



MINUTES OF
COUNCIL MEETING, JUNE 6, 2017
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET

Amendment on page 3 added 1 person in opposition of the application regarding the new Comprehensive Zoning By-law Public Hearing.

Council met in Committee-of-the-Whole closed to the public at 6:40 p.m. and in open session at 7:06 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors M. Carl, J. Chiochio, P. Chiochio, T. DiMarco, B. Fokkens, M.A. Grimaldi, J. Larouche, R. Letourneau (until 9:15 p.m.), D. McLeod, M. Petrachenko and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, G. Long

City Clerk, T. Stephens

Deputy Clerk, C. Radice (7:06 p.m.)

Deputy Chief, Fire & Emergency Services, A. Eckhart

General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas (until 10:08 p.m.)

General Manager, Infrastructure and Development Services/City Engineer, S. Iannello

Manager of Development Approvals, G. Munday

17-25 Moved by Grimaldi and Fokkens

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:40 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board.

CARRIED

17-25 Moved by Letourneau and Carl

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:03 p.m. with report.

CARRIED

AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS

06-84 Doug Rapelje, Past President and Suzanne Payeur-Grenier, Member, Senior Citizens Advisory Committee addressed Council regarding their annual Committee report.

17-27 Karen Bless, President, Welland Rose Festival Inc. addressed Council regarding an update on its activities.

17-12

17-47 J. Chiochio, Chair, Nominating Committee addressed Council regarding an appointment of the Corporate Services.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Van Vliet presided as Chair of the Public Hearing:

17-81

17-81Z Complete applications have been made by UPPER CANADA CONSULTANTS on behalf of NAPEV CONSTRUCTION LIMITED for approval of a Draft Plan of Subdivision, to amend the Official Plan and to rezone the lands at 40 McCabe Avenue (south side of McCabe Avenue, west side of Bradley Avenue) from the existing R2 Single-Detached Dwelling - Second Density Zone to a Site Specific R3 Zone. The purpose of the amendment is to develop an 84 unit plan of subdivision; recognize reduced front yard setbacks of 4.5 metres for dwellings, whereas 6.0 metres is required; to allow a maximum lot coverage of 50%, whereas 40% is require; and to allow covered decks to encroach into a front yard to a maximum of 2.5 metres and encroachments into a rear yard to a maximum of 3.5 metres. The Official Plan designation is INSTITUTIONAL.

G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Jenifer Vida, Agent, Registered Professional Planner, 261 Martindale Road, St. Catharines, Ontario L2W 1A1

In support of the application:

- Patrick Thibault, 27 Robert Street, Welland, Ontario L3B 5T8
- Robert Mulvaney, 55 Robert Street, Welland, Ontario L3B 5T8
- Robert Meginnis, 31 Robert Street, Welland, Ontario L3B 5T8

There being no other 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.

Councillor Van Vliet presided as Chair of the Public Hearing:

13-117 The purpose of the new Comprehensive Zoning By-law is to provide a set of updated and current regulations that conform to the City's Official Plan and provincial legislation. The proposed Comprehensive Zoning By-law includes a 'Schedule' of maps identifying zones for all properties in the City and a 'Schedule' that incorporates certain site specific development parameters. With the passing of the new Zoning By-law, the existing Zoning By-law 2667 and 1538 (Crowland) will be repealed.

G. Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

In support of the application:

The Chair asked for those opposing.

In opposition of the application:

- Tom Richardson, Sullivan Mahoney, 40 Queen Street, St. Catharines, Ontario L2R 5G3 spoke on behalf of residents on Colborne Street, Welland.
- Greg Hynde, 89-91 St. Paul Street, St. Catharines, Ontario L2R 3M3
- Dan Froude, 122 Colborne Street, Welland, Ontario L3B 3P1
- Caroline Jones, 148 Colborne Street, Welland, Ontario L3B 3P1
- Peter Inman, 227 Gadsby Avenue, Welland, Ontario L3C 6M2
- Tom Doherty, 211 Gadsby Avenue, Welland, Ontario L3C 6M2
- John Sojda, 255 Gadsby Avenue, Welland, Ontario L3C 6M2
- Gary Talosi, 239 Gadsby Avenue, Welland, Ontario L3C 6M2.

The hearing was adjourned to a Special Council meeting on June 13, 2017.

17-1 Moved by P. Chiocchio and M. Petrachenko

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of May 16, 2017 and Special Council Meeting of May 23, 2017, as circulated.

CARRIED

05-65 Moved by Larouche and Van Vliet

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 Reserve described as Block 57, Plan 59M-165, and Block 20, Plan 59M-288 (Valleyway Estates Plan of Subdivision) as North Valley Drive.

CARRIED

06-84 Moved by Grimaldi and P. Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Doug Rapelje, Past President and Suzanne Payer-Grenier, Member, Chair, Senior Citizens Advisory Committee regarding their annual Committee report.

CARRIED

17-12**17-47**

Moved by Larouche and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Councillor Mastroianni as Chair of Corporate Services until the first Council Meeting in June 2018, as recommended by the Nominating Committee.

CARRIED**17-27**

Moved by J. Chiocchio and Carl

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Karen Bless, President, Welland Rose Festival Inc. regarding an update on its activities.

CARRIED**17-47**

Moved by J. Chiocchio and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the verbal report by Councillor J. Chiocchio, Chair, Nominating Committee regarding its meeting of June 6, 2017.

CARRIED**17-53**

Moved by Larouche and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2017-18: Edgar Street and Elgin Street Area- Small Community Fund (SCF) Detailed Design Award; and further

That Welland City Council approves award of RFP17-04 for the Edgar Street and Elgin Street Area- Small Community Fund (SCF) Detailed Design Award to GHD Limited in the amount of \$180,472.00 plus applicable taxes; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate By-laws to enter into contract with GHD Limited to execute the design.

CARRIED

BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE

09-60

Moved by Carl and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Application for the City of Welland Niagara Gateway Economic Zone and Centre Community Improvement Plan Incentive Program for the property known municipally as 316 Enterprise Drive in the City of Welland for the Tax Increment Based Grant Program in the estimated amount of \$1,491,452.00; and further

THAT Welland City Council directs staff to prepare the required By-law(s) and Agreement(s); and further

THAT Welland City Council authorizes the City Solicitor to release the portion of the stormwater management system easement shown as Part 2 on Appendix VI; and further

THAT Welland City Council authorizes the Mayor and City Clerk to execute any documentation required to satisfy the conditions related to participation in the Tax Increment Based Grant Program.

CARRIED

BY-LAWS

Moved by Larouche and Van Vliet

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.

17-53

BYL 2017 - 57

A By-law to authorize entering into contract with GHD Limited for detailed design of Edgar Street and Elgin Street Area (Small Community Funding Program).

05-65

BYL 2017 - 58

A By-law to Lay Out, Establish and Name Block 57, Plan 59M-165 and Block 20, Plan 59M-288 (Valleyway Estates Subdivision) as a Public Road.

CARRIED

Moved by P. Chiochio and Van Vliet

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.

17-1

BYL 2017 - 59

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 6th day of June, 2017.

CARRIED

Council adjourned at 10:55 p.m.

These Minutes approved and adopted by Motion of Council this 20th day of June, 2017.

MAYOR

CITY CLERK