



## GENERAL COMMITTEE MEETING

Tuesday, May 8, 2001

7:35 p.m.

City Hall, Council Chambers

### MINUTES OF MEETING # G.C. 2001 - 06

#### Members Present:

Mayor Cindy Forster

#### Councillors:

R. Alakas

M. Belcastro

N. Dmytrow-Bilboe

M. Dzugan

T. Eybel

D. Fortier

J. Irvine

J. Mastroianni

S. O'Dell

J. Spadafora

#### Members of the Staff and Others Present:

Chief Administrative Officer V. Kersch

City Clerk C.A. Stirtzinger

City Solicitor G. Banks

Director of Development Services T. Fitzpatrick

City Treasurer R. Perron

Community Services Director Ian Smith

Acting City Treasurer B. Silvestri

Environmental Services Engineer D. Cook

Assistant Clerk D. Vettori

Recording Secretary M. Hughes

#### Others Present:

Mr. George Barkwell

Senior Vice-President of BDO Dunwoody & Associates Ltd.

Re: To address Council regarding a report entitled "The Case for Increased Infrastructure Investment in the Region of Niagara".

(Background material is included with Council Members Agenda)

Mr. Nick Palomba

DelCan representative

Re: To make a presentation regarding the Transportation study.

(Executive summary material was distributed at the meeting)

Mr. Bob Johnson of the Region of Niagara, Transportation Department.



## GENERAL COMMITTEE MINUTES OF MEETING - Page 2

Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06

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1. **DISCLOSURE OF INTEREST: Nil**

2. **ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF May 8, 2001**

Moved by Councillor O'Dell that the Minutes of the General Committee Meeting of May 7, 2001 be and the same are hereby approved and adopted as circulated.

3. **PUBLIC HEARINGS: Nil**

4. **DELEGATIONS:**

Mayor Forster apologized for the late start and thanked delegates for their patience.

A) **Mr. George Barkwell, Senior Vice-President of BDO Dunwoody & Associates Ltd. regarding a report entitled "The Case for Increased Infrastructure Investment in the Region of Niagara".**

Councillor Spadafora asked if grant money was available from the government. Mr. Barkwell said there was not, but there was no harm in asking.

Chair Fortier asked about the current water/sewer study as it is a emotional topic these days (Walkerton and North Battleford).

City Engineer Mr. Marcello indicated that a study was underway and is due June1, 2001. The cost is \$30 M to replace all existing cast iron sewer lines with new sewer lines.

Mr. Barkwell informed Council that sewer lines last about 50 years. Roads and highways have a life span of 12 to 15 years. Investment in infrastructure outweighs the costs, especially if the Region could coordinate funding of the work, as opposed to individual municipalities.

B) **Mr. Nick Palomba of Delcan  
Presentation of Transportation Study  
(Executive summary material was distributed at the meeting)**

After the presentation, a question period followed. The questions clarified some concerns that councillors had. Mayor Forster suggested that no comments be made on the report until it had been read and discussed by all councilors. She indicated Council should probably have at least a 2 hour meeting in the future to review the entire report and decide on which recommendations to endorse.



**GENERAL COMMITTEE MINUTES OF MEETING - Page 3**

**Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06**

---

**Mr. Bob Johnson - Region of Niagara**

Mr. Johnson advise the Committee that the Region would be painting the lines on East Main Street shortly and wanted some direction from the City on the repainting of the traffic lines on Division Street from 3 lanes to 2 lanes.

**MOVED BY COUNCILLOR IRVINE:**

That the Region of Niagara be advised that the City of Welland has no adverse comments to the Region's proposal to repaint Division Street from King Street to Hellems Avenue as a two-lane roadway.

**CARRIED**

**5. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:**

**(A) Community Services**

**2000-69 - Draft Plan of Subdivision - Clare Avenue Estates  
(26T-14-99002) - proposed transfer of land to the City for storm water control  
purposes**

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Item 2 of the recommendation came under considerable discussion by Councilors Alakas, Dmytrow-Bilboe, O'Dell, Spadafora, Irvine and Chairs Fortier and Mastroianni. The question of ownership of the storm water management facility (pond) was discussed at length. Director of Development Services Mr. T. Fitzpatrick informed Council the ownership initially belongs to the developer/contractor. Once the development is complete, then ownership transfers to the City of Welland. It was unclear as to how this could occur as there are three phases of development at this particular site. Phase 1 is in progress and the other two phases will happen at later dates.

Councillor Dzugan brought up the question of safety and liability on the part of the City. There are homes already occupied at this development site and many of the families have young children. City Solicitor Mr. Banks advised that the City of Welland could be ultimately responsible.

Councillor Alakas visited the site and spoke with some homeowners. Their concerns were about the stagnant water which attracted mosquitoes, rats and muskrats. The City of Welland has received numerous telephone calls recently from residents in this area regarding the pond.



**GENERAL COMMITTEE MINUTES OF MEETING - Page 4**

**Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06**

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Councillors Spadafora and Irvine suggested that a provision be made to the effect that the new home buyer is made aware about any pond in the development area. It was noted that by the time the home is purchased, the information about a pond gets lost. Councilor Spadafora suggested posting a paper in the home until it is sold showing the pond.

Chair Mastroianni suggested that development charges revenue be used towards maintenance of pond. Mr. Fitzpatrick informed council that under the current Legislation, that was not allowed.

Mr. Fitzpatrick will review the maintenance provisions with regards to the Towpath/Seaway Heights development and report to Council on May 15<sup>th</sup>, 2001.

**(ACTION)**

**MOVED BY COUNCILLOR O'DELL:**

1. That council agrees to accept land shown as Part 3 on the sketch attached to Report DSD-2001-34 for storm water management purposes at no cost to the City of Welland;
2. That Mr. Policella will be responsible for all construction costs/works associated with the storm water management facility;
3. That Council agrees to accept the necessary easements over Parts 2 and 5 on the sketch attached to Report DSD-2001-34 for storm water management purposes at no cost to the City of Welland; and
4. That Staff be authorized to prepare the necessary By-laws.

**CARRIED**

**6. STAFF REPORTS:**

**(A) COMMUNITY SERVICES**

**Community Services Department**

**01-29/01-89 - Council Chamber Relocation.**  
**(CSD-01-11)**

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Councillor O'Dell asked to have the recommendation split and voted on separately.



**GENERAL COMMITTEE MINUTES OF MEETING - Page 5**

**Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06**

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**MOVED BY COUNCILLOR O'DELL:**

That effective September 1, 2001 that City Council and General Committee Meetings be held at 160 Dain Avenue.

**CARRIED**

**MOVED BY COUNCILLOR O'DELL:**

Further that a General Committee Meeting be held every two months in various halls in the City.

**LOST**

Committee Services Director Mr. Smith informed Council that the move would be completed by the August Meeting; therefore, there was no need for an alternative location for that meeting.

**Development Services Department**

**Planning Division**

**Special Agreement - Condition related to decision of Committee of Adjustment - consent - Joseph Tirone - 600 and 606 First Avenue, Welland (File B014 and B015/2000WELL) (DSD-01-38)**

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**MOVED BY MAYOR FORSTER:**

1. That Council authorize the execution of an Agreement between Joseph Tirone and the City of Welland concerning the regulation of a gas well on lands known municipally as 606 First Avenue (Part 1, Plan 59R-11337); and
2. That Staff be authorized to prepare the necessary By-law.

**CARRIED**

**Building Division**

**Proposed general policy for By-law enforcement - (DSD-01-37)**

**MOVED BY COUNCILLOR FORTIER:**

That the General Policy for By-law Enforcement be referred to a General Committee meeting in June.



**GENERAL COMMITTEE MINUTES OF MEETING - Page 6**

**Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06**

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**01-98 - Request by Vince Turner, owner of Blue Door Café and Grill, 238 East Main Street to establish an outdoor patio on municipal lands.  
(DSD-01-36)**

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Councillor Spadafora expressed concern that a permanent structure would be built on municipal lands. Mayor Forster explained that the tables and chairs would only be temporary (summer only). A permanent structure is required by law if liquor is served outdoors. Mr. Fitzpatrick informed council the annual fee of \$0.10 per square foot is charged by the Region but that money does not go into City coffers.

**MOVED BY COUNCILLOR IRVINE:**

That Council advise the Owner and the Niagara Region that it has no objection to the establishment of an outdoor patio for The Blue Door Café and Grill at 238 East Main Street provided the Owner obtain the appropriate legal approvals from the Niagara Region.

**CARRIED**

**(B) CORPORATE SERVICES**

**Treasury Department**

**01-4 – Budget Variance Analysis as of March 30, 2001.  
(TR-01-14)**

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**MOVED BY COUNCILLOR FORTIER:**

That the March 2001 Budget Variance Analysis Report be received for information.

**CARRIED**

**(Councillor Dymtrow-Bilboe asked to be recorded as opposed)**

**7. NEW BUSINESS: Nil**

8. General Committee recessed at 10:40 to meet in Committee of the Whole.
9. The General Committee arose from Committee-of-the-Whole at 10:50 p.m.



**GENERAL COMMITTEE MINUTES OF MEETING - Page 7**

**Tuesday, May 8<sup>th</sup>, 2001  
Meeting Number - G.C. 2001 – 06**

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**MOVED BY COUNCILLOR MASTROIANNI:**

That Council approve the quote from A. Poulin Construction Ltd., Welland in the amount of \$7,500.00 for the removal and replacement of the entrance stairs to the present City Hall. Work will begin immediately. Funding for the project shall be from the Community Services Budget - Building Provision Fund.

**CARRIED**

10. The General Committee adjourned at 10:55 p.m.