldo Parrotta regarding Bell Box Project.

**CARRIED**

**2022 - 170**

**22-28** Moved by Van Vliet and Grimaldi (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Samantha Forbes, Manager of Prevention & Public Education, Women's Place of South Niagara Inc. regarding Prevention and Public Education Program.

**CARRIED**

**2022 - 171**

**22-28** Moved by Van Vliet and Grimaldi (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by James Takeo, Tattoos & Visual Art regarding Welland Green Committee Proposal; and further THAT this matter be referred to staff to prepare a report for Council consideration.

**CARRIED**

**2022 - 172**

**22-54** Moved by DiMarco and Mastroianni

THAT THE COUNCIL OF THE CITY OF WELLAND approves Zoning By-law Amendment (File No. 2021-14) to Zoning By-law 2017-117 for lands on the north side of Riverside Drive, south of the Welland River and north of Lincoln Street, more specifically described as Part of Lot 29, Concession 5, Geographic Township of Crowland, in the City of Welland, Regional Municipality of Niagara, municipally known as 154 Riverside Drive, from Residential High Density (RH) to Site Specific Residential High Density (RH) to permit stacked townhouses (applying the provisions of the Residential Multiple (RM) zone for block townhouses) and tandem parking; 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.

**CARRIED**

**2022 - 173****22-90** Moved by Van Vliet and Grimaldi (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves the award to Regional Janitorial Services Inc. for the provision of required janitorial services, as detailed in RFP22-08; and further THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into a contract with Regional Janitorial Services Inc.

**CARRIED****2022 - 174****22-91** Moved by Van Vliet and Grimaldi (in block)

1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of Peters Excavating Inc. in the amount of \$5,929,732.40 (plus HST) being the lowest received for the 2021 Cast Iron Watermain Replacement Part 1 project; and
2. THAT Welland City Council directs staff to prepare the necessary By-law and documents to execute the project; and
3. THAT Welland City Council authorizes the Mayor and Clerk to execute all necessary documents to execute the project; and further
4. THAT Welland City Council approves the proposed allocation of funding.

**CARRIED****2022 - 175****22-92** Moved by DiMarco and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes staff to prepare the necessary By-law to lay out, establish and name the 0.3 metre Reserve described as Block 14, Plan 59M-377 (Niagara Centre Plan of Subdivision) as Primeway Drive.

**CARRIED****2022 - 176****22-96** Moved by Moote and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Julien Bell, Project Manager, GM BluePlan Engineering Limited regarding Pollution Prevention Control Plan Update & Wastewater Master Servicing Plan.

**CARRIED****2022 - 177****02-160** Moved by Speck and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND extends curfew one-half hour to 11:30 p.m.

**LOST****BY-LAWS**

Moved by Richard 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.

**22-54**

BYL 2022 - 81

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2021-14) 154 Riverside Drive.

**22-22**

BYL 2022 - 82

A By-law to regulate fences in the City of Welland and to Repeal By-law 10545 as amended.

**22-22**

BYL 2022 - 83

A By-law to amend By-law 2019-134 being a By-law to establish an administration penalty system for non-parking related offences.

**08-48**

BYL 2022 - 84

A By-law to amend By-law 2009-108 being a By-law prescribing standards for the maintenance and occupancy of property.

**22-92**

BYL 2022 - 85

A By-law to Lay Out, Establish and Name Block 14, Plan 59M-377 being a 0.3 Metre Reserve for the City of Welland as Part of Primeway Drive.

**98-82****04-47**

BYL 2022 - 86

A By-law to authorize acceptance of proposal and to enter into contract with Maxtech Security Systems for the provision of security cameras and software at City Hall and Welland Library.

**CARRIED**

Moved by Van Vliet and Grimaldi (in block)

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.

**22-13**

BYL 2022 - 87

A By-law to authorize acceptance of proposal and to enter into contract with Stantec Architecture Ltd. for the provision of Professional Services for the new Welland Transit Facility.

**22-90**

BYL 2022 - 88

A By-law to authorize acceptance of proposal and to enter contract with Reginal Janitorial Services Inc. for the provision of required janitorial services.

**22-91**

BYL 2022 - 89

A By-law to authorize entering into contract with Peters Excavating Inc. for the 2021 Cast Iron Watermain Replacement Part 1 Project.

**22-4**

BYL 2022 - 90

A By-law to establish tax ratios and tax rates and to levy taxes for the year 2022.

**CARRIED**



Moved by Mastroianni and Larouche

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.

**22-1**

BYL 2022 - 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 3<sup>rd</sup> day of May, 2022.

**CARRIED**

Council adjourned at 10:57 p.m.

These Minutes to be approved and adopted by Motion of Council this 17<sup>th</sup> day of May, 2022.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**