



## **COUNCIL MEETING AGENDA**

*Tuesday, December 18, 2018  
7:00 P.M.*

**COUNCIL CHAMBERS – CIVIC SQUARE**

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1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:30 p.m.)  
(See yellow tab)**
  - Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
    - *Snowmobile Club Lease.*
  
2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)**
  
3. **OPEN COUNCIL MEETING (7:00 p.m.)**
  - 3.1 **NATIONAL ANTHEM**
  - 3.2 **OPENING REMARKS**
  - 3.3 **ADDITIONS/DELETIONS TO AGENDA**
  - 3.4 **ADOPTION OF MINUTES - Nil**
  - 3.5 **CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**
  - 3.6 **DISCLOSURES OF INTEREST**
  - 3.7 **COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**
  
4. **ORAL REPORTS AND DELEGATIONS**
  - 4.1 **PRESENTATION - Nil**
  - 4.2 **DELEGATIONS (maximum 5/10/5 policy) - Nil**
  - 4.3 **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S)**
    - 18-4** Councillor McLeod, Chair, Budget Review Committee re: meeting of December 10, 2018.



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### **4.4 PUBLIC MEETING PURSUANT TO CITY OF WELLAND BY-LAW 2013-127**

**05-120**

**18-38** Public Meeting to increase permit fees under Section 7 of the *Building Code Act*.

**(See Report P&B-2018-61, pages 65 to 68)**

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

**18-96**

**18-96Z** Complete applications for Official Plan Amendment (File No. OPA 19) and Zoning By-law Amendment (File No. 2018-06) have been submitted by ZELINKA PRIAMO LTD on behalf of CANADIAN TIRE REAL ESTATE LIMITED for lands legally described as Lot 2, Plan 59M377, Welland; S/T Easement in gross as in SN240644; S/T easement in gross as in SN240645; subject to an easement of LT 2PL 59M377 in favour of LT 1PL 59M377 as in SN264720 (easement SN264720 released as to PT LT 1 PL 59M377, PTS 6-11, 59R14084 as in SN292812); together with an easement over LT 1PL 59M377 as in SN264720 (easement N264720 released as to PTS 6-11, 59R14084 as in SN292811) Lot 3, Plan 59M391; Subject to an Easement as in SN241892; Subject to an easement as in SN241893; City of Welland Lot 4, Plan 59M391; Subject to an Easement as in SN241892; Subject to an easement as in SN241893; City of Welland, municipally known as 210 Primeway Drive and 790 River Road, to allow lands designated as GATEWAY ECONOMIC CENTRE to be redesignated to SITE SPECIFIC GATEWAY ECONOMIC CENTRE to be used for a home an auto supply store with a maximum gross floor area of 5,550 square metres on the subject parcels. This will enable the existing home and auto supply store on lands known municipally as 158 Primeway Drive to be expanded onto the vacant lands.

**(See Report P&B-2018-59 pages 48 to 57)**

**18-97**

**18-97Z** Complete applications for Plan of Vacant Land Condominium and Zoning By-law amendment (File No. 2018-05) have been made by BETTER NEIGHBOURS on behalf of CAIRNWOOD HOMES for lands legally described as PT LTS 50-55 (INCLUSIVE) PL 942; PT LTS 60, 72, 73, 74 PL 942; LTS 56-59 (INCLUSIVE) PL 942; LT 75 PL 942; PT LANE PL 942 (AS CLOSED BY BYLAW BL126; PT TRUFAL AVE PL 942 (FORMERLY SIXTH AVENUE E, AS CLOSED BY BYLAW 209) PTS 1, 2 & 8 ON 59R14639; SUBJECT TO AN EASEMENT IN GROSS OVER PT TRUFAL AV PLA 942 PTS 2 & 8 59R14639 AS IN SN339646, LTS 50-75 PL 942; LAN PL 942 (AS CLOSED BY BYLAW BL126) LYING N OF ST. GEORGE ST & BTN PERENACK AV & TRUFAL AV; PT TRUFAL AV PL 942 (FORMERLY SIXTH AVENUE E, AS CLOSED BY BYLAW BL209) LYING BTN BROADWAY AV & ST. GEORGE ST, AS IN BB70041 (#10)



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EXCEPT PTS 1, 2, 5, 6, 7 & 8 59R14639; SUBJECT TO AN EASEMENT IN GROSS OVER PT TRUFAL AV PL 942 (FORMERLY SIXTH AVENUE E, AS CLOSED BY BYLAW BL209) LYING BTN BROADWAY AV & ST. GEORGE ST, PT 1 59R12186 AS IN SN339646; PT TRUFAL AV PL 942 (AS CLOSED BY BYLAW BL209) PT 3 59R14639; PT TRUFAL AV PL 942 LYING BTN BROADWAY AV & ST. GEORGE ST (AS CLOSED BY BYLAW BL209) EXCEPT RO370206 & BB70041 & EXCEPT PT 1, 59R12539, EXCEPT PTS 3 & 4 59R14639; LTS 45 & 46 PL 942; CITY OF WELLAND, municipally known as 170 Broadway Avenue and 29 Perenack Avenue, on the south side of Broadway Avenue, east side of Perenack Avenue, north of St. George Street, the former site of Welland South Public School. The proposal has been made to construct 37 townhouse condominium units on the property, with an internal, private laneway.

**(See Report P&B-2018-60 pages 58 to 64)**

5. **COMMITTEE-OF-THE-WHOLE (OPEN)**  
**(to discuss items removed from Agenda Block)**
  
6. **BY-LAWS (SEE AGENDA INDEX)**
  
7. **NOTICES OF MOTION**
  - 7.1 **Councillor matters discussed with staff for reporting purposes**
  - 7.2 **Notices of Motion (previously submitted for discussion)**  
**(Councillor Van Vliet)**

**18-23** Be it resolved that staff review all By-laws and Property Standards as they relate to unoccupied homes. Staff to report back to Council within 60 days.  
**(Councillor DiMarco)**

**18-19** THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to permanently relocate the facilities booking person to an office in the Welland Main Arena to allow easy access for the public to book ice and other events in our arenas as well as other facilities in our city.
  - 7.3 **Call for Notices of Motion (for introduction at the meeting) - Nil**



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### **8. CORPORATION REPORTS**

**8.1 Mayor's Report**

**8.2 Chief Administrative Officer's Report**

### **9. CONFIRMATORY BY-LAW**

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 18<sup>th</sup> day of December, 2018. Ref. No. 18-1

### **10. ADJOURNMENT**



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### **AGENDA BLOCK**

1. **BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION: Nil**

2. **COMMITTEE AND STAFF REPORTS**

1. **Business Arising from Committee-of-the-Whole (closed)**

1 2. **General Committee Report to Council - December 11, 2018**

2 - 5 **TRAF-2018-20** Gen. Mgr., Infrastructure and Development Services/City Engineer,  
E. Nickel - Update to Exotic Animal By-Law. Ref. No.06-156

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report TRAF-2018-20 Update to Exotic Animal By-law; and further THAT Welland City Council directs the City Clerk to amend the recitals of the Exotic Animals By-law 7540, in accordance with new/ updated legislation. THAT Welland City Council directs the City Clerk to amend Exotic Animal By-law 7540 as follows:

DELETE Section 1. (1) and (2) and Section 3

RENAME Section 2. to Section 2 – EXEMPTIONS

DELETE the following from Section 2:

2. This by-law does not apply to prohibit the keeping of any animal of the kind described in Section 1 above in the following places or circumstances:

ADD the following to Section 2 – EXEMPTIONS

2. This by-law does not apply to prohibit the keeping of any animal of the kind described in Section 3 in the following places or circumstances:

ADD Section 1 – DEFINITIONS

ADD the following to Section 1 – DEFINITIONS

“Animal Control Officer” means an employee or agent of the Welland and District Humane Society, authorized for the purpose of enforcing and carrying out the provisions of this By-law;

“Animal” means any member of the animal kingdom, other than a human as so defined in Section 11.1 of the act;

ADD Section 3 – GENERAL PROVISIONS



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ADD the following to Section 3 – GENERAL PROVISIONS

- (1) Except as hereinafter provided, the keeping of any kind of exotic and non-domesticated animal that is, or may be, injurious to human health, on private property, for sale, for exhibition, as a pet or for any other purpose, is hereby prohibited in the City of Welland.
- (2) Without limiting the generality of Section 3 (1) above, the animals of this kind listed in Schedule “A” attached hereto and forming part of this by-law shall be deemed to be exotic and non-domestic kinds of animals that are or may be injurious to human health.

ADD Section 4 – RIGHT OF ENTRY

ADD the following to Section 4 – RIGHT OF ENTRY

- (1) An Animal Control Officer may at all reasonable times, enter upon any land for the purpose of carrying out an inspection to determine whether or not this By-law is being contravened.

ADD Section 5 - ISSUE OF AND COMPLIANCE WITH NOTICE

ADD the following to Section 5 - ISSUE OF AND COMPLIANCE WITH NOTICE

- (1) An Animal Control Officer may issue a notice of removal with respect to any prohibited animal found on the premises or at large, setting out the time and date by which such animals shall be removed from the premises.

ADD Section 6 - SEIZURE OR SURRENDER

ADD the following to Section 6 – SEIZURE OF SURRENDER

- (1) An Animal Control Officer may take into its possession any animal listed in Schedule ‘A’ that may be seized or surrendered to him by the owner.

ADD Section 7 – PENALTY

ADD the following to Section 7 – PENALTY

- (1) Any person who contravenes this By-law is guilty of an offence and is liable, upon conviction, to a penalty in accordance with the Provincial Offences Act.

DELETE the following from Schedule “A”

1. All Marsupials (such as, Kangaroos and Opossums)
14. All Snakes of the families Pythonidae and Boidae
21. All Families of venomous Spiders.

ADD the following to Schedule “A”

1. All Marsupials (such as, Kangaroos and Opossums); except Sugar Gliders.
14. All snakes which reach an adult size of more than 3 meters in length.
21. All venomous arachnids except all species of Tarantulas.
22. All lizards which reach an adult size of more than 2 meters in length.

ADD Schedule “B” – Set Fine Schedule

ADD the following to Schedule “B” – Set Fine Schedule



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| <u>ITEM</u> | <u>COLUMN 1</u><br>Short Form Wording                                       | <u>COLUMN 2</u><br>Offence creating provision or defining offence | <u>COLUMN 3</u><br>Set Fine |
|-------------|---|---|-----------------------------|
| 1           | Keeping of prohibited animal on premises (per animal)                       | Section 3(1)  | \$200.00                    |
| 2           | Sell, offer for sale or display for sale any prohibited animal (per animal) | Section 3(1)  | \$200.00                    |
| 3           | Failing to comply with Notice to remove (per animal)                        | Section 5(1)  | \$300.00                    |

**6 - 15**                    **ENG-2018-32**    Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Forks Road Bridge. Ref. No.09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2018-32 Forks Road Bridge update.

**16**                    **3. Budget Review Committee Report to Council - December 10, 2018**

**4. Audit Review Committee Report to Council - Nil**

**5. Staff Reports**

**17 - 22**                    **P&B-2018-51**    Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request by Heritage Welland to designate the Canal Construction Mural on the north façade of the museum building, 140 King Street. Ref. No. 18-63 (See By-law 1)

**23 - 28**                    **P&B-2018-52**    Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request by Heritage Welland to designate the Welland Canal Memorial Monument at Merritt Park, King Street. Ref. No. 18-64 (See By-law 2)

**29 - 31**                    **P&B-2018-54**    Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Community Improvement Plan Incentive Applications - Quarterly Summary Report for Third Quarter of 2018. Ref. No. 11-108



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| <b>32 - 34</b>                         | <b><u>P&amp;B-2018-56</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request for Part Lot Exemption - Blocks 49-53, Plan 59M-458, U. Lucchetta Construction Limited (File No. 26T-14-09001). Ref. No. 09-102 (See By-law 3 )  |
| <b>35 - 39</b>                         | <b><u>P&amp;B-2018-57</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request for Deeming By-law for Lots 45 & 46 Plan 20 (NP942) north side of St. George Street, east of the closed portion of Trufal Avenue, municipally known as 48 St. George Street and related to condition of consent applications B016/2018WELL and B017/2018WELL Better Neighbourhoods. Ref. No. 18-97 (See By-law 4)  |
| <b>40 - 47</b>                         | <b><u>P&amp;B-2018-58</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Request for to Draft Plan Approval - Fusion Homes Phases 2 & 3 - 1695525 Ontario Inc. (File 26T-14-10002) south of Forks Road, east of Kingsway and west of the Welland By-Pass Canal. Ref. No. 11-74  |
| <b>48 - 57</b><br>Remove From<br>Block | <b><u>P&amp;B-2018-59</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Application for Zoning Amendment (File No. 2018-06) and Official Plan Amendment (OPA 19) Zelinka Priamo Ltd. for lands on the east side of Primeway Drive, the south side of River Road, north of Woodlawn Road, and west of Highway 406, municipally known as 158 and 210 Primeway Drive and 790 River Road. Ref. No. 18-96/18-96Z  |
| <b>58 - 64</b><br>Remove From<br>Block | <b><u>P&amp;B-2018-60</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Application for Zoning By-law amendment (File No. 2018-05) and Draft Plan of Vacant Land Condominium (File No. 26CD-14-18006) Better Neighbourhoods Development Consultants for lands on the south side of Broadway Avenue, east side of Perenack Avenue, north side of St. George Street, the former site of the Welland South Public School, municipally known as 170 Broadway Avenue, 29 Perenack Avenue, and 48 St. George Street. Ref. No. 18-97/18-97Z |
| <b>65 - 68</b><br>Remove From<br>Block | <b><u>P&amp;B-2018-61</u></b> | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Proposed review for building permit fees and accompanying legislative process. Ref. No. 05-120 (See By-law 5)  |
| <b>69 - 73</b>                         | <b><u>TRAF-2018-19</u></b>    | Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - Guidelines for sidewalk & parking spot patios. Ref. No. 99-90/18-22  |





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- 74 - 102**      **LEG-2018-01**    Gen. Mgr., Human Resources & Legislative Services, R. Mantesso - Annual review of fees and charges for various services and use of municipal facilities/amendment to By-law 2006-193. Ref. No. 18-38 (See By-law 5)
- 103 - 106**      **ENG-2018-33**    Gen. Mgr., Infrastructure and Development Services/City Engineer, E. Nickel - New River Road and Downs Drive Industrial Park - Land Cleaning. Ref. No. 18-99 (See By-law 6)
- 107 - 116**      **R&C-2018-09**    Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - 2019 Concerts on the Canal Series. Ref. No. 99-99

### 3. NEW BUSINESS

- 117 - 128**    1. Dolores Bujold Wright, Chair, Welland Downtown Business Improvement Area (WDBIA) re: Approval of its proposed 2019 Budget. Ref. No. 99-90/18-4

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the 2019 budget from the Welland Downtown Business Improvement Area Board as recommended by their board in the amount of \$108,000.00; and further

THAT Welland City Council authorizes the General Manager, Corporate Services, Chief Financial Officer/Treasurer to make arrangements to levy an amount of \$108,000.00 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the City Treasurer.

- 129**            2. Signed petition re: Replacement of the Dain City Bridge. Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives the signed petition for information regarding the replacement of the Dain City Bridge and refers the matter to staff.

**Due to the size of the petition, the first page of the petition has been included in your Council agenda. The entire petition may be viewed in the Clerk's Division prior to the meeting if desired.**



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- 130 - 131**      3. Nick Melna, President, Melna's Service Centre re: Dain City Bridge closure.  
Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Melna's Service Centre regarding the closure of the Dain City Bridge and refers the matter to staff.

- 132 - 133**      4. Vi Vrbanac, Dain City Resident re: Dain City Bridge closure. Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Vi Vrbanac, Dain City Resident regarding the closure of the Dain City Bridge and refers the matter to staff.

- 134 - 135**      5. Amii Robitaille, President of the Dain City Recreation Committee re: Dain City Bridge closure. Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Amii Robitaille, President of the Dain City Recreation Committee regarding the closure of the Dain City Bridge and refers the matter to staff.

- 136**              6. Greg Huneault, Operations Manager, Westpier Marine and Industrial Supply re: Reopen Dain City Bridge. Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Westpier Marine and Industrial Supply regarding reopen Dain City Bridge and refers the matter to staff.

- 137**              7. JoAnne Bradley, Vice President/General Manager, Claire's Delivery Service Ltd. re: Dain City Bridge closure. Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Claire's Delivery Service Ltd. regarding the closure of the Dain City Bridge and refers the matter to staff.



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- 138**            8. Kevin Langerak, J. Oskam Steel Fab Ltd. re: Dain City Bridge Closure.  
Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from J. Oskam Steel Fab Ltd. regarding the closure of the Dain City Bridge and refers the matter to staff.

- 139**            9. Michael Mamo, President, Medina Supply Inc. re: Dain City Bridge Closure.  
Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Medina Supply Inc. regarding the closure of the Dain City Bridge and refers the matter to staff.

- 140 - 141**       10. Christine Zhang, Dain City Convenience re: Impact of Dain City Bridge Closure.  
Ref. No. 09-159

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Dain City Convenience regarding the closure of the Dain City Bridge and refers the matter to staff.

- 142**            11. Memorandum from R. Mantesso, General Manager, Human Resources & Legislative Services, R. Mantesso re: Welland Downtown Business Improvement Area (WDBIA) - Slate of Directors. Ref. No. 99-90

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the slate of Officers and Directors for term of 2018-2022 being: Dolores Bujold Wright, Kelly Jones, Brenda Herchmer, Alyssa Adams, Leslie Robichaud, Glen Bowes, Cory Cruise and Mairi Alveraz.

### **4. BY-LAWS**

**MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.**

1. A By-law to designate the Canal Construction Mural on the north façade of the museum building at 140 King Street of Cultural Heritage Value or interest.  
Ref. No. 18-63  
(See Report P&B-2018-51)



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2. A By-law to designate the Welland Canal Memorial Monument at Merritt Park on King Street of Cultural Heritage Value or Interest. Ref. No. 18-64  
(See Report P&B-2018-52)
3. A By-law to exempt certain lands from Part-Lot Control - Blocks 49-53, Plan 59M-458, City of Welland. Ref. No. 09-152  
(See Report P&B-2018-56)
4. A By-law to designate Lots 45 and 46 Plan 20 (NP942) to be deemed not to be within a registered plan of Subdivision. Ref. No. 18-97  
(See Report P&B-2018-57)
5. A By-law to amend By-law 3006-193, being a By-law to establish and regulate fees and charges for various services or activities and use of property as provided by the municipality to establish rates effective January 1,2019; and to repeal By-law 2017-150. Ref. No. 18-38  
(See Reports P&B-2018-61 and LEG-2018-01)
6. A By-law to authorize entering into contract with Vanderweyden Construction Inc. for the River Road and Downs Drive Industrial Park - Land Cleaning. Ref. No. 18 - 99  
(See Report ENG-2018-33)
7. A By-law to amend By-law 1982-7540, being a By-law regarding the keeping of any kind of exotic or non-domestic animal in the City of Welland. Ref. No. 06-156
8. A By-law to Lay Out, Establish and Name Parts 1,2 & 3, Plan 59R-16291 as a public road (Thorold Road) (B013/2018WELL).
9. A By-law to amend By-law 1998-11325, being a By-law to provide for paying remuneration to the Members of the Council and extended medical benefits to the Mayor. Ref. No. 18-14

**GENERAL COMMITTEE REPORT TO COUNCIL**

On Tuesday, December 11, 2018, the General Committee met with the following members in attendance: Chair, L. Van Vliet, J. Chiochio, F. Campion (7:22 p.m. – 9:05 p.m.), T. DiMarco, B. Fokkens, J. Larouche, D. McLeod, A. Moote, C. Richard, G. Speck and L. Spinosa.

**The General Committee recommends Council approval on the following matters:**

**09-159**

THAT GENERAL COMMITTEE receives for information the presentation by Erik Nickel, Gen. Mgr. Infrastructure and Development Services and City Engineer and Chris Anders, Manager of Engineering Services Infrastructure and Development Services regarding the Update Forks Road Bridge.

**09-159**



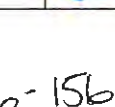
THAT GENERAL COMMITTEE receives for information the presentation by Community Group regarding Forks Road Bridge.

Respectfully submitted,

A handwritten signature in black ink that reads "Stephens". The signature is written in a cursive, flowing style.

TARA STEPHENS  
City Clerk

2  
**GENERAL COMMITTEE**  
**INFRASTRUCTURE AND DEVELOPMENT SERVICES**  
**TRAFFIC DIVISION**

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

REPORT TRAF-2018-20  
DECEMBER 11, 2018 06-156

**SUBJECT: UPDATE TO EXOTIC ANIMAL BY-LAW**

**AUTHOR: MUHAMMAD ALI KHAN, M.A.Sc., P. ENG.  
SUPERVISOR, TRAFFIC, PARKING & BY-LAWS**

**APPROVING MANAGER: CHRIS ANDERS, P. ENG  
MANAGER, ENGINEERING SERVICES**

**APPROVING G.M.: ERIK NICKEL, P. ENG.,  
GENERAL MANAGER, INFRASTRUCTURE AND  
DEVELOPMENT SERVICES / CITY ENGINEER**

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**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **REPORT TRAF-2018-20** Update to Exotic Animal By-law; and further

THAT Welland City Council directs the City Clerk to amend the recitals of the Exotic Animals By-law 7540, in accordance with new/ updated legislation.

THAT Welland City Council directs the City Clerk to amend Exotic Animal By-law 7540 as follows:

DELETE Section 1. (1) and (2) and Section 3

RENAME Section 2. to Section 2 – EXEMPTIONS

DELETE the following from Section 2:

2. This by-law does not apply to prohibit the keeping of any animal of the kind described in Section 1 above in the following places or circumstances:

ADD the following to Section 2 – EXEMPTIONS

2. This by-law does not apply to prohibit the keeping of any animal of the kind described in Section 3 in the following places or circumstances:

ADD Section 1 – DEFINITIONS

ADD the following to Section 1 – DEFINITIONS

“Animal Control Officer” means an employee or agent of the Welland and District Humane Society, authorized for the purpose of enforcing and carrying out the provisions of this By-law;

“Animal” means any member of the animal kingdom, other than a human as so defined in Section 11.1 of the act;

ADD Section 3 – GENERAL PROVISIONS

ADD the following to Section 3 – GENERAL PROVISIONS

- (1) Except as hereinafter provided, the keeping of any kind of exotic and non-domesticated animal that is, or may be, injurious to human health, on private property, for sale, for exhibition, as a pet or for any other purpose, is hereby prohibited in the City of Welland.
- (2) Without limiting the generality of Section 3 (1) above, the animals of this kind listed in Schedule “A” attached hereto and forming part of this by-law shall be deemed to be exotic and non-domestic kinds of animals that are or may be injurious to human health.

ADD Section 4 – RIGHT OF ENTRY

ADD the following to Section 4 – RIGHT OF ENTRY

- (1) An Animal Control Officer may at all reasonable times, enter upon any land for the purpose of carrying out an inspection to determine whether or not this By-law is being contravened.

ADD Section 5 - ISSUE OF AND COMPLIANCE WITH NOTICE

ADD the following to Section 5 - ISSUE OF AND COMPLIANCE WITH NOTICE

- (1) An Animal Control Officer may issue a notice of removal with respect to any prohibited animal found on the premises or at large, setting out the time and date by which such animals shall be removed from the premises.

ADD Section 6 - SEIZURE OR SURRENDER

ADD the following to Section 6 – SEIZURE OF SURRENDER

- (1) An Animal Control Officer may take into its possession any animal listed in Schedule ‘A’ that may be seized or surrendered to him by the owner.

ADD Section 7 – PENALTY

ADD the following to Section 7 – PENALTY

- (1) Any person who contravenes this By-law is guilty of an offence and is liable, upon conviction, to a penalty in accordance with the Provincial Offences Act.

DELETE the following from Schedule “A”

1. All Marsupials (such as, Kangaroos and Opossums)
14. All Snakes of the families Pythonidae and Boidae

21. All Families of venomous Spiders.

ADD the following to Schedule "A"

1. All Marsupials (such as, Kangaroos and Opossums); except Sugar Gliders.

14. All snakes which reach an adult size of more than 3 meters in length.

21. All venomous arachnids except all species of Tarantulas.

22. All lizards which reach an adult size of more than 2 meters in length.

ADD Schedule "B" – Set Fine Schedule

ADD the following to Schedule "B" – Set Fine Schedule

| <u>ITEM</u> | <u>COLUMN 1</u><br>Short Form Wording                                       | <u>COLUMN 2</u><br>Offence<br>creating<br>provision<br>or defining<br>offence | <u>COLUMN 3</u><br>Set Fine |
|-------------|---|---|-----------------------------|
| 1           | Keeping of prohibited animal on premises (per animal)                       | Section 3(1)  | \$200.00                    |
| 2           | Sell, offer for sale or display for sale any prohibited animal (per animal) | Section 3(1)  | \$200.00                    |
| 3           | Failing to comply with Notice to remove (per animal)                        | Section 5(1)  | \$300.00                    |

**ORIGIN AND BACKGROUND:**

At the July 24, 2018 meeting of Council, the following motion was passed:

"THAT Welland City Council receives for information the presentation by Vincent Librock, OWREB certified custodian/operator of a sanctuary for exotics and pet store regarding the City's exotic animal's By-law; and further

"That Welland City Council refers the presentation to staff for a report back to a General Committee meeting."

**COMMENTS AND ANALYSIS:**

Mr. Librock, in his presentation to City Council requested that the City's Exotic Animal By-law be amended to allow Sugar Gliders, snakes and Tarantulas.

To address Mr. Librock's request, City staff met with SPCA staff, researched the matter and contacted various other municipalities about their experience. As a result, the provision prohibiting Squamata (lizards and snakes) has been revised to permit all constrictors less than 3 metres in length as they do not present a danger. According to SPCA staff, implementing this rule would address any safety hazards as nonvenomous



snakes under three meters and non-venomous lizards under 2 meters are captive bred and docile.

Sugar Gliders will be permitted as they have been kept as pets for multiple generations, are easily kept in captivity, all specimens available from the trade come from captive-breeding operations, they pose no threat to native ecosystems, and information as to their care is readily available.

Staff also researched the issue of allowing Tarantulas, consulted with other municipalities, SPCA staff, and are comfortable with permitting tarantulas.

In addition to the requests by Mr. Librock, Staff felt it was necessary to update and add additional sections to the By-law to ensure Enforcement Staff can effectively and efficiently enforce the By-law when needed. With the addition of short form wording in Schedule B, Enforcement Staff will be able to issue a ticket to an offender instead of bring the offender before a Justice of the Peace.

**FINANCIAL CONSIDERATION:**

There are no financial implications related to this report.

**OTHER DEPARTMENT IMPLICATIONS:**

Legal Services and the Clerks Department would be required to update the By-laws with the changes noted in this report.

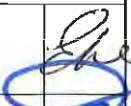

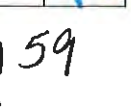
**SUMMARY AND CONCLUSION:**

Proposed updates are required to ensure the appropriate wording and regulations are in place for the Welland SPCA staff to enforce effectively and efficiently. This report has been discussed with Welland SPCA staff and Mr. Librock and they are in agreement with the changes.

**ATTACHMENTS:**

None.

**GENERAL COMMITTEE**  
**INFRASTRUCTURE AND DEVELOPMENT SERVICES**  
**ENGINEERING DIVISION**

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

09-159

**REPORT ENG-2018-32**  
**DECEMBER 11, 2018**

**SUBJECT: FORKS ROAD BRIDGE**

**AUTHOR: CHRIS ANDERS, P. ENG.,  
MANAGER OF ENGINEERING SERVICES**

**APPROVING G.M.: ERIK NICKEL, P. ENG.,  
GENERAL MANAGER, INFRASTRUCTURE AND  
DEVELOPMENT SERVICES / CITY ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND receive for information REPORT ENG-2018-32 Forks Road Bridge Update.

**ORIGIN AND BACKGROUND:**

The Forks Road bridge was designed in 1928 and constructed in 1930, to provide vehicle passage over the canal. The bridge remained in service until 1973 when the lift operation was decommissioned due to the opening of the Welland by pass canal. The bridge has been modified from its original lift bridge design. In 1997 the towers and counter weights were removed as they were no longer needed, leaving the bridge in its present state. The ownership of the bridge was transferred from the Seaway to the Region and to the City of Welland in 2000.

The City of Welland has completed inspections of the bridge every two years as required. During the 2016 inspection it was noted that the rate of corrosion had increased and the bridge was no longer able to carry the posted load. Emergency repairs were completed with the goal of extending the life of the bridge to 2020 when it was budgeted to be replaced.

During the 2018 inspection it was noted that the corrosion has continued to occur at an accelerated rate. The temporary repairs completed in 2016 were no longer sufficient to carry the posted load limit. It was determined that the structure had very little life left. There was concern about the impact of winter operations on the corrosion of the bridge, the continued effects of corrosion and the effect of overweight vehicles driving over the bridge. It is for these reasons, the bridge was closed to vehicular traffic on November 2, 2018.

**COMMENTS AND ANALYSIS:**

In 2010, Ellis Engineering Inc. completed a load capacity evaluation (LCE). The LCE indicated that a load limit posting was not required and the east expansion joint should be reinstated. The inspection also indicated that significant maintenance will be required shortly if the bridge is to remain in service.

Ellis also looked at three scenarios for the future of the structure, which included:

- 1) Rehabilitation of the structure
- 2) Replacement in five years
- 3) Replacement in ten years

Each alternative was evaluated using a Net Present Value (NPV) financial analysis using MTO software over a 75 year period to determine the most desirable alternative.

### **2010 Study Results**

The conclusion of the 2010 study stated that rehabilitation of the 80 year old structure would prove to be a wasteful venture. Maintenance costs would increase as the structure continues to age and maintenance work would have to be done more frequently. Cost estimates for continued maintenance for the life expectancy of the bridge were developed. Rehabilitation was ruled out as a viable solution, given the extent of the total cost of future maintenance versus replacement costs for a low maintenance replacement alternative.

Replacement of the bridge in 5 years or 10 years would give the City a new structure that will last the full 75 year design life with scheduled maintenance throughout its life. The costs for replacement and maintenance of a new structure are much easier to forecast than those of an aging structure. Replacing the bridge in 10 years provided the lowest NPV costs. The structure appeared to be in good condition and it was thought that it could last another 10 years. It is for these reasons replacement in 10 years (2020) was selected as the recommended solution.

Ellis also recommended that the structure be monitored for further deterioration and another LCE be completed in 5 years. If severe corrosion became evident, the structure may require repairs or re-analysis.

### **2016 Study Results**

During the 2016 inspection, severe loss of the cross-sectional area on structural steel members was noted. A close up inspection was completed and it found additional areas of severe loss of cross-sectional area on numerous primary structural steel components. It was recommended that the bridge be closed so emergency repairs could be completed. It was also recommended that a load limit be placed on the bridge and another close up inspection be completed in 2018. The repairs were completed in May 2016, with the goal of extending the bridge's life to 2020.

Ellis also looked at the option of filling the canal so the approach slabs would be supported by soil and not a bridge span. This option is not financially feasible, as it would require the replacement of the existing piers. The existing piers are designed to carry a vertical load and not the horizontal loading that soil would place on them. This would also require an Environmental Assessment during the design process.

In 2016, Ellis also looked at 11 different alternatives for the bridge, which included 8 types of bridges, 2 options for making it a pedestrian only bridge and 1 for demolishing the existing structure. Each alternative was analyzed using a NPV calculation.

The results of the analysis found that the most economical solution for the replacement of the bridge would be the construction of a new slab on steel girder bridge utilizing the existing

foundation piers. It was recommended that further testing of the piers be completed to ensure they are sound. The cost of this option was approximately \$11.7 M (2016).

The cost to remove the structure, reinstate the embankments, and cut and cap the piers was estimated to be \$3.5M (2016). Staff estimate that a lower cost removal option without pier cutting/capping and minimal embankment reinstatement may be possible. This option is under review.

### **2018 Study Results**

During the 2018 inspection, it was noted that the corrosion has continued to occur at an accelerated rate. The temporary repairs completed in 2016 were no longer sufficient to carry the posted load limit. It was determined that the structure had very little life left. There was concern about the impact of winter operations on the corrosion of the bridge and the effect of overweight vehicles driving over the bridge. It is for these reasons, the bridge was closed to vehicular traffic on November 2, 2018.

Further statistical analysis of the structure's deterioration rate has revealed that the structure is only capable of supporting its own weight for approximately 12 to 16 months. At that time the structure may collapse and fall into the waterway below. This poses a significant risk to the public and the environment and will have a substantial clean up cost.

### **FINANCIAL CONSIDERATION:**

Despite efforts to secure Provincial funding in 2018, which were unsuccessful, no budgetary allocations are presently available for the bridge. Staff are considering the financial implications for two possible options 1) construct a new bridge 2) demolish the existing structure.

The most cost effective solution is to construct a new bridge with a 75 year design life. However, this option carries a cost of \$11.7M (2016) and would be one of the largest capital projects completed in the City of Welland.

Demolition of the existing structure has an estimated cost of \$3.5M(2016).

Council's decisions pertaining to funding of this project will be discussed through the 2019 budget process.

### **SUPPORT OF ASSET MANAGEMENT PLAN:**

The 2016 Addendum to the City of Welland Comprehensive Asset Management Plan identifies that "infrastructure expenditure needs are in excess of the available revenue. The analysis indicates that the funding gap is approximately \$20 million per year" (page 22).

To mitigate this funding shortfall, this report also suggests a number of mitigation strategies (page 21). The following strategies could be implemented on this project:

- Actively seeking out and applying for grants
- Decreasing expected levels of services
- Divestment of facilities, parks or other non-critical infrastructure where it is practical and appropriate to do so
- Issuing debt for significant and/or unforeseen capital projects, while staying within the City's debt capacity limits

**OTHER DEPARTMENT IMPLICATIONS:**

Fire and Emergency Services have participated in discussions with Police and EMS to ensure public safety and timely responses.

**SUMMARY AND CONCLUSION:**

The Forks Road Bridge has been used by the residents of Welland and the surrounding communities for the past 88 years. The existing bridge has reached the end of its life and is in need of replacement or demolition. City Staff have been working with Ellis Engineering to develop options for replacement with cost estimates.

The bridge replacement or demolition is one of several substantial capital projects that the City is looking to complete over the next few years. These projects will require a significant financial commitment from the City for the foreseeable future.

**ATTACHMENTS:**

Appendix I -Ellis Engineering letter October 19, 2018



**ELLIS**  
Engineering Inc.

**ELLIS Engineering Inc.**  
Consulting Engineers  
201-214 Martindale Road  
St. Catharines, ON, Canada  
L2S 0B2

Tel: (905) 934-9049  
Web: www.ellis.on.ca

October 19, 2018

**Corporation of the City of Welland**  
60 East Main Street  
Welland, ON  
L3B 3X4

**Attention:** Chris Anders, P.Eng.  
Manager of Engineering Services  
Infrastructure and Development Services

**Reference:** 2018 Close-Up Inspection and Load Capacity Evaluation Check of Forks Road Bridge (Structure No. S007B), Forks Road over the Old Welland Canal. Our File No. 846

### **Brief Description of the Bridge**

Forks Road Bridge is a three span bridge that carries Forks Road over the old Welland Canal. It consists of a centre "lift" span and two "tower" spans (also known as "approach" spans), one on either side of the lift span. The original three span steel truss structure was built circa 1930, and was initially a vertical lift bridge. The lift bridge was decommissioned in 1973 when the new Welland Canal was completed. The vertical tower sections of the structure were removed in 1997.

The three span superstructure consists of steel trusses, approximately 10 metres high, supporting transverse steel deck beams, longitudinal steel stringers and a reinforced concrete deck. The existing lift span is 66.5m long and 7.3m wide (centre-to-centre of truss verticals), supporting a 6.1m wide, two-lane roadway. The two tower spans are 32.8m long and 7.3m wide, supporting a 6.1m wide, two-lane roadway. On both sides of the roadway, there exist 2.4m sidewalks. The bridge superstructure is supported by concrete abutments and two concrete piers (east & west).

### **Background**

During our the 2016 biennial inspection of Forks Road Bridge (conducted April 15, 2016, as part of the City's 2016 Structure Inspection Program), a perforation and severe loss of cross-sectional area was noted in the north channel of the north bottom chord truss member near the west support of the west tower span. A temporary posting was recommended limiting the load on the structure to 5 tonnes. A close-up inspection of the truss bottom chords at the panel points was also recommended.

.../2

The close-up inspection was completed by ELLIS Engineering on April 27, 2016. The close-up inspection revealed additional members with severe section loss and perforations. After initial review of the results of the close-up inspection, it was recommended that the bridge be closed to all traffic on April 29, 2016, until emergency repairs could be completed.

ELLIS Engineering Inc. (EEI) developed repair details. Rankin Construction Inc. (Rankin) and Black Creek Metal Inc. (BCM) developed a plan to conduct the emergency repairs. The cost of the emergency repairs was approved by Welland City Council on May 3, 2016. BCM and Rankin mobilized on site on May 5, 2016, and repairs were completed by May 11, 2016.

Following the completion of the emergency repairs it was recommended that the City install triple load limit posting signs at the approaches at each end of the bridge, as follows:

|   |           |
|---|-----------|
| Level 3 – Single Unit Truck                 | 11 tonnes |
| Level 2 – Tractor and One Trailer           | 18 tonnes |
| Level 1 – Tractor and More Than One Trailer | 25 tonnes |

It was recommended in 2016 that a close-up inspection of the bottom chord members be completed in 2018 and that the City replace the structure in 1-4 years.

### **2018 Close-up Inspection**

The 2018 close-up inspection of the truss bottom chord members at the structure panel points was completed by ELLIS Engineering Inc. on August 24, 2018. The inspection was conducted by Arih Struger-Kalkman, P. Eng. and Duane VanGeest, P.Eng. Rankin Construction Inc. assisted with the operation of a barge in order to access the panel points via the watercourse.

The primary purpose of the detailed visual inspection was to determine the levels of deterioration in the bottom chord members at the truss panel point connections below the bridge deck and in particular, to identify any members with severe section loss. The superstructure above the roadway, deck, deck beams, stringers and cantilever sidewalks were not included in the scope of the close-up inspection.

### **Effects of Deterioration**

Overall, steelwork on the underside of the structure was found to be generally in fair to poor condition and extensive failure of the painted coating system was noted throughout. There are several areas of perforations and severe section loss with the most severe deterioration observed at the panel point connections throughout. Generally, the corrosion is significantly worse than in 2016 with more numerous and larger perforations in the primary members of the structural steelwork.

The repairs completed in 2016 appear to be in good condition; however, more extensive corrosion was noted at several repair locations, including newly perforated areas (see Photos 1-6 in Appendix A).

**Structnral Analysis**

A Load Capacity Evaluation (LCE) was completed on Forks Road Bridge in 2010 (REF: Bridge Load Capacity Evaluation and Rehabilitation/Replacement Analysis Report, January 18, 2010). The LCE was updated with the results from the 2018 close-up inspection to identify critical sections.

The latest analysis indicates that due to new areas of severe section loss, the reduced capacity of several primary structural members is inadequate to carry the present posted load limits. The results show that a reduced posting or extensive structural repairs are required.

It is evident that the bridge structural steel is corroding at a much faster rate than was anticipated in 2016. Several members exhibit 5-35% more section loss when compared to section loss observed in 2016.

**Recommendations**

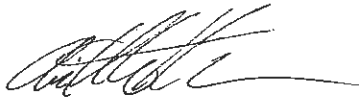
The rate of corrosion in the primary structural members is high and the future rate of corrosion is uncertain. Due to the uncertainty in the future rate of corrosion and significant observed areas of new corrosion, perforations and section loss since 2016, it is our recommendation that the bridge be closed to all vehicular and pedestrian traffic now.

We recommend that the City repair, remove or replace the structure now.

If you have any questions, please contact the undersigned.

Yours truly,

**ELLIS Engineering Inc.**



Arih Struger-Kalkman, P.Eng., M.Eng.

Attached:

- *Appendix A – Photos from the 2016 and 2018 Close-up Inspections*



**THE CITY OF WELLAND**

**2018 CLOSE-UP INSPECTION AND LOAD CAPACITY EVALUATION CHECK**

**FORKS ROAD BRIDGE (STRUCTURE NO. S007B)**

**FORKS ROAD OVER THE OLD WELLAND CANAL**

**APPENDIX 'A'**

**PHOTOS FROM THE 2016 AND 2018 CLOSE-UP INSPECTIONS**

**(Photograph No's 1 to 6, 2 Pages)**

**Photograph No. 1:**

- 2016: West Tower Span, North Truss, Bottom Chord L0L1 (prior to repair).

**Photograph No. 2:**

- 2016: West Tower Span, North Truss, Bottom Chord L0L1 (after repair).

**Photograph No. 3:**

- 2018: West Tower Span, North Truss, Bottom Chord L0L1.





**Photograph No. 4:**

- 2016: West Tower Span, South Truss, Bottom Chord L4L5 (prior to repair).

**Photograph No. 5:**

- 2016: West Tower Span, South Truss, Bottom Chord L4L5 (after repair).

**Photograph No. 6:**

- 2018: West Tower Span, South Truss, Bottom Chord L4L5.





## BUDGET REVIEW COMMITTEE MEETING MOTIONS REQUIRING COUNCIL APPROVAL

Monday, December 10, 2018

5:06 p.m.

Council Chambers

**Councillor D. McLeod in the Chair**

**Members in Attendance:** Councillors J. Chiocchio, T. DiMarco, B. Fokkens, J. Larouche, A. Moote, C. Richard, G. Speck, L. Spinosa, and L. Van Vliet.

The following is a Summary of Motions and Recommendations from the Budget Review Committee requiring Council approval:

### **1. PRESENTATION OF DRAFT 2019 BUDGETS**

THAT THE BUDGET REVIEW COMMITTEE receives for information the presentations made by the CFO regarding the proposed 2019 Budgets; and further


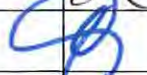

THAT THE BUDGET REVIEW COMMITTEE approves the 2019 Budget Timetable attached as Appendix III to the 2019 Budget – Tax Supported Report memorandum dated December 10, 2018.

As recommended by the Budget Review Committee at its meeting of December 10, 2018.

Date Submitted: December 18, 2018

Submitted by Steve Zorbas, General Manager, Corporate Services, Chief Financial Officer/Treasurer, on behalf of the Budget Review Committee.

(Signature)

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

**COUNCIL**  
**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

18-63

**REPORT P&B-2018-51**  
**DECEMBER 18, 2018**

**SUBJECT: REQUEST BY HERITAGE WELLAND TO DESIGNATE THE CANAL CONSTRUCTION MURAL ON THE NORTH FAÇADE OF THE MUSEUM BUILDING, 140 KING STREET**

**AUTHOR: ROSE DI FELICE, M.PI., M.Sc., MCIP, RPP  
MANAGER OF POLICY PLANNING**

**APPROVING G.M.: ERIK NICKEL, P. ENG.,  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the processing of the Canal Construction Mural located on the north façade of the museum building, 140 King Street, for heritage designation pursuant to the provisions of Part IV of the Ontario Heritage Act; and further,

THAT Welland City Council directs Staff to prepare the necessary documentation to designate the Canal Construction Mural at 140 King Street as having cultural heritage value to the City of Welland.

**ORIGIN AND BACKGROUND:**

Heritage Welland is a Committee appointed by City Council under the Ontario Heritage Act to provide information and guidance to Council on the preservation of the City's cultural heritage. Under the provisions of the Act, Council must consult with Heritage Welland on all aspects of heritage designations and related matters as outlined in the Act.

At its meeting of April 3, 2018 Council passed the following Motion:

That the Council of the City of Welland receives for information and supports the request by the City of Welland Heritage Welland to designate the Canal Construction Mural at 140 King Street as having cultural heritage value to the City of Welland.

**COMMENTS AND ANALYSIS:**

Part IV of the Ontario Heritage Act describes the designation of individual properties. Under Section 29, the Council of a municipality may, by By-law, designate a property to be of cultural heritage value or interest if it meets the criteria as prescribed by Ontario Regulation 9/06 and if the designation is made in accordance with the process set out in the Act.

Ontario Regulation 9/06 sets out the criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the Act if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
  - i. Is a rare, unique representative or early example of a style, type, expression, material or construction method,
  - ii. Displays a high degree of craftsmanship or artistic merit, or
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - iv. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - v. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area
  - ii. is physically, functionally, visually or historically linked to its surroundings,or,
  - iii. is a landmark.

The Statement of Cultural Heritage Value or Interest, as proposed by Heritage Welland satisfies Ontario Regulation 9/06 (refer to Appendix I).

**FINANCIAL CONSIDERATION:**

Besides the cost of registration of the required By-law, there are no financial implications to the municipality with respect to approving the designation of this feature under the Ontario Heritage Act. However, as the property is under the City's ownership should repairs be required in the future, they will be at the cost of the City.

**OTHER DEPARTMENT IMPLICATIONS:**

The Legal Division as well as the Clerk's Division will ensure that the remaining steps involved in designating the Mural, including preparing and registering the Designation By-law and listing the property on the municipal register are carried out.

**SUMMARY AND CONCLUSION:**

In its Motion dated April 3, 2018 City Council supported the request by Heritage Welland to designate the Canal Construction Mural at 140 King Street (refer to Appendix II). Heritage Welland provided information that satisfied legislation regarding the cultural heritage value of the Mural. As a result, it is recommended that documentation be prepared to designate the Mural.

**ATTACHMENTS:**

Appendix I – Statement of Cultural Heritage Value or Interest

Appendix II – Location Map



STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST  
CANAL CONSTRUCTION MURAL  
140 KING STREET, WELLAND ONTARIO

Description of Property

The 27foot x 17foot mural titled “Canal Construction” is affixed to the north wall of the Welland Historical Museum (former Welland Public Library) at 140 King Street, Welland, facing the parking lot off Young Street.

Statement of Cultural Heritage Value or Interest

The mural “Canal Construction” depicts the construction of the Welland Canal bypass in the 1970’s and expresses the relationship between man and machinery. It is the work of well known local artist Bas Degroot. Degroot created many monumental artworks in the Netherlands and North America, including two large murals in Welland “New World” and “Canal Construction” and the bronze figures of beavers at the Welland Bus Terminal.

This mural was part of the “Festival of Arts”, a project started by the “Promote Welland Task Force”, a non-profit organization whose mandate was to promote economic growth and prosperity. Based on an idea borrowed from Chemainus, British Columbia, the Festival of Arts saw 26 giant murals created in the downtown and north end of the city between 1988 and 1990. Artists were selected to complete the murals from entries received from across Canada. The themes chosen for the murals were taken from local history.

It was hoped that the murals would bring in hundreds of thousands of visitors to the City and inject millions of dollars into the local economy. Funds for the project were provided by all levels of government, local businesses, industry, organizations and citizens.

Description of Heritage Attributes

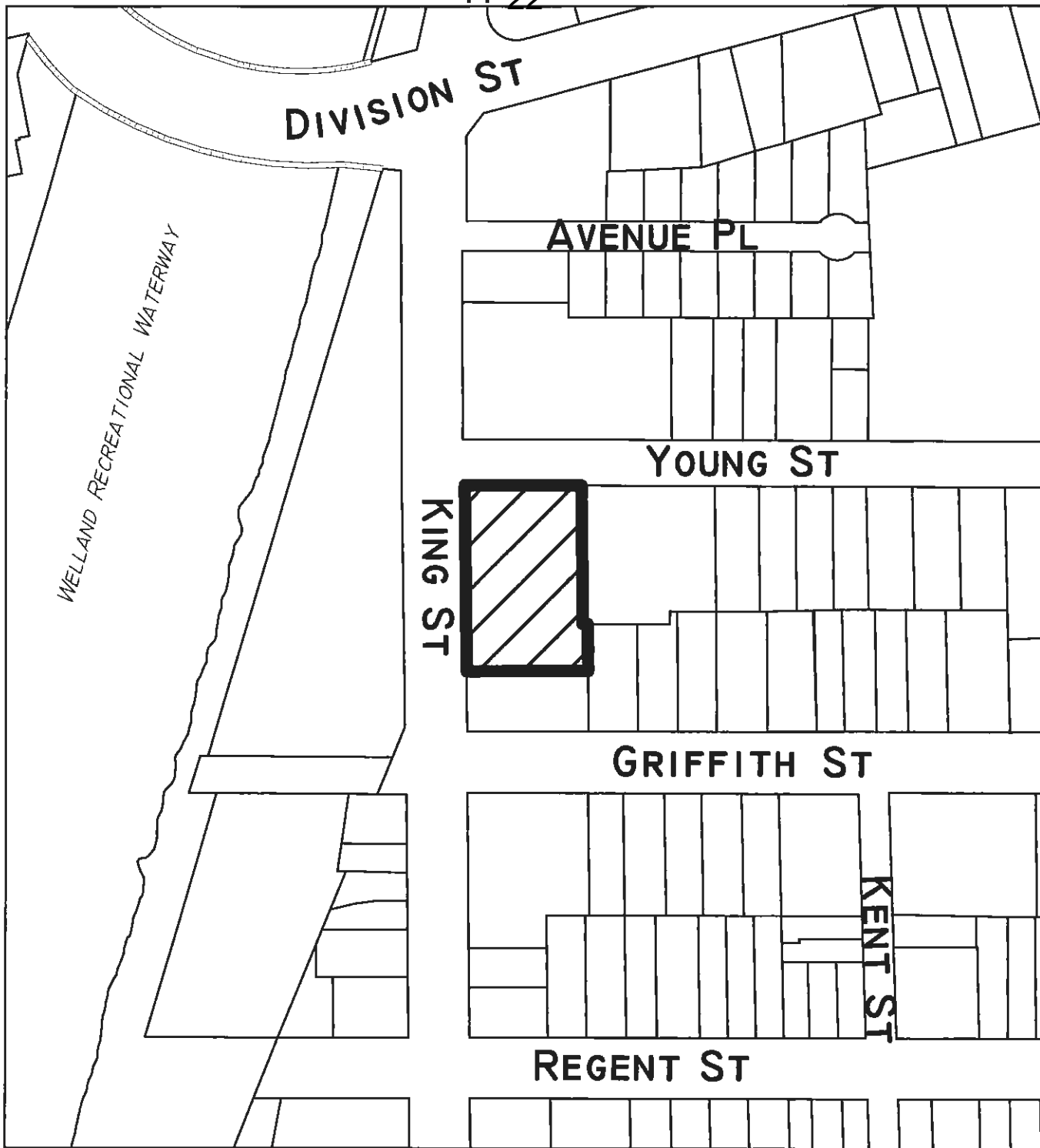
Key attributes of this structure that reflects its cultural heritage value to the City of Welland include:

- The location of the mural on the Welland Museum in the downtown core across from Merritt Park and adjacent to the recreational waterway and Welland Canals Parkway Trail.
- The mural’s theme, “construction of the Welland Canal bypass – machinery” relates it to the 200-year history of the Welland Canal which was central to the inception and growth of the City of Welland.
- It’s size (27foot x 17foot) and central location make the mural a familiar landmark in the downtown core
- The mural is one of a series of giant murals in the downtown core and contributes to the continuity of the display of Festival of Arts murals in the downtown area, some of which have already been lost



STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST  
CANAL CONSTRUCTION MURAL  
140 KING STREET, WELLAND ONTARIO

- The mural is a bold and striking artistic creation that expertly illustrates its theme and has retained most of its original colour and vibrancy
- The mural is the work of an artist, Bas Degroot, who is well known for his work across North America and in Europe




# LOCATION MAP



**SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

18-64

**REPORT P&B-2018-52  
DECEMBER 18, 2018**

**SUBJECT: REQUEST BY HERITAGE WELLAND TO DESIGNATE  
THE WELLAND CANAL MEMORIAL MONUMENT AT  
MERRITT PARK, KING STREET**

**AUTHOR: ROSE DI FELICE, M.Pl., M.Sc., MCIP, RPP  
MANAGER OF POLICY PLANNING**

**APPROVING G.M.: ERIK NICKEL, P. ENG.,  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the processing of the Welland Canal Memorial Monument located at Merritt Park, King Street, for heritage designation pursuant to the provisions of Part IV of the Ontario Heritage Act; and further,

THAT Welland City Council directs Staff to prepare the necessary documentation to designate the Welland Canal Memorial Monument at Merritt Park, King Street as having cultural heritage value to the City of Welland.

**ORIGIN AND BACKGROUND:**

Heritage Welland is a Committee appointed by City Council under the Ontario Heritage Act to provide information and guidance to Council on the preservation of the City's cultural heritage. The principal statutory mechanism for achieving the purposes of the Act is the power conferred on municipalities to identify and designate properties of cultural heritage value or interest in a municipality. Under the provisions of the Act, Council is to consult with Heritage Welland on all aspects of heritage designations and related matters as outlined in the Act.

At its meeting of April 3, 2018 Council passed the following Motion:

That the Council of the City of Welland receives for information and supports the request by the City of Welland Heritage Welland to designate the Welland Canal Memorial Monument at Merritt Park, King Street as having Cultural Heritage Value to the City of Welland.

**COMMENTS AND ANALYSIS:**

Part IV of the Ontario Heritage Act describes the designation of individual properties. Under Section 29 of the Act, a municipal Council may, by By-law, designate a property, buildings and structures on the property as having cultural heritage value or interest if it meets the criteria as prescribed by Ontario Regulation 9/06 and if the designation is made in accordance with the process set out in the Act.

Ontario Regulation 9/06 sets out the criteria for determining cultural heritage value or interest. A property may be designated under Section 29 of the Act if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
  - i. Is a rare, unique representative or early example of a style, type, expression, material or construction method,
  - ii. Displays a high degree of craftsmanship or artistic merit, or
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - iv. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - v. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area
  - ii. is physically, functionally, visually or historically linked to its surroundings,or,
  - iii. is a landmark.

Under the Act, it is necessary, before any property is considered for designation, that a statement be prepared explaining the cultural heritage value or interest of the property containing a description of the attributes of the property, buildings and structures that contribute to its cultural heritage value or interest. The Statement of Cultural Heritage Value or Interest, as prepared by Heritage Welland satisfies Ontario Regulation 9/06 (refer to Appendix I).

**FINANCIAL CONSIDERATION:**

While the anticipated short term economic impact related to the designation of the Canal Memorial Monument is the cost of registering on Title the required By-law, any future costs to maintain the Monument will be the responsibility of the City.

**OTHER DEPARTMENT IMPLICATIONS:**

The Legal Division as well as the Clerk's Division will ensure that the remaining steps involved in designating the Monument, including preparing and registering the Designation By-law and listing the property on the municipal register are carried out.

**SUMMARY AND CONCLUSION:**

In its Motion dated April 3, 2018 City Council supported the request by Heritage Welland to designate the Welland Canal Memorial Monument at Merritt Park, King Street (refer to Appendix II). Heritage Welland provided information that satisfied legislation regarding the cultural heritage value of the Monument. As a result, it is recommended that documentation be prepared to designate the Monument.

**ATTACHMENTS:**

Appendix I – Statement of Cultural Heritage Value or Interest

Appendix II – Location Map

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST  
WELLAND CANAL MEMORIAL MONUMENT  
MERRITT PARK, KING STREET, WELLAND ONTARIO.

Description of Property

The Welland Canal Memorial Monument is located in Merritt Park on the west side of King Street. The footprint of the monument extends from a walkway leading into Merritt Park from King Street up to, around and including a fountain with a central motif of piled rocks and five life sized figural statues located around the fountain and on the walkway; a bench for seating next to one of the sculptural figures and three upright stone tablets with brass donor's plaques on the north side of the walkway.

Statement of Cultural Heritage Value or Interest

The Welland Canal Memorial Monument was built to commemorate the people of Canada and around the world who came to the Niagara Peninsula to build the Welland Canal. It was unveiled on September 27, 2001 and is a familiar landmark in the City. The monument was conceived as a project to help celebrate the millennial (the year 2000) by the Welland Heritage and Multicultural Centre, a local organization that assists newcomers to integrate into Canadian life and fosters cultural awareness and understanding among all citizens. It was funded by a federal grant from the Millenium Bureau of Canada along with donations from local businesses, organizations and citizens who "purchased" bricks in the walkway leading to and around the monument on which names of their families were etched.

The Welland Canal was central to the inception and growth of the City of Welland. The community came into existence when the aqueduct of the first Welland Canal was built to carry shipping traffic over the Welland River between 1831 and 1833 and a settlement grew up around the site. As the canal was expanded along with its importance as a transportation link, the community grew from village to town to city and became a centre of industry. This monument recognizes the workers who did the actual canal construction: "...the people whose sweat and blood built the canal..."

The monument is the work of well known local artist Bas Degroot, and bronze caster William Jurgenson, with many local contractors and City employees assisting in its construction. Degroot created many monumental artworks in the Netherlands and North America, including two large murals in Welland - "New World" and Canal Construction" - and the bronze figures of beavers at the Welland Bus Terminal.

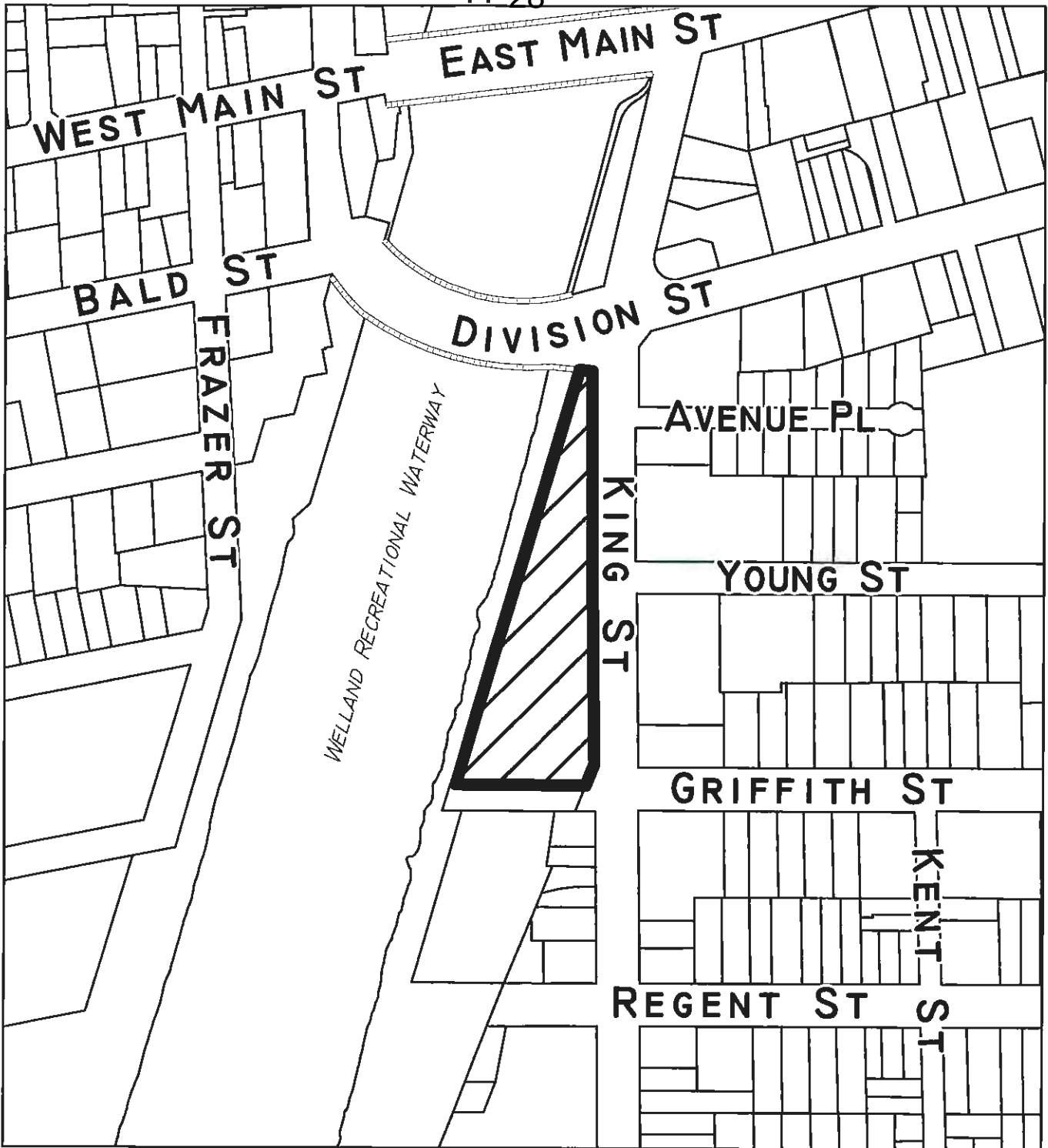
Description of Heritage Attributes

Key attributes of this structure that reflects its cultural heritage value to the City of Welland include:

- The location of the monument in Merritt Park adjacent to a section of the fourth Welland Canal, now a recreational waterway

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST  
WELLAND CANAL MEMORIAL MONUMENT  
MERRITT PARK, KING STREET, WELLAND ONTARIO

- The fountain with a central motif of piled rocks, a rock and cement wall surrounding the fountain and five life sized sitting and standing bronze figural statues surrounding and interacting with the fountain and rocks
- A bench for seating next to one of the sculptural figures at the edge of the fountain
- A walkway leading through Merritt Park from King Street up to and around the fountain made up of small pavers each inscribed with the donor's family name(s)
- Three upright stone tablets on the north side of the walkway, each bearing a bronze tablet facing the fountain inscribed with the names of financial supporters. The central stone tablet has a pointed arch top and a brass tablet with a curved top profile that features a motif of clasped hands circling a globe above the name of the monument and list of "gold" donors .



# LOCATION MAP






**SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division



| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

11-108

**REPORT P&B-2018-54  
DECEMBER 18, 2018**

**SUBJECT: COMMUNITY IMPROVEMENT PLAN INCENTIVE APPLICATIONS – QUARTERLY SUMMARY REPORT FOR THIRD QUARTER OF 2018**

**AUTHOR: CHRISTINE ROSSETTO, B.A. (Hons.)  
PLANNING ASSISTANT**

**APPROVING SUPERVISOR: ROSE DI FELICE, M.PI., M.Sc., MCIP, R.P.P.  
MANAGER OF POLICY PLANNING**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2018-54 being a quarterly summary Report of approved 2018 Community Improvement Plan Incentive Applications between July 1, 2018 and September 30, 2018.

**ORIGIN AND BACKGROUND:**

On July 19, 2016, Council delegated, by By-law, Community Improvement Plan (CIP) Incentive Grant Approvals to Staff and adopted procedures for the processing of the Applications subject to the Delegated Authority. This Report deals with the Incentive Applications that were approved in the third quarter of 2018.

At its meeting on December 4, 2018 Council deferred its consideration of the Quarterly Summary Report (third quarter) concerning CIP Applications for additional information.

**COMMENTS AND ANALYSIS:**

Four (4) Community Improvement Plan Incentive Applications were approved in the third quarter of 2018. This includes three (3) Applications within the Downtown and Health and Wellness Cluster Project Area and one (1) Application within the Brownfield Project Area.

The following table outlines the Grant details for the three (3) Applications approved under the Downtown and Health and Wellness Cluster CIP.

| LOCATION AND TYPE OF INCENTIVE APPROVAL                         | ESTIMATED PROJECT OR STUDY COST | MAXIMUM ELIGIBLE GRANT | CITY PORTION OF GRANT | REGIONAL PORTION OF GRANT |
|---|---------------------------------|------------------------|-----------------------|---------------------------|
| 214 King Street<br>Urban Design Study Grant Program<br>• facade | \$4,500.00                      | \$2,250.00             | \$2,250.00            | \$0                       |
| 10 Park Street<br>Building Improvement Grant Program<br>• roof  | \$26,200.00                     | \$12,500.00            | \$6,250.00            | \$6,250.00                |
| 570 King Street<br>Urban Design Study Grant Program<br>• facade | \$5,200.00                      | \$2,500.00             | \$2,500.00            | \$0                       |
| <b>TOTAL</b>  | <b>\$35,900.00</b>              | <b>\$17,250.00</b>     | <b>\$11,000.00</b>    | <b>\$6,250.00</b>         |

The following table outlines the Grant details for the one (1) Brownfield Application approved under the Brownfield Environmental Site Assessment (ESA) Grant Program.

| LOCATION        | ESTIMATED STUDY COST | MAXIMUM ELIGIBLE GRANT | CITY PORTION OF GRANT | REGIONAL PORTION OF GRANT |
|-----------------|----------------------|------------------------|-----------------------|---------------------------|
| 43 Hagar Street | \$23,859.00          | \$11,929.50            | \$6,929.50            | \$5,000.00                |
| <b>TOTAL</b>    | <b>\$23,859.00</b>   | <b>\$11,929.50</b>     | <b>\$6,929.50</b>     | <b>\$5,000.00</b>         |

As per Council's request, the following information is included:

- In 2018, a total of 66 general and specific inquiries have been received to date regarding the Downtown and Health and Wellness Cluster CIP Incentive Programs;
- In 2018, a total of 28 pre-Application meetings were held by Staff;
- All 15 Downtown and Health and Wellness Cluster Incentive Applications submitted in 2018 have been approved; and,
- Two (2) inquiries resulted in non-eligibility as the work (sign repair) for one had been completed and work (façade repair) on the other had commenced.

**FINANCIAL CONSIDERATION:**

The City's portion of the Grants for these Approvals, upon completion, will be covered with funds from the Incentives Program Fund.

**OTHER DEPARTMENT IMPLICATIONS:**

The Finance Division, upon completion of the approved works, will be involved with all financial aspects associated with the issuance of these Grants.

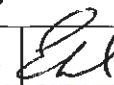


The Building Division will be involved with the issuance of the required Permits.

**SUMMARY AND CONCLUSION:**

Council delegated CIP Incentive Grant Approvals to Staff. As part of the approval procedures contained within the Delegation By-law, a Report outlining the Incentive Grant Applications that have been approved is to be prepared for Council's information. As noted in this Report, a total of four (4) CIP Incentive Applications were approved in the third quarter of 2018.

**ATTACHMENTS:**

None.

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

09-102

**REPORT P&B-2018-56  
DECEMBER 18, 2018**

**SUBJECT: REQUEST FOR PART LOT EXEMPTION – BLOCKS 49-53, PLAN 59M-458, U. LUCCHETTA CONSTRUCTION LIMITED (FILE NO. 26T-14-09001)**

**AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Exemption of Part Lot Control for Blocks 49-53 (inclusive), Plan 59M-458, to realize the sale of townhouse dwelling units on these lands; and further

THAT Welland City Council authorizes Staff to prepare the necessary By-laws.

**ORIGIN AND BACKGROUND:**

On July 26, 2018, North Village (Phase 3) Subdivision was Registered as Plan 59M-458. As with all Registered Plans of Subdivision, a Subdivider's Agreement between the City and the Owner was executed. At the time of Registration, the Plan created forty-eight (48) lots for single-detached dwellings and five (5) blocks for townhouses. The five townhouse blocks are all on the newly created Carrick Trail, which runs between Old Course Trail and Perth Trail. The single detached dwellings are located along Ailsa Trail, Carrick Trail, Old Course Trail, Perth Trail and Turnberry Trail. The property is currently zoned RM-5 which permits single-detached dwellings, semi-detached dwellings and street townhouses.

**COMMENTS AND ANALYSIS:**

U. Lucchetta Construction Limited has requested an Exemption to Part Lot Control so that each townhouse unit can be sold separately. The location of the townhouse dwellings on Blocks 49-53 will be determined once they have been constructed, and a reference plan will be created. The first block of townhomes is already under

construction (Block 53). It was determined that it was best to deal with all of the blocks through one By-law to allow the closings to occur in the future without having to come back to Council for another Part Lot Control By-law.

Once all of the units have been sold, the By-law should be discharged from Title. A timeline of five (5) years has been incorporated into said By-law to ensure its discharge. Staff is of the opinion that the five (5) year timeline is sufficient with respect to the sale of the townhouse dwelling units.

The granting of an Exemption to Part Lot Control, under Section 50(5) of the Planning Act will permit the proposed dwellings to be in conformity with the Zone provisions applicable to the subject lands for each semi-detached dwelling unit. Staff is of the opinion that such By-law is appropriate.

**FINANCIAL CONSIDERATION:**

All costs associated with the development of this property will be borne by the Owner.

**OTHER DEPARTMENT IMPLICATIONS:**

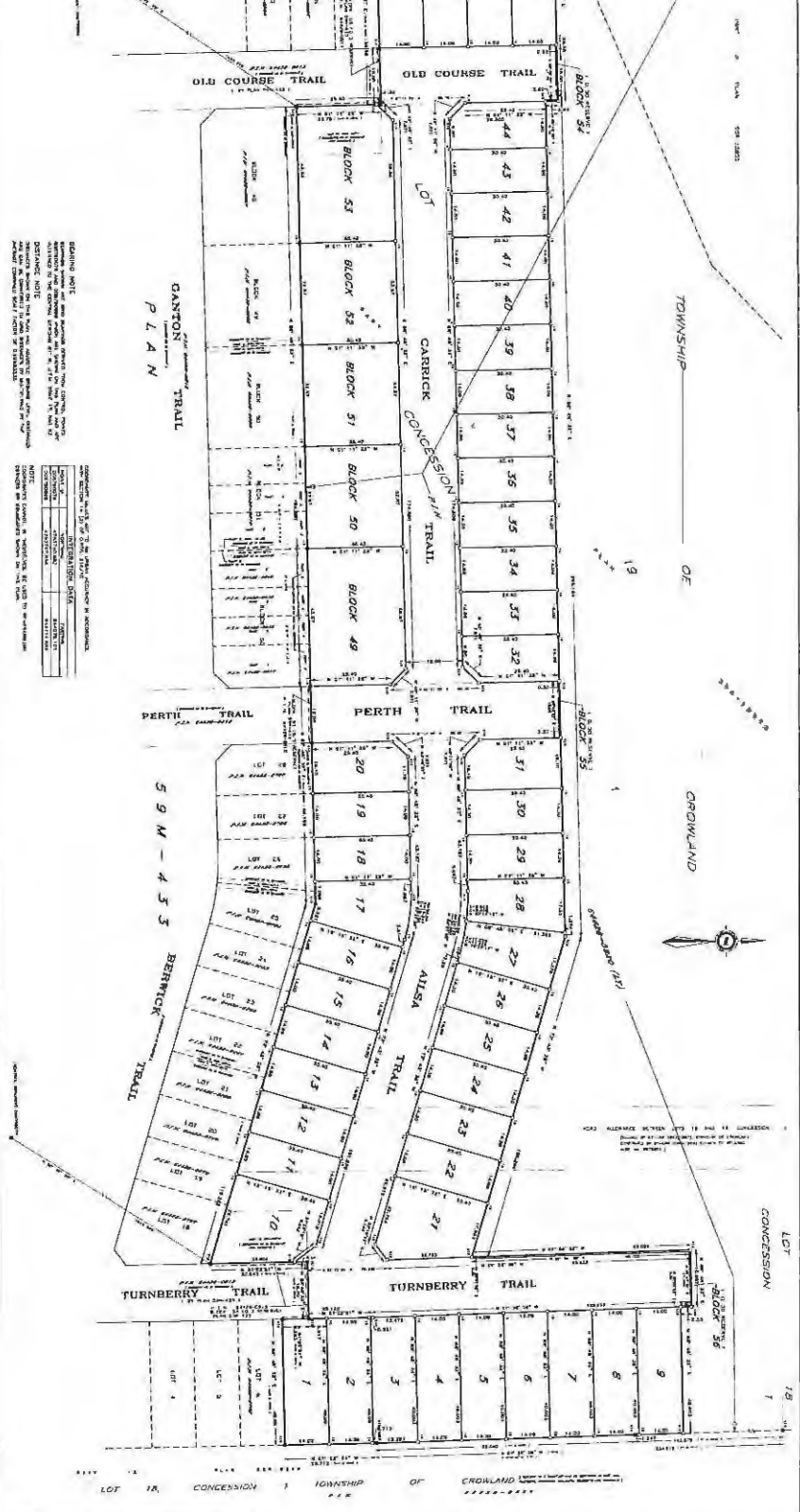
The Legal Division will assist with the Registration of this By-law.

**SUMMARY AND CONCLUSION:**

Staff recommends that Council approve the request for Exemption to Part Lot Control for Blocks 49-53 (inclusive), Plan 59M-458 to permit the sale of the individual townhouse dwelling units as the townhouse blocks are completed. Staff will prepare the necessary By-law in this regard.

**ATTACHMENTS:**

Appendix I - Plan 59M-458



**REMARKS NOTE**  
 THIS PLAN WAS PREPARED BY THE ENGINEER AND SURVEYOR IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND THE REGULATIONS THEREUNDER AND THE PLAN IS VALID IN ACCORDANCE WITH THE ACTS OF PARLIAMENT AND THE REGULATIONS THEREUNDER.

**CONCESSION DATA**

| CONCESSION NO. | DATE OF CONVEYANCE | REGISTERED AREA | UNREGISTERED AREA | TOTAL AREA |
|----------------|--------------------|-----------------|-------------------|------------|
| 1              | 1954               | 1,234,567       | 123,456           | 1,358,023  |
| 2              | 1955               | 1,345,678       | 134,567           | 1,480,245  |
| 3              | 1956               | 1,456,789       | 145,678           | 1,602,467  |
| 4              | 1957               | 1,567,890       | 156,789           | 1,724,689  |
| 5              | 1958               | 1,678,901       | 167,890           | 1,846,911  |
| 6              | 1959               | 1,789,012       | 178,901           | 1,969,133  |
| 7              | 1960               | 1,890,123       | 189,012           | 2,091,355  |
| 8              | 1961               | 1,901,234       | 190,123           | 2,111,357  |
| 9              | 1962               | 1,912,345       | 191,234           | 2,131,359  |
| 10             | 1963               | 1,923,456       | 192,345           | 2,151,361  |
| 11             | 1964               | 1,934,567       | 193,456           | 2,171,363  |
| 12             | 1965               | 1,945,678       | 194,567           | 2,191,365  |
| 13             | 1966               | 1,956,789       | 195,678           | 2,211,367  |
| 14             | 1967               | 1,967,890       | 196,789           | 2,231,369  |
| 15             | 1968               | 1,978,901       | 197,890           | 2,251,371  |
| 16             | 1969               | 1,989,012       | 198,901           | 2,271,373  |
| 17             | 1970               | 1,990,123       | 199,012           | 2,291,375  |
| 18             | 1971               | 1,991,234       | 199,123           | 2,311,377  |
| 19             | 1972               | 1,992,345       | 199,234           | 2,331,379  |
| 20             | 1973               | 1,993,456       | 199,345           | 2,351,381  |
| 21             | 1974               | 1,994,567       | 199,456           | 2,371,383  |
| 22             | 1975               | 1,995,678       | 199,567           | 2,391,385  |
| 23             | 1976               | 1,996,789       | 199,678           | 2,411,387  |
| 24             | 1977               | 1,997,890       | 199,789           | 2,431,389  |
| 25             | 1978               | 1,998,901       | 199,890           | 2,451,391  |
| 26             | 1979               | 1,999,012       | 199,901           | 2,471,393  |
| 27             | 1980               | 1,999,123       | 199,912           | 2,491,395  |
| 28             | 1981               | 1,999,234       | 199,923           | 2,511,397  |
| 29             | 1982               | 1,999,345       | 199,934           | 2,531,399  |
| 30             | 1983               | 1,999,456       | 199,945           | 2,551,401  |
| 31             | 1984               | 1,999,567       | 199,956           | 2,571,403  |
| 32             | 1985               | 1,999,678       | 199,967           | 2,591,405  |
| 33             | 1986               | 1,999,789       | 199,978           | 2,611,407  |
| 34             | 1987               | 1,999,890       | 199,989           | 2,631,409  |
| 35             | 1988               | 1,999,901       | 199,990           | 2,651,411  |
| 36             | 1989               | 1,999,912       | 199,991           | 2,671,413  |
| 37             | 1990               | 1,999,923       | 199,992           | 2,691,415  |
| 38             | 1991               | 1,999,934       | 199,993           | 2,711,417  |
| 39             | 1992               | 1,999,945       | 199,994           | 2,731,419  |
| 40             | 1993               | 1,999,956       | 199,995           | 2,751,421  |
| 41             | 1994               | 1,999,967       | 199,996           | 2,771,423  |
| 42             | 1995               | 1,999,978       | 199,997           | 2,791,425  |
| 43             | 1996               | 1,999,989       | 199,998           | 2,811,427  |
| 44             | 1997               | 1,999,990       | 199,999           | 2,831,429  |
| 45             | 1998               | 1,999,991       | 199,999           | 2,851,431  |
| 46             | 1999               | 1,999,992       | 199,999           | 2,871,433  |
| 47             | 2000               | 1,999,993       | 199,999           | 2,891,435  |
| 48             | 2001               | 1,999,994       | 199,999           | 2,911,437  |
| 49             | 2002               | 1,999,995       | 199,999           | 2,931,439  |
| 50             | 2003               | 1,999,996       | 199,999           | 2,951,441  |
| 51             | 2004               | 1,999,997       | 199,999           | 2,971,443  |

| APPROVALS       |           |
|-----------------|-----------|
| GENERAL MANAGER | <i>HL</i> |
| CFO             | <i>HL</i> |
| CAO             | <i>HL</i> |

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

18-97

REPORT P&B-2018-57  
DECEMBER 18, 2018

**SUBJECT: REQUEST FOR DEEMING BY-LAW FOR LOTS 45 & 46  
PLAN 20 (NP942)  
NORTH SIDE OF ST. GEORGE STREET, EAST OF THE  
CLOSED PORTION OF TRUFAL AVENUE, MUNICIPALLY  
KNOWN AS 48 ST. GEORGE STREET AND RELATED TO  
CONDITION OF CONSENT APPLICATIONS  
B016/2018WELL AND B017/2018WELL  
BETTER NEIGHBOURHOODS**

**AUTHOR: RACHELLE LAROCQUE, B.S., M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report P&B-2018-57 to enact a By-law to designate Lots 45 and 46, Plan 20 (NP942) to be deemed not to be within a registered plan of subdivision; and further

THAT Welland City Council authorizes Staff to prepare the necessary By-law and register the Deeming By-law on Title against Lots 45 and 46, Plan 20 (NP942).

ORIGIN AND BACKGROUND:

The City has received a request on behalf of Leo Aita and Tina Deluca, the Owner of lands on the north side of St. George Street, to enact a By-law for Lots 45 and 46, Plan 20 (NP942) to be deemed not to be within the registered plan of subdivision. A Deeming By-law has the effect of removing the special status granted to whole lots and blocks within registered plans of subdivisions for the purposes of subdivision control under the Planning Act. Section 50(4) of the Planning Act provides that a municipal Council may enact a By-law designating a plan of subdivision, or parts thereof, not to be deemed registered upon certain conditions. The conditions are that the subdivision has had to have been registered for eight years or more and that the Deeming By-law be registered against the lands involved.

This request has resulted from a condition imposed by the Committee of Adjustment on the granting of a Consent Applications (Files B016/2018WELL and B17/2018WELL) for a lot addition and lot severance. Specifically, the condition requires that a deeming by-law be passed so that Parts 3 and 5 merge and Parts 2 and 4 on the attached sketch merge in title and become two separate parcels of land. The subject of this Report relates to satisfying the condition of approval and ensuring that the respective parcels appropriately merge.

#### **COMMENTS AND ANALYSIS:**

In this situation, Parts 4 and 5, being Lots 45 and 46 respectively, are separate whole lots on Plan 20 (NP942). Parts 1, 2, and 3, however, are part of Trufal Avenue, which was closed and sold to Leo Aita. Section 50(3)(b) of the Planning Act states that the conveyance of part of lots or blocks within a plan of subdivision cannot merge in title with abutting properties. In order to facilitate the legal merger of part lots or blocks to abutting properties under the same ownership for the purposes of sale, the lands must be deemed not to be within the registered plan of subdivision.

City Staff commented favourably on the Consent Application subject to the condition that a deeming by-law be passed to allow Parts 2, 3, 4, and 5 to merge. Once merged, the properties will then be severed in half, creating two new parcels, being Parts 2 & 4 and Parts 3 & 5. Once merged, both properties will comply with the minimum lot area and lot frontage requirements of the Zoning By-law and will allow for the construction of a dwelling on the new lot, being Parts 2 & 4, and there is an existing dwelling on Parts 3 & 5 that will be maintained.

In order to facilitate the merger of the part lots with the abutting whole blocks, the passing and registration of a Deeming By-law against the whole blocks is required. This will permit the Owner to satisfy the condition of the consent approval requiring that the respective parcels merge in title. In order for the Deeming By-law to be prepared and registered, authorization must be received from Council.

#### **FINANCIAL CONSIDERATION:**

All costs associated with the clearance of the Consent condition will be borne by the Owner.

#### **OTHER DEPARTMENT IMPLICATIONS:**

The Legal Services Division will assist with the registration of the necessary documents.

#### **SUMMARY AND CONCLUSION**

In order to satisfy a conditions of Consent approvals (Files B016/2018WELL and B017/2018WELL) for property on the north side of St. George Street, a Deeming By-law is required for Lots 45 and 46 on Plan 20 (NP942). Deeming these blocks by By-law not to be within a registered plan of subdivision will allow the blocks to merge in title with the abutting parcels and each become one parcel of land. Council may enact such a By-law through Section 50(4) of the Planning Act.

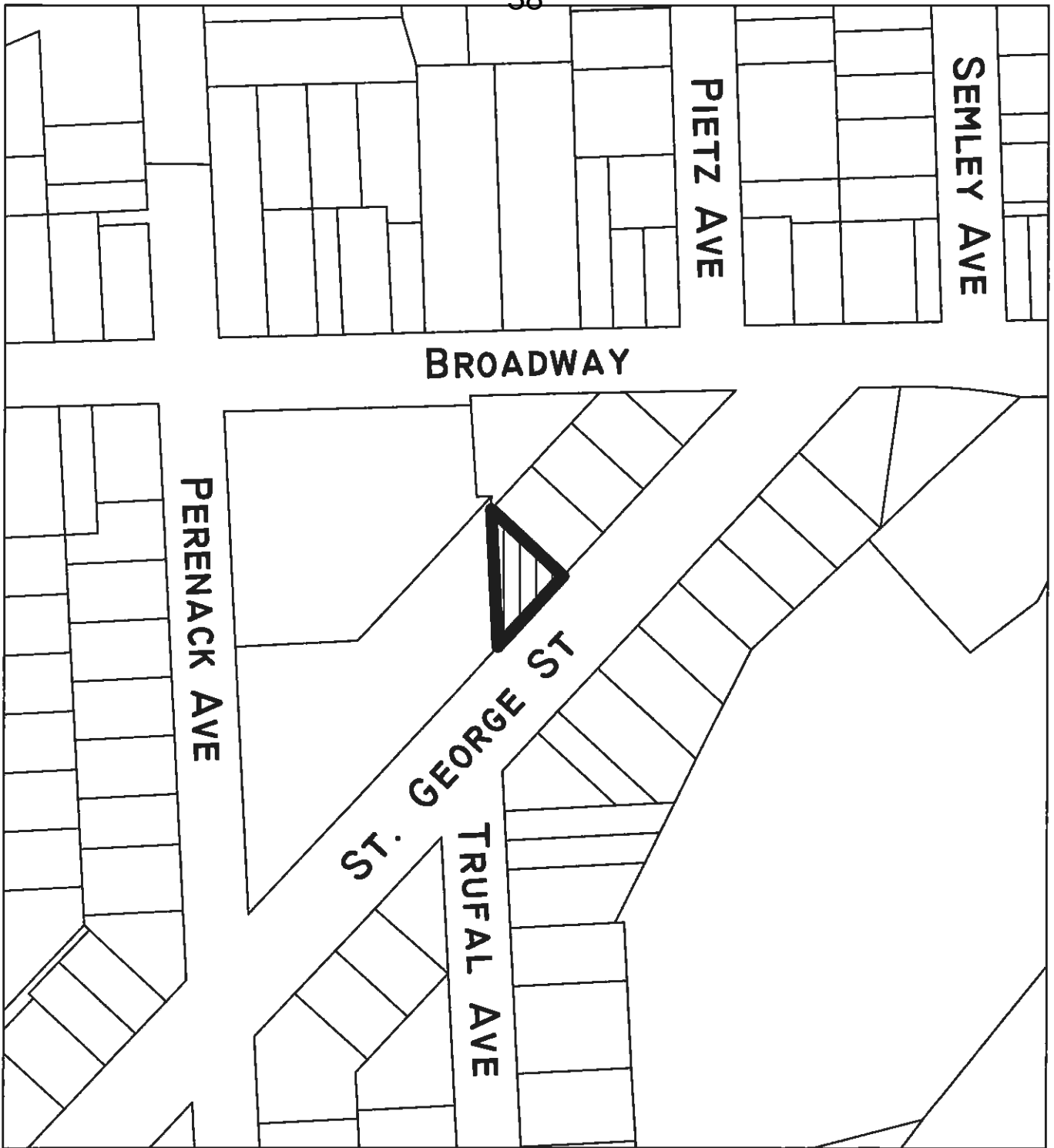
The enactment and registration of the Deeming By-law for Lots 45 and 46, Plan 20 (NP942) will allow the merger of Parts 2, 3, 4, and 5 on the sketch, and then the further



severance to create two new lots, being Parts 2 & 4 and Parts 3 & 5 and will facilitate the fulfillment of the Consent condition of approval. In order to proceed with the Consent process, Staff recommends that Council enact the Deeming By-law for the subject blocks and authorize Staff to prepare and register the necessary documents.

**ATTACHMENTS:**

- Appendix I - Location Map
- Appendix II - Severance Sketch



# LOCATION MAP

48 St. George Street



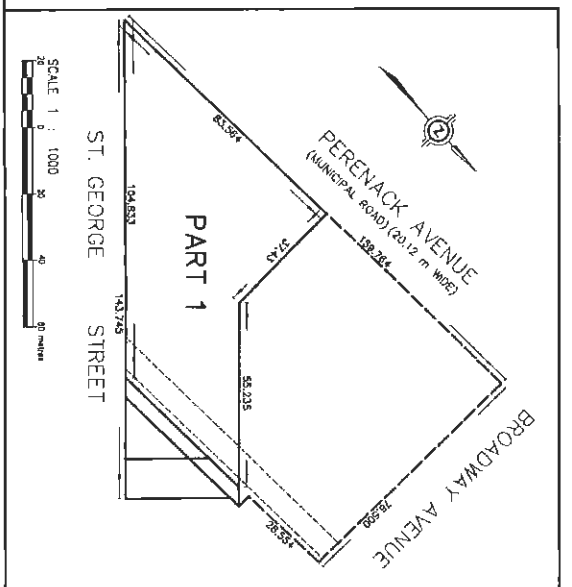
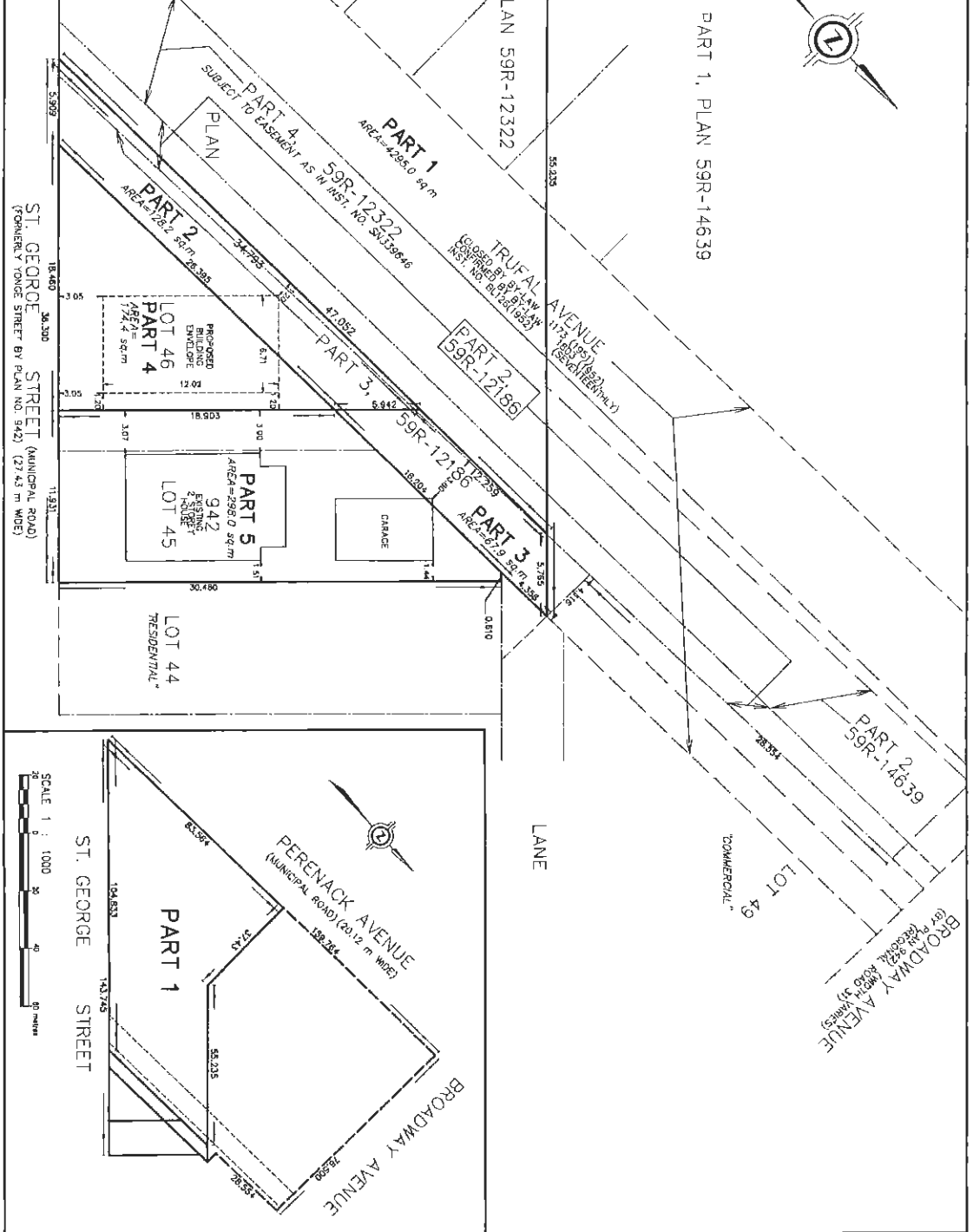
**SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division

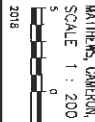


PART 1, PLAN 59R-14639

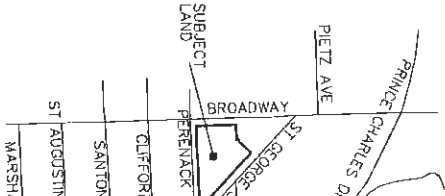


Note: This sketch is NOT SKETCH FOR COMMITTEE PURPOSES ONLY

PART OF LOT 60, 72, 73, LOTS 45, 46, & PART LANE & TRUFAL AVENUE (731951), COMPARED BY BY-LAW 18 PLAN 942  
 CITY OF WELLAND  
 REGIONAL MUNICIPALITY  
 MATTHEWS, CAMERON, HEWWOOD - K  
 SCALE 1 : 200



KEY PLAN (not to scale)

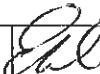




METRIC NOTE  
 DIMENSIONS SHOWN ON THIS PLAN ARE  
 DIMENSIONS GIVEN BY SURVEY BY  
 DATE

2018



MATTHEWS, CAMERON  
 HEWWOOD, KERRY T. L.  
 ENGINEERS & SURVEYORS  
 1700 10th St. W. Unit 100  
 Welland, ON N3B 1Y2  
 Tel: 905.729.1100 Fax: 905.729.1101

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

11-74

**REPORT P&B-2018-58  
DECEMBER 18, 2018**

**SUBJECT: REQUEST FOR EXTENSION TO DRAFT PLAN  
APPROVAL – FUSION HOMES PHASES 2 & 3 – 1695525  
ONTARIO INC. (FILE 26T-14-10002) SOUTH OF FORKS  
ROAD, EAST OF KINGSWAY AND WEST OF THE  
WELLAND BY-PASS CANAL**

**AUTHOR: RACHELLE LAROCQUE, B.E.S, M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves an Extension to Draft Plan Approval for the Fusion Homes Subdivision Phases 2 & 3 (File: 26T-14-10002) for an additional two (2) years to January 15, 2021, subject to the following:

1. That a new condition as follows be added:  
*That the Open Space Block (Block 19) be deeded to the City, free and clear of any encumbrances.*

That Welland City Council approves a policy amendment to allow for Fusion Homes Phases 2 & 3 to be provided with an Extension to Draft Plan of Subdivision Approval for two (2) years which exceeds the one (1) year extension provided through Policy SER-012-0014.

**ORIGIN AND BACKGROUND:**

The Fusion Homes Subdivision (File: 26T-14-10002) consists of a 200 to 215 residential unit subdivision that will be made up of seven (7) lots for single-detached dwellings, seven (7) blocks for between 143 to 158 single-detached dwellings, two (2) blocks for approximately fifty (50) semi-detached dwellings, three (3) blocks for open space, and two (2) blocks for walkways. Phase 1, being comprised of seven (7) lots was registered in October, 2018. The remaining phases, Phase 2 being a Plan of Condominium at the end of Glenwood Parkway, and Phase 3 being 143-158 single detached and 50 semi-detached

dwellings with access onto Kingsway have not been registered, and therefore will need to be extended, or it will lapse.

The applicant has requested that Draft Plan approval be provided for an additional two (2) years, despite Policy SER-012-0014 which only permits extensions to Draft Plan Approval to be provided for up to one year. In order to allow for a two year extension to Draft Plan Approval, an amendment to the policy is also required.

#### **COMMENTS AND ANALYSIS:**

Draft Plan Approval is scheduled to lapse on January 15, 2019. Staff was provided with a request for Extension of Draft Plan Approval on September 24, 2018. The applicant has outlined the steps that they have taken in moving forward with meeting the conditions of approval, including the registration of Phase 1, and the future submission of the Phase 2 condominium plan. The applicant has requested a three year extension, as they have outlined their timeline, so that they can have ample time to meet their conditions and move forward with the development of the property. Staff are of the opinion that an extension of three years cannot be supported, but a two year extension should enable the applicant to meet the remainder of the conditions and register the plans.

The applicant has identified in their timelines that Phases 2 and 3a will be registered by the end of 2020, and Phase 3b will be registered by end of 2021. Staff are willing to support the two (2) year extension to provide the applicant an opportunity to proceed with their timeline. If the applicant is not able to meet their timelines, they will be required to reapply for an extension, and staff will review the merits of an additional extension at that time.

In accordance with the Memorandum of Understanding amongst the local municipalities, Niagara Region and the Niagara Peninsula Conservation Authority (NPCA), all requests for Extensions to Approvals of Draft Plans of Subdivision are to be circulated to the Region and NPCA for comment. This is to ensure that any Conditions of Draft Plan Approval comply with current policies.

The Region of Niagara provided comments on November 7, 2018. They stated that they have no objections to an extension for up to two (2) years. No amendments to any of the conditions have been requested. At the time of writing this report, comments from the NPCA had not been received.

#### **FINANCIAL CONSIDERATION:**

All costs associated with the development of this property will be borne by the Developer.

#### **OTHER DEPARTMENT IMPLICATIONS:**

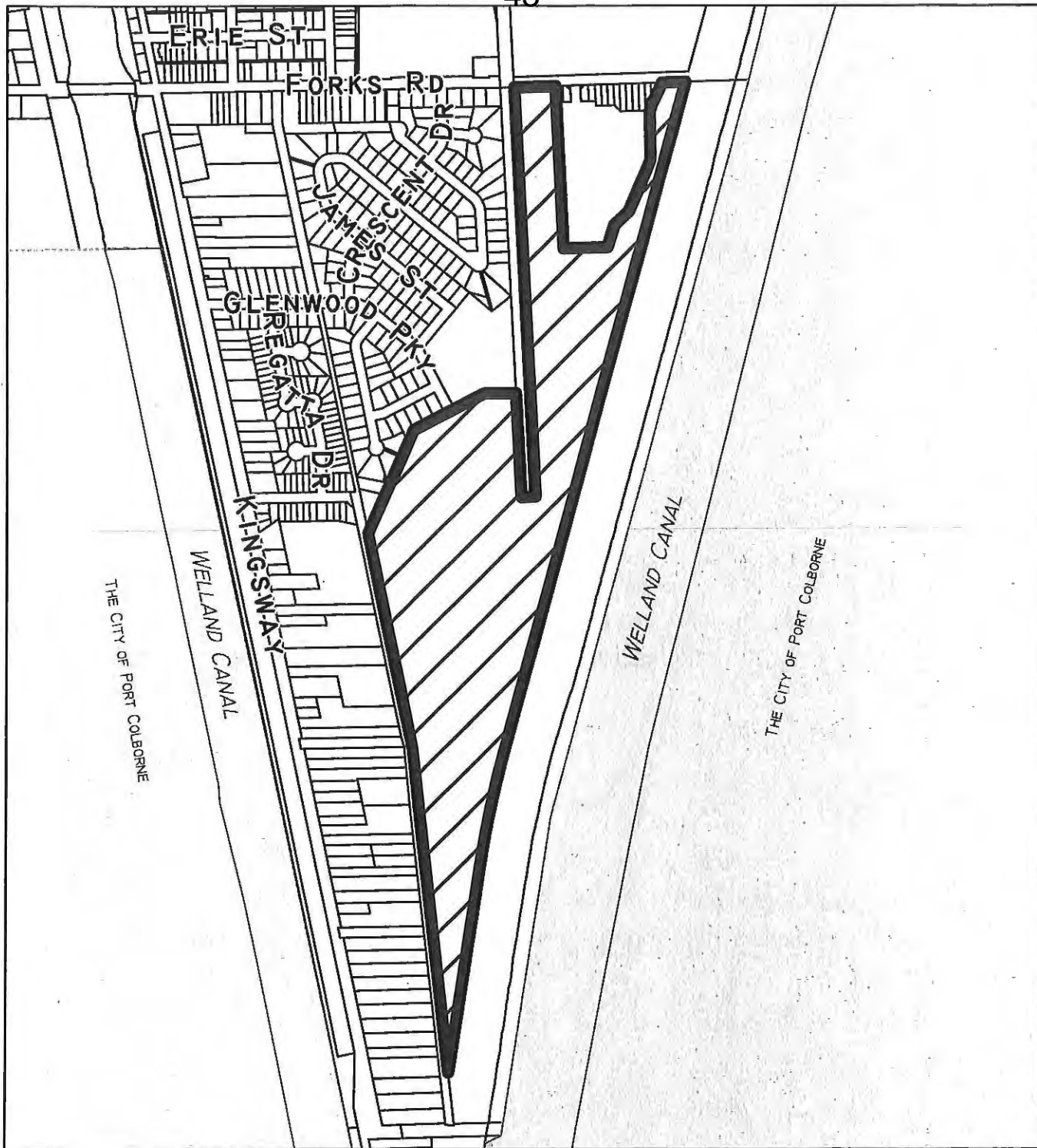
There are no implications to other Departments related to this request for Extension of Draft Plan Approval.

#### **SUMMARY AND CONCLUSION:**

Staff recommends a two (2) year extension to the Fusion Homes Draft Plan Approval to January 15, 2021.

**ATTACHMENTS:**

- Appendix I - Key Map
- Appendix II - Request for Draft Plan Extension
- Appendix III - Agency Comments



# KEY MAP

26T-14-10002



**SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division



September 24<sup>th</sup> 2018

Manager of Development Planning  
Planning Division  
Infrastructure and Development Services  
Corporation of the City of Welland  
60 Main Street East  
Welland ON L3B 3X4

Dear Mr. Munday:

**Re: 26T-14-10002 Draft Plan Approved Subdivision Extension Request  
Part of Lots 24, 25 & 26, Concessions 4 & 5, City of Welland  
Regional Municipality of Niagara**

Further to our meeting on August 2<sup>nd</sup> and conference call on September 17<sup>th</sup>, I would like to confirm our request for the extension of our Draft Plan Approved subdivision dealt with by the Ontario Municipal Board and given draft plan approval effective from January 15<sup>th</sup> 2014 (PL130558). Our reasoning for the multi-year extension is provided in the following.

Our Draft Plan of Subdivision permits the development of seven (7) lots for single detached dwellings, seven (7) blocks for approximately 143-158 single detached dwellings, two (2) blocks for approximately fifty (50) semi-detached dwellings (for a total of 200-215 residential units), three (3) open space blocks and two (2) blocks for walkways along with the associated roadways.

As you are aware, we have been working diligently with City staff over the past year to the point that the Phase 1 portion of our subdivision along Forks Road is about to be registered. In addition, we expect to file our Phase 2 applications with the City for Site Plan and Condominium Plan approvals shortly. This follows the pre-consultation meeting with staff which took place on August 2<sup>nd</sup> 2018 at which time we received comments from staff. We understand that a public meeting will be arranged early in the new year to deal with the condominium application for Phase 2.

With respect to Phase 2, we expect draft approval of our Condominium Plan by the fall of 2019. The registration of the vacant land condo would follow and is targeted for June 2020.

With respect to Phase 3, we expect the engineering approvals for Phase 3a to proceed through 2019 and Phase 3b through 2020. Registration of Phase 3a would follow for the end of 2020 and Phase 3b by the end of 2021.

500 HAWLON CREEK BLVD  
GUELPH, ONTARIO  
N1C 6A1

T. 519 826 6700

F. 519 826 6701





At the same time, we have been focusing attention on working with City staff and the owners of Draft Plan of Subdivision 26T-14-97004 in an effort to resolve the storm water drainage needs of that subdivision. We feel that the general area of Dain City will benefit greatly from the provision of housing opportunities in this portion of the City from the lands of our neighbour and those of our own.

As such, we are requesting Council's support and that the City views the Dain City area on a holistic basis. We feel that it will take a few years for the residential units in our subdivision to be absorbed by the market. However we are of the view that the registration of the subdivision plans of our neighbour and our own plan will create the momentum needed in this area from a desirability point of view.

We are therefore requesting the support of City Council for a three (3) year extension to our approved Draft Plan. This will allow for a focus on sales and marketing efforts for the area in order to facilitate units getting built. We feel that there is demand for new housing in the City which will continue over the next several years. We have also written to the Region of Niagara requesting the three (3) year extension of this Draft Plan Approval. The above-noted development timeline further supports our request for extension of our Draft Plan Approval for an additional three (3) years to January 15<sup>th</sup> 2022 to permit registration of all phases of the Draft Plan.

We have provided under separate cover, a cheque in the amount of \$1,433.00 to cover the City's Draft plan extension fee. The applicable fee for the Region of Niagara in the amount of \$1,200.00 was also provided by cheque at that time.

We appreciate your cooperation and assistance in this matter and look forward to our continued working relationship with Council and City staff to bring our subdivision to completion.

Please let me know if you have any questions regarding our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Kotseff", written over a horizontal line.

Larry Kotseff  
Senior Executive Land Development

Copy Erik Nicol, City of Welland  
Lindsay Earl, Regional Municipality of Niagara  
Rachelle Larocque, City of Welland  
David Deluce, Niagara Peninsula Conservation Authority  
Bonnie Fokkens, Jim Larouche, Ward 6 Councillors

500 HANLON CREEK RD.  
GOBELT, ONTARIO  
NIAGARA

T. 519 826 6700

F. 519 826 6701

**Planning and Development Services**

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7  
 Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-8056  
[www.niagararegion.ca](http://www.niagararegion.ca)

**Via E-mail Only**

November 7, 2018

File: D.11.11.SD-18-040

Ms. Rachelle Larocque, MCIP, RPP  
 Planning Supervisor  
 Infrastructure and Development Services  
 Corporation of the City of Welland  
 60 East Main Street  
 Welland, ON  
 L3B 3X4

Dear Ms. Larocque,

**Re: Extension of Draft Plan Approval  
 Fusion Homes Subdivision  
 City File No. (26T-14-10002)  
 West Side of Welland Canal and East of Canal Bank Street  
 Part of Lots 24, 25 & 26, Concessions 4 & 5, City of Welland**

Regional Planning and Development Services staff has reviewed Fusion Homes request for a three-year extension of Draft Plan Approval for the Fusion Homes Subdivision (Part of Lots 24, 25 & 26, Concessions 4 & 5). The request was received on September 28, 2018, with associated fees received October 3, 2018.

The following comments are provided to assist the City in considering the extension request.

The applicant has indicated that the original draft approval become effective in January 2014 with subsequent extensions. It is our understanding that the most recent one-year extension of Draft Approval was granted by the City, which is set to expire on January 15, 2019.

It is the Region's practice to consider up to two year extensions to draft plan approval. This allows for regular review of the proposal in light of the most recent policies and/or infrastructure considerations and to modify and/or update conditions of approval if necessary. In reviewing this request, Regional staff notes that the applicant has been working towards completing the clearances for final registration (Phase 1) and is actively working towards submission of a condominium plan on Phases 2-3 of the lands.

**Conclusion**

Regional staff is satisfied that Regional and/or Provincial interests will not be compromised by an extension of Draft Approval. As the applicant is working towards clearing conditions and moving towards Registration, Regional staff supports the extension of Draft Approval for the Fusion Homes Subdivision for up to two-years.

If you have any questions or wish to discuss these comments, please contact me at extension 3387. Please send notice of the City's decision on this application.

Best regards,

A handwritten signature in cursive script that reads "L. Earl".

Lindsay Earl, MES, MCIP, RPP  
Senior Development Planner

cc. Susan Dunsmore, P.Eng., Manager, Development Engineering, Niagara Region  
David Deluce, MCIP, RPP, Manager, Plan Review & Regulations, Niagara Peninsula Conservation Authority

| APPROVALS       |                    |
|-----------------|--------------------|
| GENERAL MANAGER | <i>EHL</i>         |
| CFO             | <i>[Signature]</i> |
| CAO             | <i>[Signature]</i> |

18-96  
18-96Z

**COUNCIL**

**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

**REPORT P&B-2018-59  
DECEMBER 18, 2018**

**SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT (FILE NO. 2018-06) AND OFFICIAL PLAN AMENDMENT (OPA 19) ZELINKA PRIAMO LTD. FOR LANDS ON THE EAST SIDE OF PRIMEWAY DRIVE, THE SOUTH SIDE OF RIVER ROAD, NORTH OF WOODLAWN ROAD, AND WEST OF HIGHWAY 406, MUNICIPALLY KNOWN AS 158 AND 210 PRIMEWAY DRIVE AND 790 RIVER ROAD**

**AUTHOR: RACHELLE LAROCQUE, B.S., M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2018-59 regarding applications for Zoning By-law Amendment and Official Plan Amendment for lands on the east side of Primeway Drive, south side of River Road, north of Woodlawn Road and west of Highway 406, more specifically described as Lot 2, Plan 59M377, Welland; S/T Easement in gross as in SN240644; S/T easement in gross as in SN240645; subject to an easement of LT 2PL 59M377 in favour of LT 1PL 59M377 as in SN264720 (easement SN264720 released as to PT LT 1 PL 59M377, PTS 6-11, 59R14084 as in SN292812); together with an easement over LT 1PL 59M377 as in SN264720 (easement SN264720 released as to PTS 6-11, 59R14084 as in SN292811). Lot 3, Plan 59M391; Subject to an Easement as in SN241892; Subject to an easement as in SN241893; City of Welland. Lot 4, Plan 59M391; Subject to an Easement as in SN241892; Subject to an easement as in SN241893; City of Welland, municipally known as 158 and 210 Primeway Drive and 790 River Road.

**ORIGIN AND BACKGROUND:**

Applications for Zoning By-law Amendment and Official Plan Amendment for the subject lands were submitted on August 15, 2018 and were deemed complete on August 21, 2018.

The proposed Official Plan Amendment is to add a permitted use to the Gateway Economic Centre (GEC) designation for 210 Primeway Drive and 790 River Road. The

added use in the GEC designation is for a home and auto supply store with a maximum gross floor area of 5,550 square metres. It should be noted that the majority of the area requested (3,329 square metres) will be used for warehousing associated with the existing Canadian Tire store, which is a permitted use in the GEC designation. The Official Plan Amendment is required to allow for the expansion of the existing Canadian Tire Store onto 210 Primeway Drive and 790 River Road.

The purpose of the application for Rezoning is as follows for 158 Primeway Drive (C4-X13 in By-law 2667):

- Increase the current "Maximum Home and Auto Supply/Home Improvement Store" from 9,379 square metres to 11,750 square metres;
- Increase the current "Total Maximum Gross Leasable Floor Area for Site" from 30,004 square metres to 32,500 square metres;
- Decrease the minimum required parking spaces from 3.75 spaces per 93 square metres of building area to 2.5 spaces per 93 square metres of building area;
- Permit a Minimum North (rear) Yard of 0 metres;
- Permit a Minimum Landscaped Open Area of 5.0%;
- Permit 6 accessible parking spaces as existing, instead of the required 12;
- Permit the existing 2 loading spaces to be relocated to 210 Primeway Drive and 790 River Road, and therefore provide 0 loading spaces in the C4-X13 instead of the required 2 loading spaces; and,
- Notwithstanding Zoning By-law 2667, Section 22,2,23,4, the Minimum Landscaped Open Space and the Minimum required Parking Spaces apply to lands known municipally as 158 Primeway Drive.

The purpose of the application for Rezoning is as follows for 210 Primeway Drive and 790 River Road (GEC-13 in By-law 2017-117):

- In addition to any GEC use, a home and auto sales and supply establishment is also permitted, with a maximum GFA of 5,550 square metres;
- Permit a Minimum Rear Yard of 0 metres;
- Permit a Minimum Side Yard of 4 metres; and,
- Permit 0 Barrier Free parking spaces.

The purpose of the applications is to allow for the expansion of the existing Canadian Tire Store, as well as to increase the warehousing capacity of the building.

The application was circulated to City Departments, as well as to outside agencies and members of the public, in accordance with the requirements of the Planning Act. A Public Information Meeting was held on November 8, 2018. Two (2) residents attended the meeting, in addition to the applicant and their agent. The following comments were provided:

- Questions and clarifications regarding the requested amendments regarding the landscaping;
- Requests for justification for the reduction to the parking requirements; and,
- Questions regarding when the peer review of the Retail Market Analysis will be available.

At the time of writing this report one (1) letter was received from a member of the public. The comments included in the letter included:

- Request for addition to the site specific amendment which would prohibit a stand-alone clothing or sporting goods store, or in the expanded store;
- There are a number of errors in the Market Retail Analysis, including:
  - o the statement that a 'Big Box' retail store is on the Seaway Mall property (former Staples building);
  - o does not take into account the grocery store component of the Walmart store;
- The Planning Justification Report does not provide any justification for the requested reduction to the amount of parking required, and there is an error in the requested reduction to the amount of landscape area (5% vs 10%)

The consultants for the applicant have provided a response to the questions that were raised at the Public Information Meeting. The agent's response included that the reduction to the parking requirement was for the C4-X13 Zone, but parking would continue to be provided at the rear of the building, in the GEC Zone, which would exceed the parking requirements. The amount of landscaping to be provided was clarified to be 5%.

The Statutory Public Meeting under the Planning Act is being held on December 18, 2018. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Applications and proposal, for interested parties to comment and/or raise concerns, and for Council Members to inquire about the Applications.

This Report is intended to provide Council background information regarding the subject Applications. Staff will bring a Recommendation Report for Council's consideration at a future meeting. A Peer Review of the Retail Market Analysis is also being completed on behalf of the City. The cost of the Peer Review will be borne by the applicant. Those findings will be incorporated into a Recommendation Report to Council.

#### **FINANCIAL CONSIDERATION:**

Any costs associated with the expansion of the buildings will be at the expense of the owner.

#### **OTHER DEPARTMENT IMPLICATIONS:**

Other City Departments have been circulated the applications for Review and Comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

#### **SUMMARY AND CONCLUSION:**

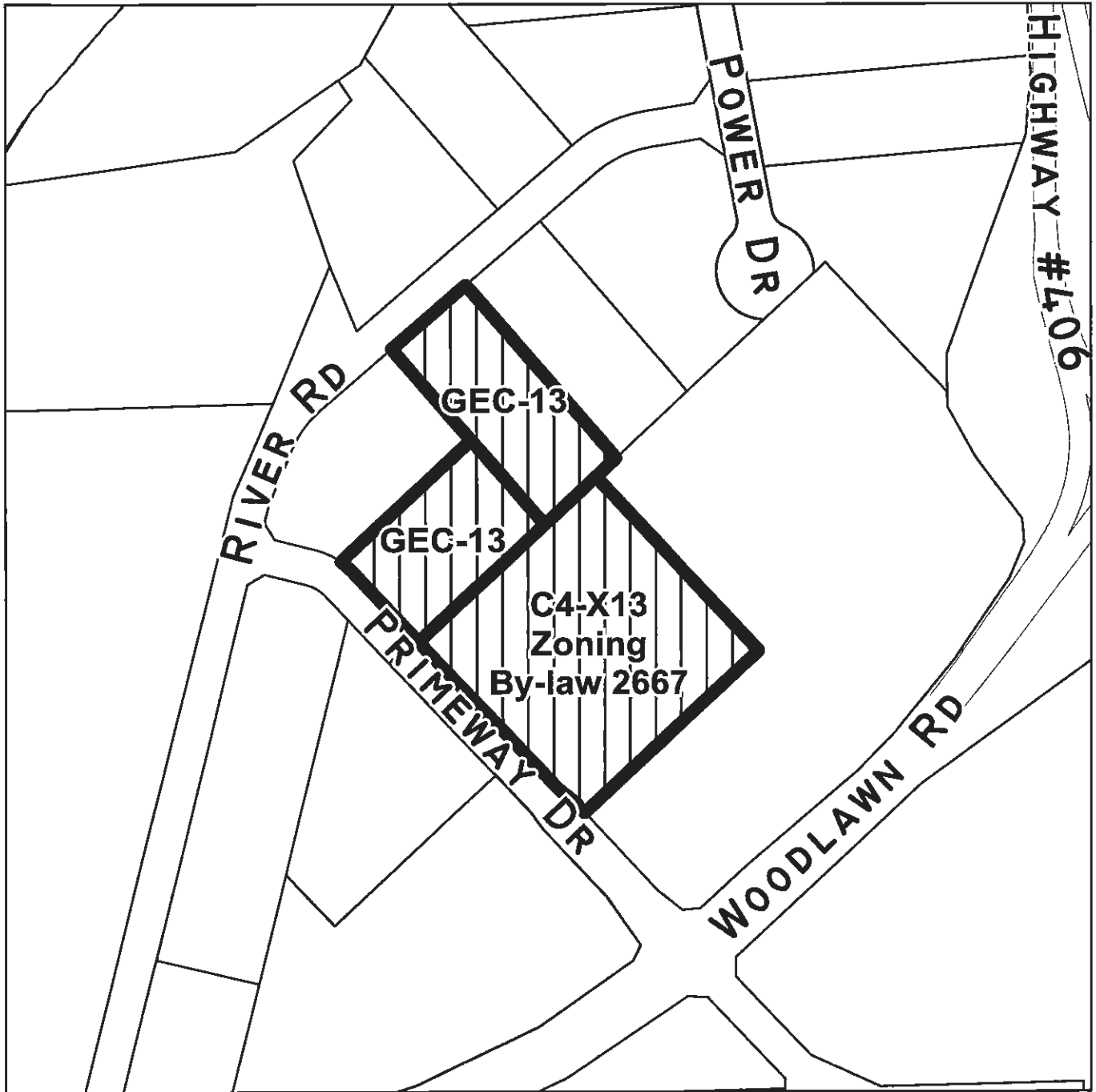
The Planning Act requires a Statutory Public Meeting be held to provide an opportunity for public input and discussion regarding the Applications. This Report is intended to provide background information for the Public Meeting.

Therefore, it is recommended that Council receives Report P&B-2018-59 for information purposes.

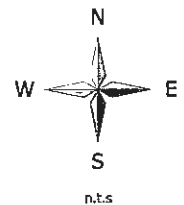
**ATTACHMENTS:**

- Appendix I - Key Map
- Appendix II - Aerial photo of Subject Lands
- Appendix III - Draft Site Plan

# 2018-06 & OPA



## KEY MAP

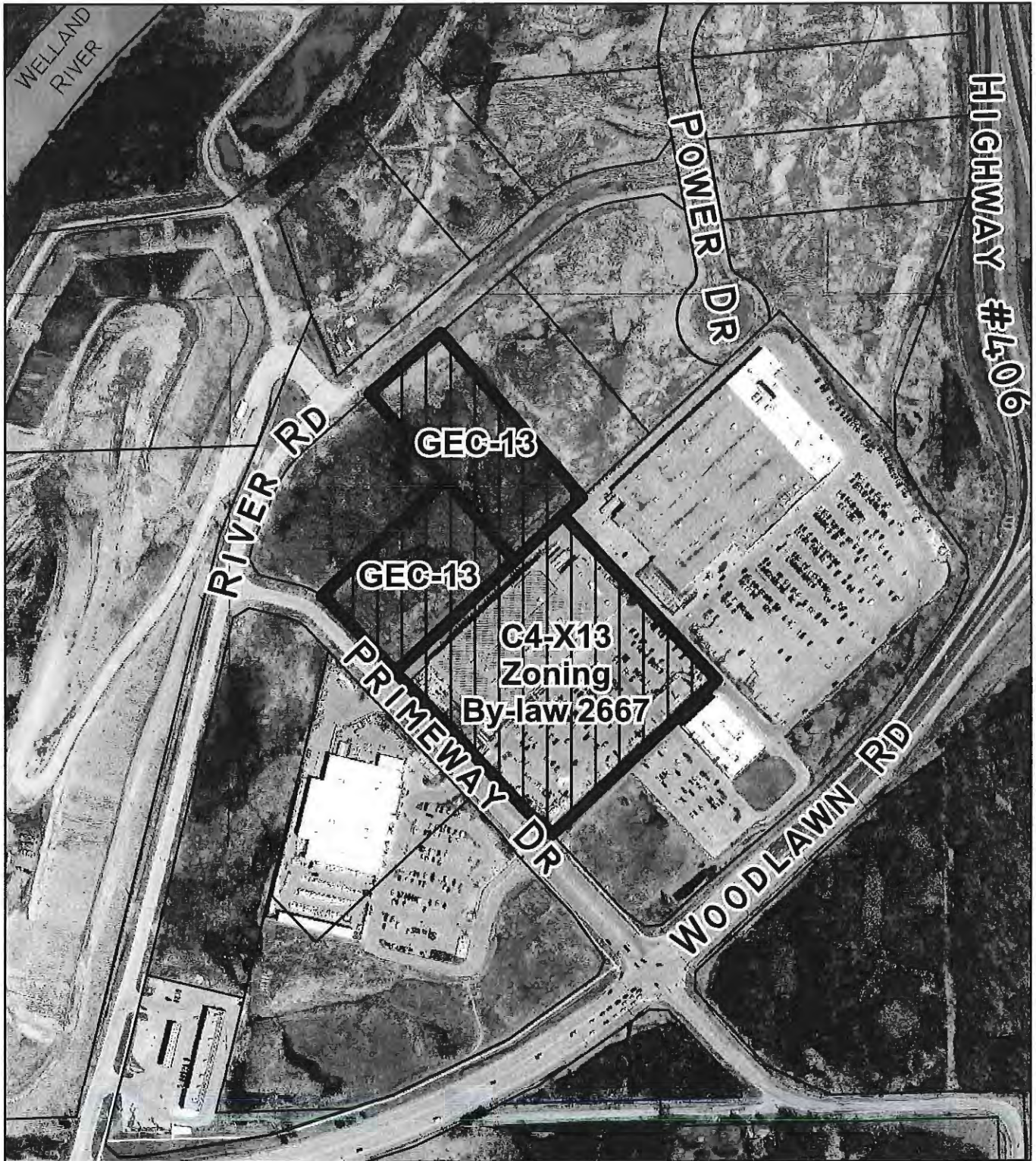


**SUBJECT LANDS**

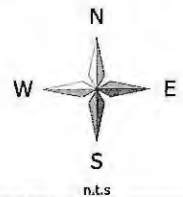


*Infrastructure and  
Development Services  
Planning Division*





**AERIAL PHOTO OF  
THE SUBJECT LANDS  
2018-06 & OPA**

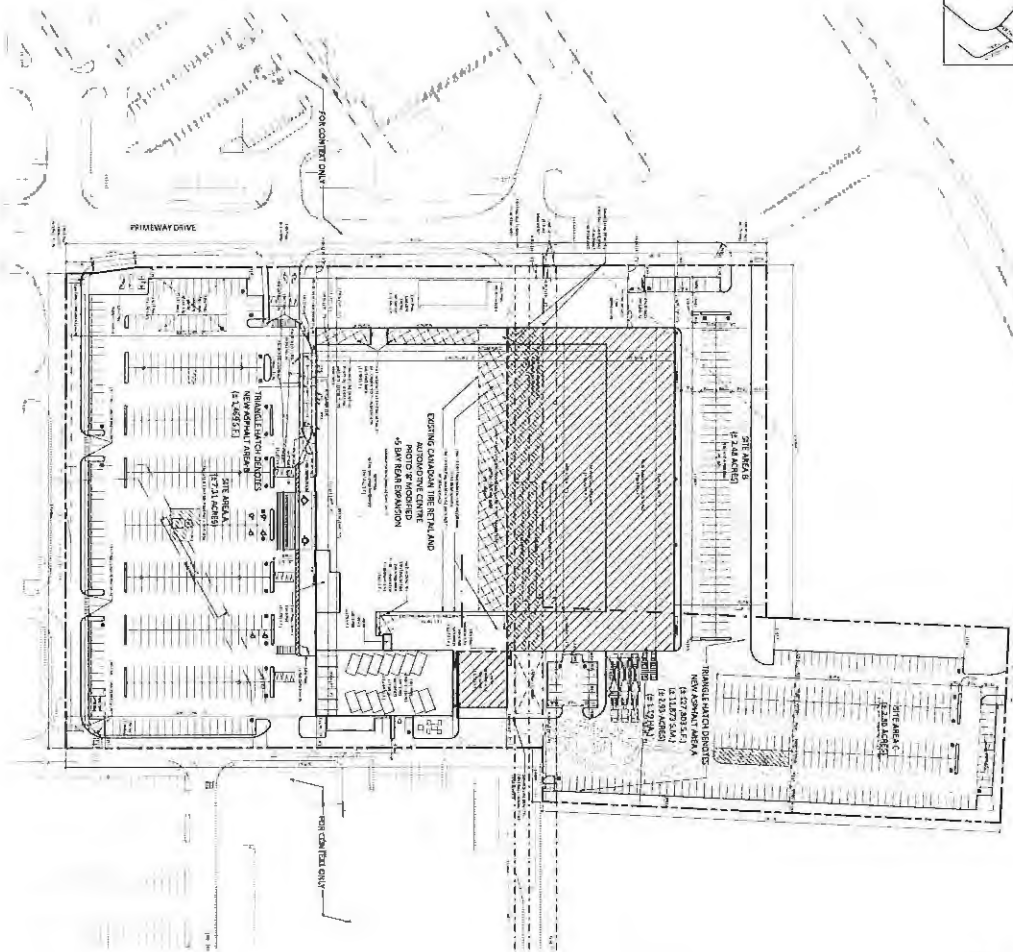
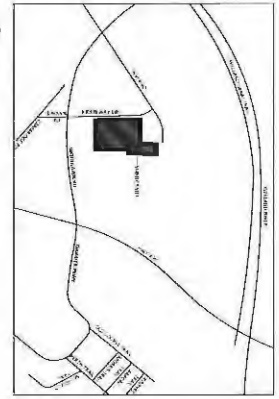


 **SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division





1 SITE PLAN  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 NATIONAL BUILDING CODE.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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**GENERAL NOTES**

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**GENERAL NOTES**

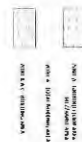
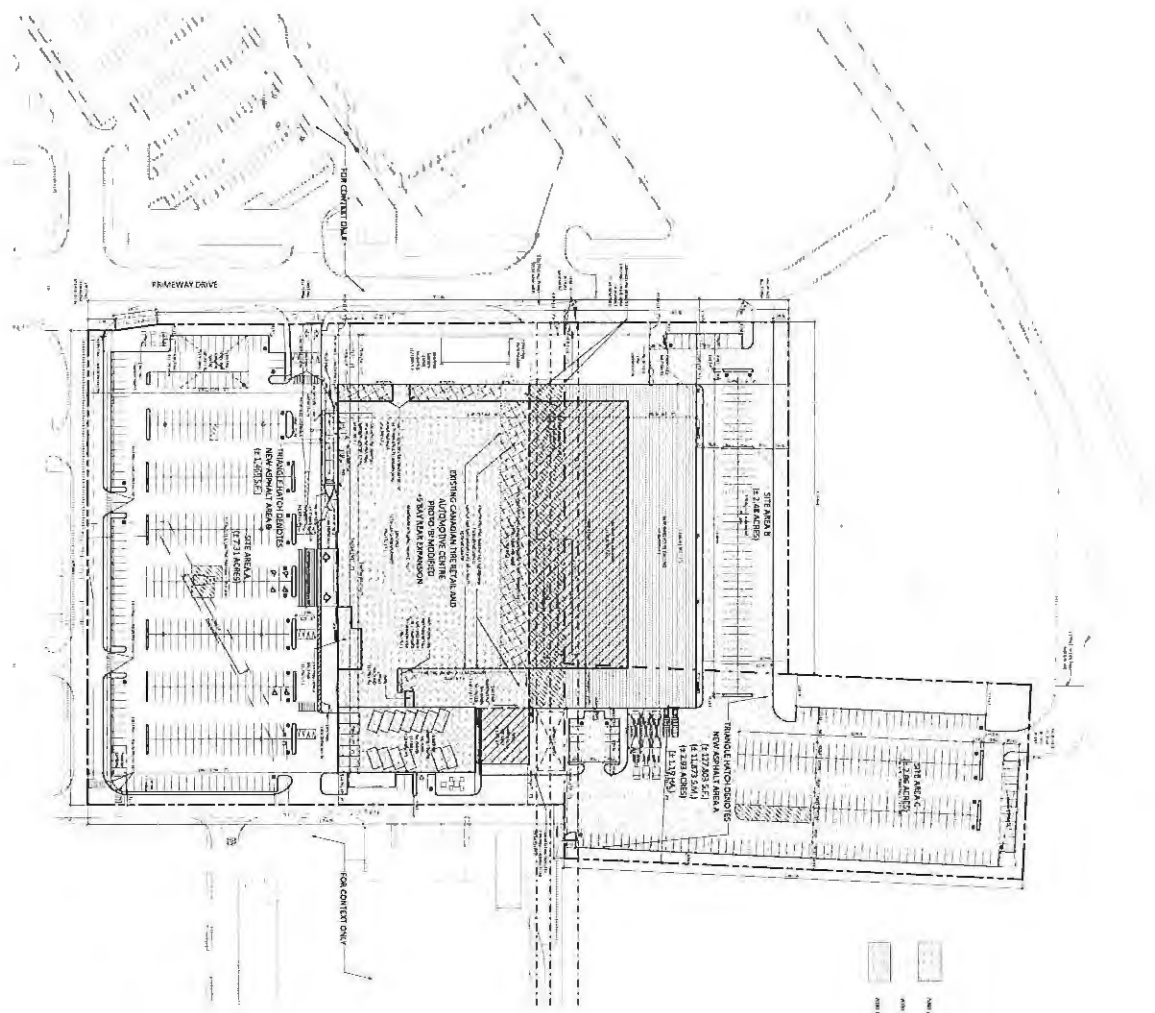
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10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

**TURNER FLEISCHER**  
 Registered Professional Engineers  
 100 - 10000 - 100  
 100 - 10000 - 100  
 100 - 10000 - 100

**counterpoint**  
 ENGINEERING  
 100 - 10000 - 100  
 100 - 10000 - 100



**PROPOSED EXPANSION**  
 100 - 10000 - 100  
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**LEGEND**

|                            |                        |                            |
|----------------------------|------------------------|----------------------------|
| REMODEL INTO DRIVEWAYS     | NEW ASPHALT DRIVEWAYS  | EXISTING ASPHALT DRIVEWAYS |
| NEW ASPHALT DRIVEWAYS      | REMODEL INTO DRIVEWAYS | EXISTING ASPHALT DRIVEWAYS |
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| NEW ASPHALT DRIVEWAYS      | REMODEL INTO DRIVEWAYS | EXISTING ASPHALT DRIVEWAYS |
| REMODEL INTO DRIVEWAYS     | NEW ASPHALT DRIVEWAYS  | EXISTING ASPHALT DRIVEWAYS |

**TURNER FLEISCHER**  
 TURNER FLEISCHER ARCHITECTS, P.C.  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.TFARCHITECTS.COM

**counterpoint**  
 COUNTERPOINT ENGINEERING INC.  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1000  
 FAX: 303.733.1001  
 WWW.COUNTERPOINTENGINEERING.COM

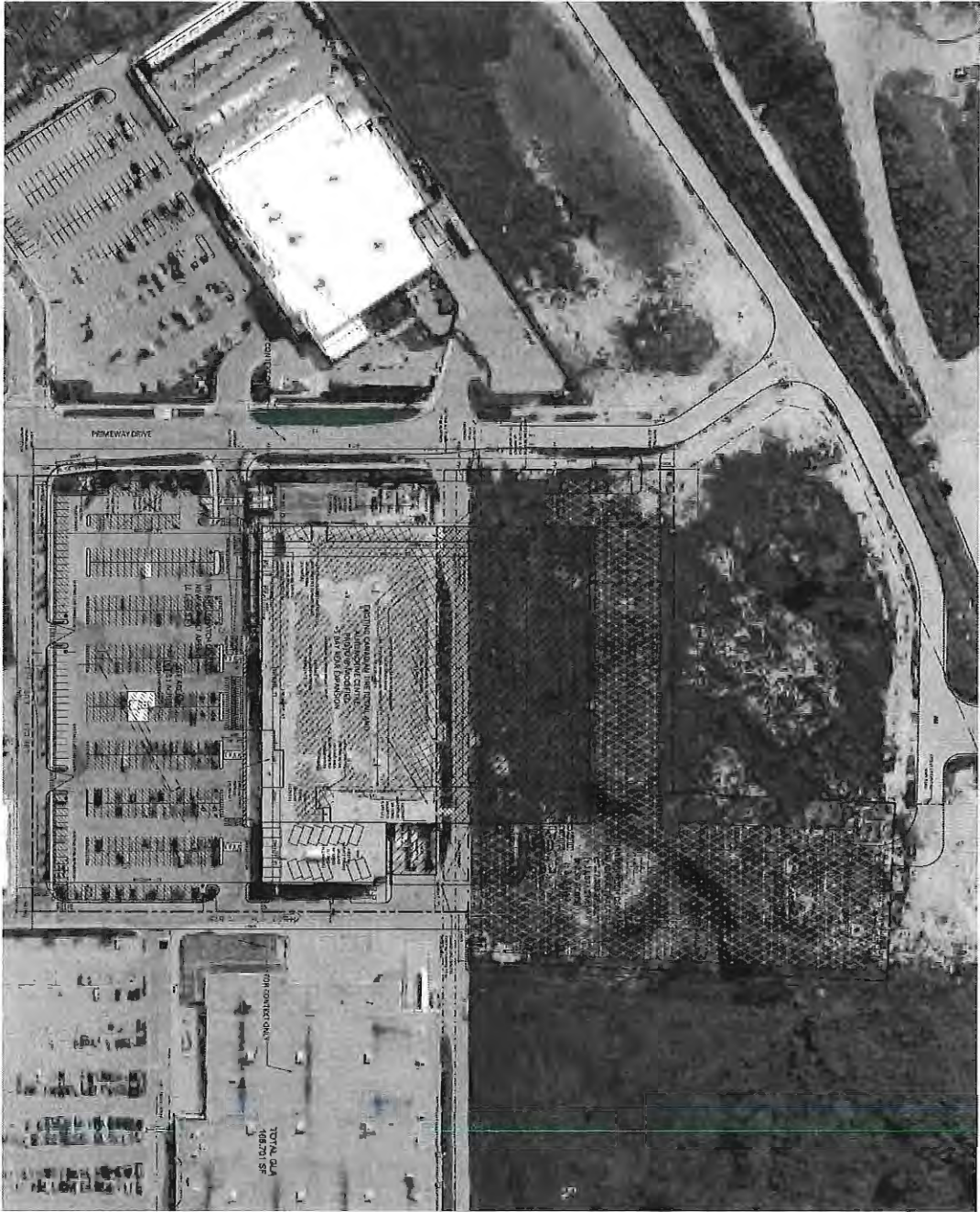


**PROPOSED EXPANSION**  
 151 PENNWAY DRIVE  
 CITY OF WELLS FARGO REGIONAL HOSPITAL/CLINIC OF WELLS FARGO

**SITE PLAN DIAGRAM**

|             |          |
|-------------|----------|
| DATE        | 01/20/20 |
| DESIGNER    | ME       |
| CHECKER     | ME       |
| SCALE       | AS SHOWN |
| PROJECT NO. | 151-001  |

**A1-1-36**



**TURNER  
FLEISCHER**

**counterpoint**  
ENGINEERING  
COUNTYPOINT ENGINEERING, INC.  
1000 W. WISCONSIN AVENUE, SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414.224.2200  
WWW.COUNTERPOINTENGINEERING.COM



**PROPOSED EXPANSION**  
188 PRINCEWAY DRIVE  
CITY OF WAUKESHA, WISCONSIN

**CONTEXT SITE PLAN**

|          |                     |
|----------|---------------------|
| PROJECT  | 188 PRINCEWAY DRIVE |
| CLIENT   | CITY OF WAUKESHA    |
| DATE     | 10/15/14            |
| SCALE    | AS SHOWN            |
| DESIGNER | TURNER FLEISCHER    |
| DATE     | 10/15/14            |
| PROJECT  | 188 PRINCEWAY DRIVE |
| CLIENT   | CITY OF WAUKESHA    |
| DATE     | 10/15/14            |
| SCALE    | AS SHOWN            |
| DESIGNER | TURNER FLEISCHER    |
| DATE     | 10/15/14            |

**A1.2-36**





**TURNER  
FLEISCHER**

**counterpoint**  
ENGINEERING INC.






**PROPOSED EXPANSION**  
158 PRINCEWAY DRIVE  
CITY OF WELLAND, MUNICIPALITY OF  
WELLAND

**OVERALL CONTEXT SITE PLAN**

|             |                     |
|-------------|---------------------|
| DATE        | 09/30/11            |
| PROJECT     | 158 PRINCEWAY DRIVE |
| CLIENT      | CITY OF WELLAND     |
| SCALE       | 1:1000              |
| PROJECT NO. |                     |



A1-3-36

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**18-97  
18-97ZREPORT P&B-2018-60  
DECEMBER 18, 2018

**SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT (FILE NO. 2018-05) AND DRAFT PLAN OF VACANT LAND CONDOMINIUM (FILE NO. 26CD-14-18006) BETTER NEIGHBOURHOODS DEVELOPMENT CONSULTANTS FOR LANDS ON THE SOUTH SIDE OF BROADWAY AVENUE, EAST SIDE OF PERENACK AVENUE, NORTH SIDE OF ST. GEORGE STREET, THE FORMER SITE OF THE WELLAND SOUTH PUBLIC SCHOOL, MUNICIPALLY KNOWN AS 170 BROADWAY AVENUE, 29 PERENACK AVENUE, AND 48 ST. GEORGE STREET**

**AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP  
PLANNING SUPERVISOR**

**APPROVING SUPERVISOR: GRANT MUNDAY, B.A.A., MCIP, RPP  
MANAGER OF DEVELOPMENT APPROVALS**

**APPROVING G.M.: ERIK NICKEL, P. ENG.  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT SERVICES/CITY  
ENGINEER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2018-60 regarding applications for Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for lands on the south side of Broadway Avenue, east side of Perenack Avenue, north side of St. George Street, and the site of the former Welland South Public School, more specifically described as PT LTS 50-55 (inclusive) PL 942; PT LTS 60, 72, 73, 74 PL 942; LTS 56-59 (inclusive) PL 942; LT 75 PL 942; PT Lane PL 942 (as closed by Bylaw BL126; PT Trufal Ave PL 942 (formerly Sixth Avenue E, as closed by Bylaw 209) PTS 1, 2 & 8 on 59R14639; Subject to an easement in gross over PT Trufal Av Plan 942 PTS 2 & 8 59R14639 as in SN339646, LTS 50-75 PL 942; Plan PL 942 (as closed by Bylaw BL126) lying N of St. George St & BTN Perenack Av & Trufal Av; PT Trufal Av PL 942 (formerly Sixth Avenue E, as closed by Bylaw BL209) lying BTN Broadway Av & St. George St, as in BB70041 (#10) except PTS 1, 2, 5, 6, 7 & 8 59R14639; subject to an easement in gross over PT Trufal Av PL 942 (formerly Sixth Avenue E, as closed by Bylaw BL209) lying BTN Broadway Av & St. George ST, PT 1 59R12186 as in SN339646; PT Trufal Av PL 942 (as closed by Bylaw BL209) PT 3

59R14639; PT Trufal Av PL 942 lying BTN Broadway Av & St. George St (as closed by Bylaw BL209) except RO370206 & BB70041 & Except PT 1, 59R12539, except PTS 3 & 4 59R14639; LTS 45 & 46 PL 942; City of Welland, municipally known as 170 Broadway Avenue, 29 Perenack Avenue, and 48 St. George Street.

### **ORIGIN AND BACKGROUND:**

Applications for Zoning By-law Amendment and Draft Plan of Condominium were submitted for the subject lands on July 31, 2018 and were deemed complete on September 17, 2018.

The purpose of the application for Rezoning is to allow for a number of site-specific amendments to the Residential Multiple (RM) Zone category, to rezone part of a property from RM to Residential Low Density 2 (RL2); and for a number of site specific amendments to the RL2 Zone. The purpose of the amendments to the RL2 Zone are as follows to permit the construction of a single detached dwelling and accessory structures on the new parcel that will be created through consent applications B016/2018WELL and B017/2018WELL:

- To allow for an accessory structure in the front yard, whereas they are not permitted in the front yard;
- To permit an accessory structure to be closer to the street line than the main building (house) on the property, whereas accessory structures are required to be setback from the street line further than the house (5.5 metres);
- To allow for a maximum 12% lot coverage for accessory structures, whereas only 10% is permitted;
- To allow a front porch to project 1.7 metres into the front yard, whereas only 1.5 metres is permitted;
- To allow a pergola in the front yard as a garage, whereas pergolas are not permitted in the front yard;
- To allow a pergola to have a maximum lot coverage of 12%, whereas as a maximum size of less than or equal to 5% of the lot size is permitted;
- To allow a parking space to be 1.1 metres from the street line, whereas 5.5 metres is required; and,
- To allow a 3 metre front yard, whereas 4.5 metres is required.

The purpose of the amendments to the RM Zone are as follows to permit the construction of a 37 unit Plan of Vacant Land Condominium on the properties known as 29 Perenack Avenue and 170 Broadway Avenue:

- To allow a 0 metre side yard lot line for detached garages, whereas 0.9 metres is required;
- To allow four dwellings to front onto a walkway with rear private laneway access, whereas buildings are required to front onto a public street;
- To exempt the property from having snow storage areas, whereas 2% of the paved surface area is required for snow storage;
- To allow for the minimum width of a parking space to be 2.4 metres, whereas 2.75 metres is required;

- To allow a garage parking spot to be 3.35 metres wide, whereas 3.65 metres is required;
- To eliminate the need for bicycle parking, whereas 0.25 spaces per unit is required;
- To allow for a front yard setback of 2 metres for a garage and a house, whereas 3 metres and 6 metres is required;
- To allow a required parking space to be setback 2 metres from a street line, whereas 5.5 metres is required;
- To allow a lot frontage of 3.5 metres, whereas 5 metres is required;
- To allow a minimum rear yard setback of 2 metres, whereas 6 metres is required; and,
- To treat all units as street townhouses with garage access from lane.

The purpose of the application for Draft Plan of Vacant Land Condominium is to permit the development of the property with 37 condominium townhouses. The majority of the dwelling units (31) will have garage and driveway access from a private rear lane, while six (6) of the dwellings will have direct access onto Perenack Avenue (one driveway) and St. George Street (five driveways). The rear lane will have two access points onto Perenack Avenue. Four of the units will not have frontage onto any municipal street, but will front onto the former road allowance for Trufal Avenue, which will have a sidewalk and lighting. Each of the units will be provided with a garage and one additional parking space on the property. On-street parking will be maintained along Broadway Avenue and St. George Street.

The application was circulated to City Departments, as well as to outside agencies and members of the public, in accordance with the requirements of the Planning Act. A Public Information Meeting was held on November 8, 2018. Twenty-six (26) residents attended the meeting, in addition to the applicant and their agent. The following comments were provided:

- There are ongoing issues with basements flooding in the area that need to be dealt with;
- The development is too dense;
- The development is not consistent with the surrounding neighbourhood; and,
- Parking.

At the time of writing this report sixty-three (64) letters were received from members of the public. The comments raised the following issues:

- No development should occur until infrastructure issues have been dealt with;
- Development is not compatible with the surrounding neighbourhood;
- Will lead to an increase in traffic; and,
- Will lead to illegal parking on St. George Street.

The Statutory Public Meeting under the Planning Act is being held on December 18, 2018. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Applications and proposal, for interested parties to comment and/or raise concerns, and for Council Members to inquire about the Applications.



This Report is intended to provide Council background information regarding the subject Applications. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

**FINANCIAL CONSIDERATION:**

Any costs associated with the development of the property will be borne by the developer.

**OTHER DEPARTMENT IMPLICATIONS:**

Other City Departments have been circulated the applications for Review and Comment. Any comments, requirements, and/or recommendations received will be incorporated into the final Recommendation Report.

The majority of the comments that have been received from the public have been with respect to undetermined infrastructure issues that have occurred in the area that appear to have led to sewer back-ups in the past. The Engineering Division has reviewed the comments that have been submitted, and are moving forward with a review of the existing infrastructure in the area. The plan includes reviewing current flows, and creating flow models for the area to identify improvements that can be made, if any.

Engineering Staff will be holding a Public Open House to meet with residents of the area in 2019 to discuss the ongoing flooding issues in the area and to create a plan moving forward.

The City continues to provide funding through the Sewage Water Alleviation Program (SWAP) which gives financial incentives to residents to disconnect foundation drains, weeping tiles, and roof leaders from the sanitary sewer, as well as to install backwater valves. Disconnecting foundation drains, roof leaders, and weeping tiles reduces the amount of water flowing into the sanitary sewer during wet weather events, which are a contributing factor in sewage backups.

**SUMMARY AND CONCLUSION:**

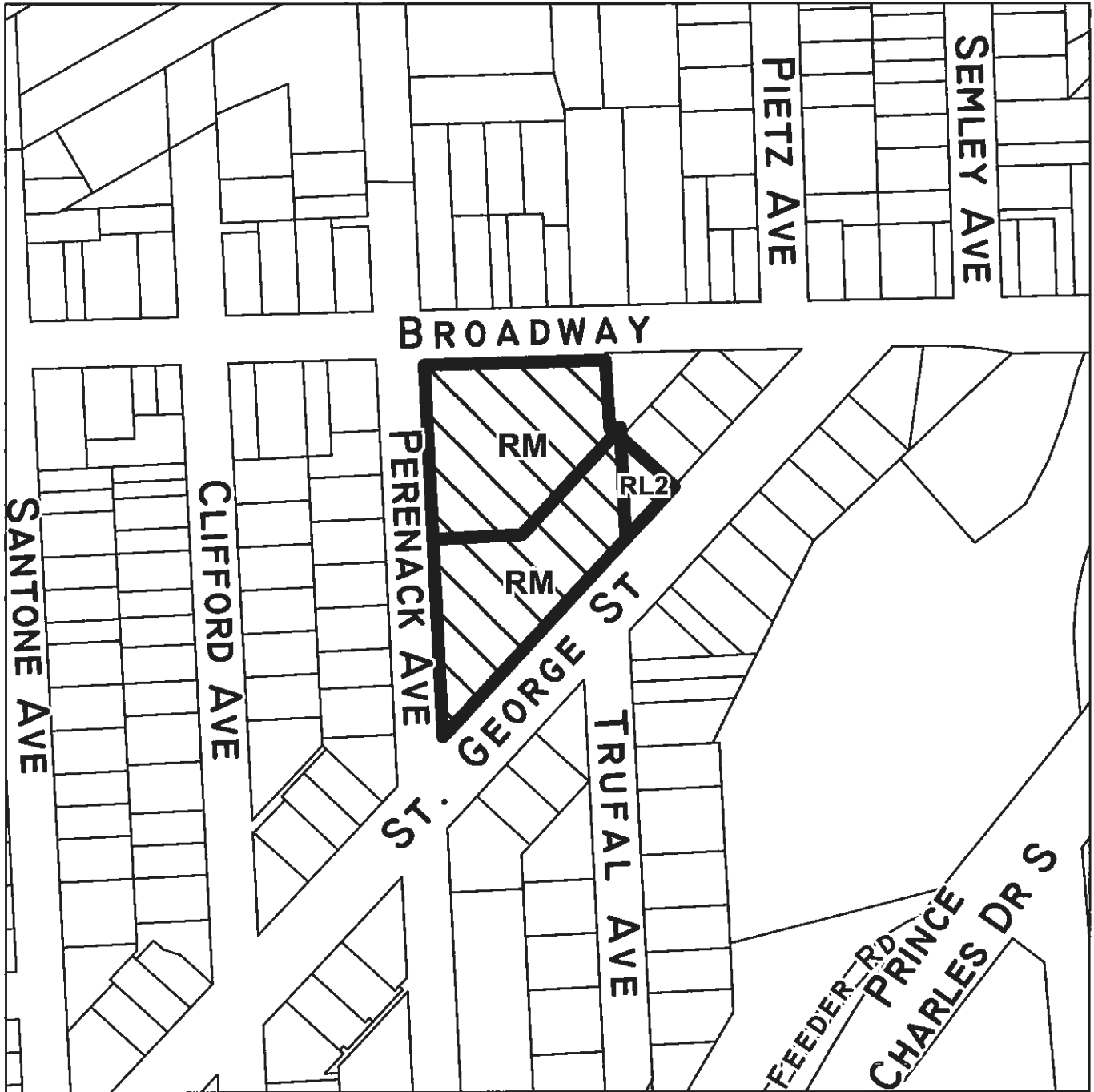
The Planning Act requires a Statutory Public Meeting be held to provide an opportunity for public input and discussion regarding the Applications. This Report is intended to provide background information for the Public Meeting.

Therefore, it is recommended that Council receives Report P&B-2018-60 for information purposes.

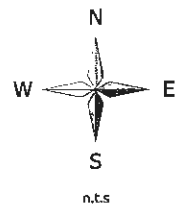
**ATTACHMENTS:**

- Appendix I - Key Map
- Appendix II - Aerial photo of Subject Lands
- Appendix III - Draft Plan of Condominium

# 2018-05 & 26CD-14-18006



## KEY MAP



**SUBJECT LANDS**

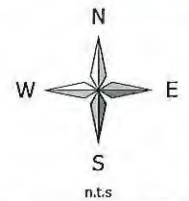


Infrastructure and  
Development Services  
Planning Division





**AERIAL PHOTO OF  
THE SUBJECT LANDS**  
2018-05 & 26CD-14-18006





 **SUBJECT LANDS**



*Infrastructure and  
Development Services*  
Planning Division





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| GENERAL MANAGER |  |
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| CAO             |  |

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES**

05-120

**REPORT P&B-2018-61**  
**December 18, 2018**

**SUBJECT: PROPOSED REVIEW FOR BUILDING PERMIT FEES  
AND ACCOMPANYING LEGISLATIVE PROCESS**

**AUTHOR: JACK TOSTA, CBCO, CPSO  
CHIEF BUILDING OFFICIAL**

**APPROVING G.M.: ERIK NIKEL, P. ENG., B.B.A., M.A.,  
GENERAL MANAGER,  
INFRASTRUCTURE AND DEVELOPMENT  
SERVICES/CITY ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND approve report 2018-61 Proposed Review For Building Permit Fees And Accompanying Legislative Process and,

That Welland City Council Direct the Clerk to amend City of Welland Fees and Charges By-law accordingly;

**ORIGIN AND BACKGROUND:**

On October 17, 2017, (Report P&B 2017-55), Council directed the Building Division to adjust permit fees in January of 2018 to reflect budgetary increases. This Report explains the rationale for increasing the permit fees to cover the reasonable and necessary cost increases associated with budgetary increases expected in 2019. Based on projected expenses, the Building Division is proposing an increase of 5% for all permit fees.

Approval of the revised Building Permit Fees will ensure that all direct and indirect costs associated with delivering services related to the administration and enforcement of the Building Code Act, are fully recovered.

Section 7 of the *Building Code Act* allows municipalities to pass by-laws requiring payment of fees for application and issuance of building permits. The fees must not exceed the anticipated reasonable cost of administration and enforcement (including direct and indirect costs). The *Act* also allows for a creation of *Building Code Act* reserve funds to accommodate economic fluctuations.

Schedule "A" of Building By-law 2005-91 contains a list of fees for classes of permits and services related to the administration and enforcement of the *Act*. The current fees were approved by Council in 2014 as a result of recommendations contained in Report 2014-

10. At that time, staff recommended incremental annual increase of 5% for all Building Division fees for the next three (3) years ending in 2017.

In October of 2017, Council further directed staff to continue with the incremental increases in order to bridge the gap in achieving full cost recovery. As such, the Fees and Charges By-law was increased in January 2018. A similar fee increase is recommended for the 2019 fiscal year.

### **COMMENTS AND ANALYSIS:**

Since 2006, the Building Division has been operating on an average annual deficit of \$168,491.00 (Appendix I). In 2016 and 2017, the Division was able to generate a relatively modest surplus of \$331,485.00 as a result of the General Electric development project. However it is anticipated that the operating budget for the current year will result in a deficit.

The proposed operating budget for the 2019 budget year forecasts an anticipated deficit of \$ 196,129.00. In order to address this shortfall, the following options could be considered:

1. Increase revenues by raising user fees to achieve full cost recovery (recommended).
2. Continue to fund the deficit through the tax levy (current status quo).
3. Reduce the expenditures by an amount that is equal to the anticipated revenues.

Selection of the most appropriate option involves an overview of several determining factors such as current service delivery model, total costs associated with administration, and compliance with the *Building Code Act*.

### **Current Service Delivery Model**

The Building Division is responsible for the intake, plan review, issuance of building permits, and undertaking inspections in accordance with the Ontario Building Code. The 2014 BMA report identified that the Building Division was operating in an annual deficit cycle and that opportunities such as full cost recovery were not being realized. In response, staff proposed a 5% per year fee increase to bridge the gap between the deficit and cost recovery. To date, with the exception of the 2016 fiscal year, this approach has not been effective and was undertaken in a manner that is contrary to the *Building Code Act*.

In addition to administering the *Building Code Act*, the Building Division also undertakes non-Building Code related services such as the enforcement of property standards and vacant buildings by-laws which have a direct impact on resources through service demands. These services are considered as quality of life services and are funded through the tax levy.

### **Costs of Administration**

The costs of administering the Building Division include several key expenditures that are considered to be fixed costs that cannot be adjusted, such as salaries and benefits. Furthermore, the response to service demand is legislated by the Building Code and dictates the staffing levels that must be maintained in order to conform to mandatory timeframes for service delivery. Lastly, the Building Code sets out minimum qualification

criteria for building officials and mandates continuous technical training requirements and annual Ministry registration. With the upcoming 2018 amendments to the Building Code, staff will be required to continue their technical training as part of the qualification provisions. Funding for the training is derived from permit fees which are related to the direct costs of the operating budget.

#### Building Code Act Compliance

The Ontario Building Code sets out the legislated process to increase building permit fees. This process requires the municipality to hold a public meeting, issue a 21 day notice, provide an estimate of the costs of administering and enforcing the *Ontario Building Code Act*, indicate the amount of the proposed fee or the changes to the existing fee schedule, and to include the rationale for imposing or changing a fee. The public meeting associated with this recommendation report is scheduled for December 18, 2018.

The Building Code allows for the creation of a reserve fund to offset year to year fluctuations in the local economy. The creation and maintenance of a reserve fund will also provide certainty in the annual operating budget.

#### FINANCIAL CONSIDERATION:

N/A

#### OTHER DEPARTMENT IMPLICATIONS:

Human Resources and Legislative Services will include the proposed 5% fee increase into the City's Fees and Charges By-law for 2019. Communications Staff in the Chief Administrative Officer's department will be called upon to assist with the public consultation process for the 2019 fee review, in line with the Ontario Building Code's legislated process. In addition, Procurement staff will undertake the contract administration of the Comprehensive Fee Review of all development fees.

#### SUMMARY AND CONCLUSION:

Building, Planning, and Engineering staff are currently undertaking a comprehensive building permit and inspection services fee review to increase revenues. The purpose of this initiative is to ensure legislative conformity, provide for reasonable cost recovery, maintain financial sustainability without negatively impacting the tax base, reflect industry best practices, and recommend fee structure improvements. This approach will help to establish a long term cost recovery model and set a reserve fund policy.

#### ATTACHMENTS:

Appendix I - Average Annual Operating Budget Deficit



APPENDIX I  
AVERAGE ANNUAL OPERATING BUDGET DEFICIT








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COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

TRAFFIC DIVISION

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |   |
| CFO             |  |
| CAO             |  |

REPORT TRAF-2018-19  
DECEMBER 18, 2018

99-90  
18-22

**SUBJECT: GUIDELINES FOR SIDEWALK & PARKING SPOT PATIOS**

**AUTHOR: MUHAMMAD ALI KHAN, M. A. Sc., P. ENG.  
SUPERVISOR, TRAFFIC, PARKING & BY-LAWS**

**APPROVING MANAGER: CHRIS ANDERS, P. ENG  
MANAGER, ENGINEERING SERVICES**

**APPROVING G.M.: ERIK NICKEL, P. ENG  
GENERAL MANAGER, INFRASTRUCTURE AND  
DEVELOPMENT SERVICES / CITY ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information **REPORT TRAF-2018-19** Guidelines for Sidewalk and Parking Spot Patios; and further

THAT THE COUNCIL OF THE CITY OF WELLAND approves guidelines for Sidewalk and Parking spot Patios in the City.

**ORIGIN AND BACKGROUND:**

At the June 12, 2018 General Committee meeting, Council passed the following motion:

"THAT GENERAL COMMITTEE receives for information the presentation by Amanda MacDonald, Executive Director of the Welland Downtown Business Improvement Area regarding Pilot Sidewalk and Parking Spot Patio Program; and further

"THAT General Committee refers the presentation to staff for a report back to a Council meeting on the implementation for a pilot sidewalk and parking spot patio program".

**COMMENTS AND ANALYSIS:**

In recent years, many Canadian municipalities have established guidelines to promote the utilization of public spaces for festivals, events, etc., including the use of on-street parking spaces for patios associated with adjacent cafés and restaurants.

Most of the streets within Downtown Welland have narrow rights-of-way, and experience competing priorities for the limited space, including sidewalks, vehicle lanes, parking, utilities, landscaping, and street furniture. The first priority for sidewalk space is the provision of a clear and accessible pedestrian travel path – typically at least 2.4 metres wide (8 feet). Where space permits, the City would encourage the installation of conventional sidewalk patios.

However, most of the sidewalks within the Downtown are too narrow to accommodate a conventional patio while maintaining a sufficient clear pedestrian path. Therefore, in an effort to facilitate the installation of patios on street sections with undersized sidewalks, staff are recommending the creation of parking spot patio program, which allows establishments to construct seasonal patio decks atop on-street parking lanes to aid in maintaining a clear sidewalk.

The proposed sidewalk and parking spot guidelines do not apply to private property and are intended to establish a series of guidelines and technical performance standards to encourage patios on sidewalks provided adequate sidewalk width is available. These guidelines address a number of key issues such as aesthetics, accessibility, and setback considerations.

The following is a summary of the recommended criteria / guidelines under which On-Street Patios would be permitted in the City:

1. Patios, would generally mean passive seating areas and spaces which may include landscaping materials for beautification of the space;
2. Written endorsement by the BIA is required in a form satisfactory to the City;
3. On-Street Patios shall be permitted only in legal on-street parking areas (i.e. time limited parking spaces, or unrestricted parking spaces) and will not be allowed in areas where parking / stopping is prohibited for traffic movement / public safety (i.e. in through traffic lanes, bike lanes, accessible parking stalls etc.);
4. An applicant must provide proof of Commercial General Liability Insurance (\$5 M) coverage endorsed to include the City as additional insured;
5. The On-Street Patio shall comply with all requirements of *Accessibility for Ontarians with Disabilities Act, 2005* (AODA); and,
6. To ensure that public safety is maintained, applications for On-Street Patios would be reviewed through the City's current Road Occupancy Permit.

#### **FINANCIAL CONSIDERATION:**

The City has an existing fee structure for road occupancy permit, including an application fee of \$150.00. This rate will also apply to sidewalk and parking spot patios.

#### **OTHER DEPARTMENT IMPLICATIONS:**

In developing the recommended Patio Guidelines, consultation with all affected City Departments staff as well as Downtown BIA was undertaken. Furthermore, approaches/ guidelines of various municipalities in Ontario were considered.

#### **SUMMARY AND CONCLUSION:**

Sidewalk and Parking Spot patios support the creation of vibrant, pedestrian-oriented streets, while providing expanded opportunities for Downtown restaurateurs to serve their customers. The creation of the sidewalk and parking spot patio guidelines/program is consistent with the City's objective to support continued Downtown revitalization. Based on the information received from BIA staff, Matteo's Restaurant will be setting up a patio on East Main Street in 2019.

#### **ATTACHMENTS:**

APPENDIX I: Patio Guidelines

## Welland Patio Guidelines

### What are they?

The City of Welland Sidewalk and Parking Spot Patios Program is a pilot project that allows downtown businesses to establish temporary seasonal patios using on-street parking spaces and existing bulb outs.



The purpose of this Design Guideline is to ensure that neither pedestrian nor vehicular traffic is impeded or hindered within the public right-of-way. The streetscapes within the Downtown Core must facilitate free and comfortable movement – sidewalk/on-street patios should not encumber easy navigation. The standards laid out within this document will guide the City, its residents, and business proprietors in the placement of patios, working together to ensure that the City streetscape is maintained for free pedestrian movement and enhanced utility.

### Location:

- Permitted only on streets with existing on-street parking
- Will not impact people exiting from vehicles;
- Have a valid business license to operate as the describe business.

- Permitted only on sites that have inadequate space to construct a conventional sidewalk patio while maintaining a minimum 1.5 metre (5.0 ft) wide clear path;
- Permitted only where the Sidewalk and Parking Spot Patios installation can be located directly in front of the associated business;
- Must be located at least one (1) parking stall away from an intersection or 6m of a street intersection or a public laneway;
- Proposals will be assessed in accordance with vehicle volumes, sightlines and visibility to the satisfaction of the Supervisor of Traffic;
- Proposals must not obstruct underground utility access, electrical transformer vaults, utility boxes, loading zones, transit stops and other infrastructure; and
- For maintenance reasons, patios will only be permitted on a seasonable basis between April 15 to last Friday of September. During the off season the public right of way shall be returned to its original condition with no patio furniture or fencing in the right of way.

### **Design Standards:**

- The deck (floor structure) must have a flush transition at the sidewalk and curb to permit easy access and avoid tripping hazards;
- The sub-structure must accommodate the crown of the road and provide a level surface for the deck (floor structure) such as adjustable deck pedestals spaced under the surface and of different heights. Another method is to provide steel sub-structure and angled beams;
- The deck must be constructed of a slip-resistant surface;
- The deck and patio, including entrances, must meet the City's Accessible Design Standards;
- All gates must swing into the patio space and not obstruct the sidewalk;
- Proposals must have vertical elements that make them visible to traffic, such as flexible posts, bollards or landscape planters;
- Railings and vertical elements should be a minimum of 0.91 metres (36") and no higher than 1.07 metres (42") in height;
- No umbrellas or other treatments can extend into the sidewalk or travelled portion of the roadway;
- A portable fence, 1.07 minimum height, shall be erected to clearly delineate the area on the sidewalk being used for the Patio.
- To ensure visibility to moving traffic and parking cars, pop-up installations must be buffered using a wheel stop at a desired distance of 1.2 metres (48") from each end and may require further restraints as directed by the Traffic Department;
- The patio installations must provide a minimum of 0.3 metres (12") from the travelled portion of the roadway;
- Lighting will be subject to review and will be designed and installed in such a way as to not create a visual or physical distraction to travelling public on the sidewalk or roadway; and
- Tables shall not exceed a height of 0.865 metres (34") above the finished floor of a patio (deck).
- Applicants must provide notice to adjacent business neighbours of their proposals; and

- Promotional signage/advertising will not be permitted on pop-up installations.

### **Approvals:**

Step 1 – Submit a Road Occupancy Permit (yearly), including the required Certificate of Insurance, a drawing of the proposed location, a letter from businesses that are adjacent neighbours that support the proposal, submit a fee (\$150) for administration.

Step 2 – Revise the proposed plan in response to staff comments, if necessary

Step 3 – Clear conditions of approval. Upon completion of any work, the Applicant agrees to restore the property/boulevard at its expense to the satisfaction of the City of Welland and to remove all debris and rubbish.

Step 4 – Construct Sidewalk and Parking Spot Patio installation(s)

Step 5 – Contact staff for inspection




### **Application submission deadline**

The deadline for submitting applications is April 15, 2019. Applications will be reviewed/approved by city staff. If approved, construction of the patio may begin May 15, 2019. Applications will continue to be accepted on a first come first serve basis following the above deadline.

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COUNCIL**

**HUMAN RESOURCES & LEGISLATIVE SERVICES**

**LEGAL DIVISION**

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

REPORT LEG-2018-01  
DECEMBER 18, 2018

18-38

**SUBJECT:** ANNUAL REVIEW OF FEES AND CHARGES  
FOR VARIOUS SERVICES AND USE OF MUNICIPAL  
FACILITIES / AMENDMENT TO BY-LAW 2006-193

**AUTHOR:** LAURA DEE EDEN, LAW CLERK

**APPROVING G.M.:** ROSANNE MANTESSO, GENERAL MANAGER,  
HUMAN RESOURCES & LEGISLATIVE SERVICES

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**RECOMMENDATION:**

THAT COUNCIL OF THE CITY OF WELLAND approves the fees and charges set out in Appendix 1 for Year 2019; and further

THAT the Clerk shall prepare an amendment to By-law 2006-193.

**ORIGIN AND BACKGROUND:**

By-law 2006-193 was enacted by Council on December 12, 2006 and subsequently amended from time to time, being a by-law to establish and regulate fees and charges for various services or activities provided by the municipality and use of municipal facilities.

**COMMENTS AND ANALYSIS:**

Fees and charges are based on the current average labour costs to provide the services, inclusive of allowable supplies and overhead costs and are recovered as costs and processed as revenue to the municipality, with the majority of updates done on an annual basis, effective January 1<sup>st</sup> for the ensuing year. These charges coincide with the rates charged by the other local municipalities within the Niagara Region, and inflation is also taken into consideration by applying the Consumer Price Index, if Staff deems it necessary.

**CLERK (Account No. 20-120-000)**

There are two changes proposed for the Clerk's Division, firstly, increase the service fee for marriage ceremony by Clerk during business hours from \$125.00 to \$150.00 and secondly, establishing a fee for witnesses at \$25.00 per witness.

**FINANCE (Account No. 20-130-000)**

There are no increases for the Finance Division at this time.

**LEGAL DIVISION (Account No. 20-140-000)**

In accordance with the Consumer Price Index, a 2% increase is proposed for fees and charges generated from the Legal Division for year 2019.

**THE FOLLOWING COMMENTARIES WERE PROVIDED BY THE DIVISIONS LISTED BELOW:**

**FIRE AND EMERGENCY SERVICES (Account No. 20-210-000)**

Welland Fire and Emergency Services are recommending the following proposed changes in order to enhance service and more efficiently deal with situations that have presented themselves in years past, as well as reflect current expenses.

The 2 % increase has been adjusted throughout the schedule as requested with the exception of Smoke Alarms, Carbon Monoxide Alarms and Combination Smoke /CO Units they will remain unchanged at \$20.00, \$30.00 and \$40.00 respectively.

In order to meet the current MTO regulated rates, Fire is proposing a change to \$477.00 per hour, per vehicle, when responding to incidents on the Kings Highways, as well as referencing the said MTO rate for responses to the third and subsequent false alarms.

Other than those specific above, there are no further fee increases proposed for 2019.

**TRANSIT (Account No. 20-810-000)**

For 2019 Transit staff are recommending fare revisions to match the fares in Niagara Falls and St. Catharines. These revisions will be determined through the work of the Inter Municipal Transit Working Group and the Linking Niagara Transportation Committee, prior to being brought before Welland City Council for approval.

Staff recommends that both the Conventional charter rate and WellTrans charter rate increase from \$90.00 to \$100.00 per hour to more accurately reflect the hourly operating costs.

**INFRASTRUCTURE AND DEVELOPMENT SERVICES - Planning Division (Account No. 20-510-000)**

It is proposed that all Planning Division fees be increased by 3 % due to increasing processing costs.

The section of the Report that deals with the Extension to Draft Plan Approval reflects the more recent change approved by Council on June 20, 2017 in Report P&B-2017-34. The fee for processing such applications was approved to be \$2,575 plus \$103 per lot/block excluding 0.3 metre Reserves and any blocks for park purposes to reflect actual costs of processing these applications.

**Development Charges**

In accordance with the City's Development Charges By-law 2014-75, development charges are to be adjusted annually based on Statistics Canada Construction Price Index for Niagara and therefore not affected by the subject fees and charges by-law 2006-163.

**INFRASTRUCTURE AND DEVELOPMENT SERVICES – Building Division (Account No 20-520-000)**

Building Division recommends a 5% increase in building permit fees effective January 1, 2019 subject to the statutory Public Meeting and subsequent Council approval.

**INFRASTRUCTURE SERVICES - Waterworks Service Charge/Fees (Account No. 25-910-000)**

There are no proposed increases for the waterworks division at this time.

**INFRASTRUCTURE SERVICES (Cemetery 20-420-000)**

Infrastructure Services is recommending that Cemetery Fees for Residents and Non-Residents be increased by 2 percent as per the Consumer Price Index. Lump sum amounts have been rounded to the nearest dollar.

**INFRASTRUCTURE SERVICES (By-Laws 20-525-000)**

There are no proposed increases for the by-law enforcement division at this time.

**WELLAND COMMUNITY WELLNESS CENTER - Recreation & Culture (Account No. 20-405-000)**

Rates and fees are generally proposed to increase by 2% in 2019 vs. 2018.

Any rates or fees under \$10.00 in 2018 are recommended to increase by \$0.25 for 2019.

All 2019 Area ice rental rates are presented as approved by Council in report R&C-2018-07.

Any rate changes that represent a significant cost difference to previous years are indicated below, along with rationale for the change.

Staff recommend:

- Adding a detailed price list for printing at competitive rates compared to commercial services. Printing requests have been in high demand in 2018 and this is expected to continue in 2019.
- Increase of the registration fee for the Welland Summer Camp program by 15% over two years, or 7.5% per year through 2020. This is to allow for the continuation of fun and exciting programming for the participating children, which helps attract high enrollment. The City of Welland will still be the most affordable summer camp in the Region; many other camps are charging \$150-200 per child, per week. We recommend further that a late pick-up fee of \$10 be introduced as late pick-ups have been an increasing problem with various repercussions for staff and facility. Most other daycare centers/summer camps follow this practice.
- Welland Community Wellness Complex membership fees increases by \$2.00, memberships have not have an increase since the Spring/Summer 2017 addition of the Wellness Guide. Membership cost remains very reasonable compared to services offered to the community, with a significant menu of free options alongside paid programming available to members.
- Fees for volleyball court rental increase significantly to reflect a high non-resident participation rate in volleyball programming and a low rental cost for three courts vs. industry standard.
- Stadium Concession rental fee be lowered to \$75.00 daily. A previous lease prevented the rental of the concession stand at a competitive rate; income from the concession has been low for a number of years and this new rate is expected to help increase use of this amenity.
- The 2nd Floor Community Room price be lowered to a competitive rate of \$61.10 to help stimulate increased bookings of this high quality venue for events, meetings, etc.



- Chippawa Park Community Centre Community Hall and Meeting room rental rates increase by approximately 5% to reflect the premium quality of this facility as well as increasing demand. Hourly rental rates remain very reasonable at under \$20 for community and non-profit groups.
- Welland International Flatwater Centre (WIFC) portable rental increase to include an administration fee of between \$7-8 per unit for the various options.
- WIFC wakeless and zodiac motor boat rental rates increase \$25 and \$20 per event day respectively, and that the City correspondingly no longer apply a delivery charge for these items to avoid confusion for rental groups.
- WIFC rate card include flow through service pricing for security and lifeguards to support event bookings. Rates are established at the standard City rate plus a small admin fee per hour.

**FINANCIAL CONSIDERATION:**

In summary, fees and charges are set on a cost recovery basis and the Consumer Price Index may be applied, if Staff deems it necessary.

**OTHER DEPARTMENT IMPLICATIONS:**

The fees and charges proposed herein have been determined by Staff as set out herein.

**SUMMARY AND CONCLUSION:**

It is recommended that the fees and charges proposed for year 2019 be authorized by Council and by-law 2006-193 be amended to reflect the new rates effective January 1, 2019 (or such later date as may otherwise be indicated on Appendix 1).

**ATTACHMENTS:**

Appendix 1 - Fees and Charges Schedule

# Appendix I

Appendix I

2018  
FEES

2019  
FEES

New Items B

## PERMITS

- 3% of actual price value (min. \$15.00)

|       |  |  |  |  |  |  |  |  |  |
|-------|--|--|--|--|--|--|--|--|--|
| 34002 | LOTTERY ADMINISTRATION                                     |  |  |  |  |  |  |  |  |
|       | LOTTERY LICENCE  |  |  |  |  |  |  |  |  |
|       | BINGO HALL CRITERIA  |  |  |  |  |  |  |  |  |
|       | OPERATING TELEPHONE BETTING LICENCE (OTB)                  |  |  |  |  |  |  |  |  |
| 34009 | MARRIAGE LICENCE   |  |  |  |  |  |  |  |  |
| 32023 | MARRIAGE REHEARSAL   |  |  |  |  |  |  |  |  |
| 32023 | - CITY HALL ROOM RENTAL FOR MARRIAGES                      |  |  |  |  |  |  |  |  |
|       | - ADMIN FEE FOR CIVIL MARRIAGES BY CITY CLERK OR DESIGNATE |  |  |  |  |  |  |  |  |
|       | - MARRIAGE CEREMONY BY CLERK DURING BUSINESS HOURS         |  |  |  |  |  |  |  |  |
|       | - WITNESS FEES FOR MARRIAGE CEREMONIES PER WITNESS         |  |  |  |  |  |  |  |  |
| 32029 | PROVINCIAL BURIAL PERMITS                                  |  |  |  |  |  |  |  |  |
|       |  |  |  |  |  |  |  |  |  |
| 32032 | CERTIFIED COPIES   |  |  |  |  |  |  |  |  |
| 32031 | PHOTOCOPYING PER SHEET                                     |  |  |  |  |  |  |  |  |

## MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

|       |   |  |  |  |  |  |  |  |  |
|-------|---|--|--|--|--|--|--|--|--|
| 32031 | APPLICATION FEE                                     |  |  |  |  |  |  |  |  |
|       | PHOTOCOPIES - PER SHEET                             |  |  |  |  |  |  |  |  |
|       | FLOPPY DISK - EACH                                  |  |  |  |  |  |  |  |  |
|       | MANUAL SEARCH - EACH 15 MINUTES                     |  |  |  |  |  |  |  |  |
|       | PREPARING A RECORD FOR DISCLOSURE - EACH 15 MINUTES |  |  |  |  |  |  |  |  |
|       | DEVELOPING A COMPUTER PROGRAM - EACH 15 MINUTES     |  |  |  |  |  |  |  |  |

Any costs, including computer costs, incurred by the institution in locating, reviewing, processing and copying the record if these costs are specified in an invoice received by the institution.

|       |                                 |  |  |  |  |  |  |  |  |
|-------|---------------------------------|--|--|--|--|--|--|--|--|
| 32032 | COMMISSIONER'S FEE              |  |  |  |  |  |  |  |  |
|       | - IF APPLICATION COMPLETED      |  |  |  |  |  |  |  |  |
|       | - IF APPLICATION NOT COMPLETED  |  |  |  |  |  |  |  |  |
| 32032 | MUNICIPAL CLEARANCE APPLICATION |  |  |  |  |  |  |  |  |

## US

|            |   |  |  |  |  |  |  |  |  |
|------------|---|--|--|--|--|--|--|--|--|
| 32031      | COPY OF STREET INDEX                        |  |  |  |  |  |  |  |  |
|            | - Printed copy for City                     |  |  |  |  |  |  |  |  |
|            | - Printed copy for individual Ward          |  |  |  |  |  |  |  |  |
|            | - disk or USB                               |  |  |  |  |  |  |  |  |
| 32046      | WARD MAPS                                   |  |  |  |  |  |  |  |  |
|            | - City Colour (approximately 3' x 4')       |  |  |  |  |  |  |  |  |
|            | - City Colour (11" x 17")                   |  |  |  |  |  |  |  |  |
|            | - City Colour (8.5" x 11")                  |  |  |  |  |  |  |  |  |
|            | - City Photocopy (8.5" x 11") Black & White |  |  |  |  |  |  |  |  |
|            | - Ward Colour (11" x 17")                   |  |  |  |  |  |  |  |  |
|            | - Ward Colour (8.5" x 11")                  |  |  |  |  |  |  |  |  |
|            | - Ward Photocopy (8.5" x 11") Black & White |  |  |  |  |  |  |  |  |
| 32046      | CITY PINS                                   |  |  |  |  |  |  |  |  |
|            | CITY PINS                                   |  |  |  |  |  |  |  |  |
|            | PLASS                                       |  |  |  |  |  |  |  |  |
| 20-130-000 |   |  |  |  |  |  |  |  |  |

|       |             |  |  |  |  |  |  |  |  |
|-------|-------------|--|--|--|--|--|--|--|--|
| 33002 | USE CHARGES |  |  |  |  |  |  |  |  |
|       |             |  |  |  |  |  |  |  |  |

## OTHER FEES

|       |                                      |  |  |  |  |  |  |  |  |
|-------|--------------------------------------|--|--|--|--|--|--|--|--|
| 32034 | TAX REGISTRATION                     |  |  |  |  |  |  |  |  |
|       | - AFTER FINAL NOTICE                 |  |  |  |  |  |  |  |  |
|       | - SALE BY TENDER/ AUCTION            |  |  |  |  |  |  |  |  |
|       | - PREPARATION OF EXTENSION AGREEMENT |  |  |  |  |  |  |  |  |

**CGS FEES**

|            |  |                   |                  |                  |
|------------|--|-------------------|------------------|------------------|
| 20-210-000 |  |                   |                  |                  |
|            | <u>Account #</u>   |                   | <u>2017 FEES</u> | <u>2018 FEES</u> |
| 20-210-000 |  |                   |                  |                  |
|            | <b>32037 INSPECTIONS</b>   | all fees plus HST |                  |                  |
|            | Occupant Load Calculation  | \$120.00          | \$120.00         |                  |
|            | Property File Search, Report   | \$130.00          | \$130.00         |                  |
|            | Incident Records Search, Report  | \$70.00           | \$70.00          |                  |
|            | LCBO License Review  | \$150.00          | \$150.00         |                  |
|            | On site inspection Residential, single dwelling  | \$240.00          | \$240.00         |                  |
|            | On site inspection Residential, duplex   | \$340.00          | \$340.00         |                  |
|            | On-site inspection Residential 3 to 6 units  | \$380.00          | \$380.00         |                  |
|            | On site inspection of each additional Residential unit over 6 units (low-rise)   | \$20.00           | \$20.00          |                  |
|            | On site inspection of mid-rise Residential - 4 to 6 stories  | \$520.00          | \$520.00         |                  |
|            | On site inspection Residential high-rise per Residential unit per floor above 6 stories  | \$20.00           | \$20.00          |                  |
|            | On site inspection Commercial and Industrial first 9000m <sup>2</sup> (10000 sq ft)  | \$450.00          | \$450.00         |                  |
|            | On site inspection Commercial and Industrial each additional 450m <sup>2</sup> (5000 sq ft)  | \$90.00           | \$90.00          |                  |
|            | On site inspection Bed and Breakfast and Compliance report   | Not Applicable    |                  |                  |
|            | On site inspection of Multi Unit, Hotels and Motels (low-rise)   | \$520.00          | \$520.00         |                  |
|            | Private Home Day Care inspections, 5 children or less  | \$290.00          | \$290.00         |                  |
|            | Day Care Centres more than 5 Children  | \$340.00          | \$340.00         |                  |
|            | Vulnerable Occupancy, Care Occupancy up to 10 residents, inspection and Compliance Report  | \$640.00          | \$640.00         |                  |
|            | Vulnerable Occupancy, Care Occupancy up to 11+ residents, inspection and Compliance Report   | \$790.00          | \$790.00         |                  |
|            | Vulnerable Occupancy, Registered Retirement Home, inspection and Compliance Report   | \$1,250.00        | \$1,250.00       |                  |
|            | Second & each additional Fire Safety Plan revision   | \$1,140.00        | \$1,140.00       |                  |
|            | Refreshment Vehicle Inspection (No Suppression System)   | \$90.00           | \$90.00          |                  |
|            | Refreshment Vehicle Inspection (Suppression System Required)   | Not Applicable    |                  |                  |
|            | Inspection of Storage Tanks  | \$150.00          | \$150.00         |                  |
|            | Inspection of Trade Shows, Special Functions   | \$710.00          | \$710.00         |                  |
|            | Single station Carbon Monoxide Alarm & Installation  | \$290.00          | \$290.00         |                  |
|            | Single station Carbon Monoxide Alarm & Installation  | \$17.70           | \$17.70          |                  |
|            | Single station Combination Smoke and Carbon Monoxide Alarm & Installation  | \$26.55           | \$30.00          |                  |
|            | Burning Permit with a 6 month or less expiration date (as per By-law 2011-85)  | \$35.40           | \$40.00          |                  |
|            | Burning Permit with a 12 month or less expiration date (as per By-law 2011-85)   | \$35.00           | \$35.00          |                  |
|            | Review of Burning Safety Plan (Burning Permit additional) (as per By-law 2011-85)  | \$40.00           | \$40.00          |                  |
|            | <b>32046 Third and subsequent False Alarm (other than mischief) in a 12 month period for each attending Fire Dept. Vehicle (MTO rates)</b>   | \$450.00          | \$459.45         |                  |
|            | Administrative Services-Per Hour   | \$43.01           | \$45.93          |                  |
|            | Fire Prevention Officer Request for Assistance, Hourly Rate  | \$90.56           | \$90.56          |                  |
|            | Director of Fire Prevention Request for Assistance, Hourly Rate  | \$98.76           | \$98.79          |                  |
|            | Fire Extinguisher Training   | \$430.00          | \$430.00         |                  |
|            | Extra Costs: Cost recovery plus 15% administrative overhead for any extraordinary costs incurred relating to firefighting, overhaul, investigation, or securing a property. Including the costs of specialists, consumables, equipment, machinery, damages to public infrastructure. |                   |                  |                  |
|            | Paid Duty: The greater of Costs plus 15% administration overhead, or \$477.00 per hour (as established by MTO) or portion thereof in X hour increments for each staffed fire department vehicle.   |                   |                  |                  |
|            | <b>32085 Fire Works Display Approval (as per By-law 2003-127)</b>  | \$310.00          | \$310.00         |                  |
|            | - deposit required equal to permit application fee above   |                   |                  |                  |

|   |  |  |
|---|--|--|
| 32035 TAX CERTIFICATES<br>WATER CERTIFICATES  | \$40.00  | \$40.00                                      |
| 32036 TAX/WATER BILL REPRINT  | \$25.00  | \$25.00                                      |
| 32047 NEW WATER ACCOUNTS  | \$7.00   | \$7.00                                       |
| 32046 TRAY WATER PAYMENT CONFIRMATION LETTER  | \$20.00  | \$20.00                                      |
| 32087 TAXES- ADDITIONS TO THE ROLL  | \$25.00  | \$25.00                                      |
| 32088 VERBAL CONFIRMATIONS- TAX & WATER   | \$25.00  | \$25.00                                      |
| 32047 WATER READING RECHECK FEE (refundable if found that initial read was incorrect)<br>- fee is applicable to residential homeowners after receipt of two metered water billings  | \$75.00  | \$75.00                                      |
| 32047 SPECIAL METER READS   | \$30.00  | \$30.00                                      |
| 33006 - INTEREST CHARGES ON OVERDUE GENERAL ACCOUNTS RECEIVABLES REMAINING UNPAID<br>FOR MORE THAN 30 DAYS FROM THE DATE OF THE INVOICE   | 1.25%/MONTH  | 1.25%/MONTH                                  |
| 20-134-000  |  |  |
| 32030 LETTERS OF COMPLIANCE   | \$150.00   | 153.00                                       |
| 20-140-000  |  |  |
| 32036 AGREEMENT (LEASE/ENCROACHMENT)<br>RENEWAL AGREEMENT/AMENDING AGREEMENT/ASSUMPTION AGREEMENT<br>EASEMENT/RELEASE OF EASEMENT/RELEASE OF SITE PLAN AGREEMENT<br>32036 INVITING ORDER FOR NEW PLAN OF SUBDIVISION INCLUDES DELETION UPON<br>COMPLIANCE | all fees for the legal Division include land registration, if applicable<br>INCL. HST.<br>INCL. HST.<br>INCL. HST.<br>INCL. HST. | \$325.00<br>\$175.00<br>\$250.00<br>\$325.00 |
| 32036 CLOSED MEETING INVESTIGATION FEE  | INCL. HST  | 127.50                                       |

ACCOUNT #  
 RATE SERVICES  
 20-810-000

CHARGES/FEES

32048 ADVERTISING ON BUSES,SHELTERS AND BENCHES  
 PER CONTRACT

New items &

32073 CHARTERS

2018 Rate  
 2019 Fees Effective July 1, 2019

-ALL CHARTERS (MINIMUM 2 HOURS) \$90 ./Hr. + HST \$100 ./Hr. + HST

32074 FARES

|  |           |           |
|--|-----------|-----------|
| ADULT/SENIOR/STUDENT                         | \$3.00    | \$3.00    |
| CHILDREN 6 - 12 YEARS (ACCOMPANIED BY ADULT) | NO CHARGE | No Charge |
| 6-12 YEARS (inclusive)                       | \$1.50    | \$1.50    |
| S AND YOUNGER (ACCOMPANIED BY ADULT)         | NO CHARGE | NO CHARGE |

|                    |                              |         |         |
|--------------------|------------------------------|---------|---------|
| 10 RIDE ECONO PASS | ADULTS (19 to 64 inclusive)  | \$25.00 | \$27.00 |
|                    | SENIOR (65 and beyond)       | \$21.00 | \$22.50 |
|                    | STUDENT (13 to 18 inclusive) | \$22.00 | \$22.50 |

Day Pass (unlimited trips in one day) \$8.00

|                         |         |         |
|-------------------------|---------|---------|
| TRANSCAB TRANSFER       | \$1.25  | \$1.25  |
| TRANSCAB PASS (10 RIDE) | \$12.50 | \$12.50 |

|              |   |         |         |
|--------------|---|---------|---------|
| MONTHLY PASS | ADULTS (19 to 64 inclusive)               | \$85.00 | \$85.00 |
|              | SENIOR (65 and beyond)                    | \$65.00 | \$65.00 |
|              | SECONDARY STUDENT<br>(13 to 18 inclusive) | \$75.00 | \$65.00 |

|                              |         |
|------------------------------|---------|
| INTER MUNICIPAL SERVICE      |         |
| PORT COLBORNE LINK           | \$4.00  |
| NOTL LINK (NIAGARA ON THE LA | \$4.00  |
| BROCK LINK                   | \$4.00  |
| TRANSFER                     | \$1.00  |
| ECONO PASS (10 RIDES)        | \$35.00 |

ANS 20-820-000

|  |           |
|--|-----------|
| 32074 CASH FARES                             |           |
| ADULT/SENIOR/STUDENT                         | \$3.00    |
| CHILDREN 6 - 12 YEARS (ACCOMPANIED BY ADULT) | NO CHARGE |
| 6-12 YEARS (inclusive)                       | \$1.50    |
| 5 AND YOUNGER (ACCOMPANIED BY ADULT)         | NO CHARGE |
| 10 RIDE ECONO PASS                           | \$25.00   |
| ADULTS (19 to 64 inclusive)                  | \$27.00   |
| SENIOR (65 and beyond)                       | \$22.50   |
| STUDENT (13 to 18 inclusive)                 | \$22.50   |

DAY PASS (unlimited trips in one day) \$8.00

|              |   |         |         |
|--------------|---|---------|---------|
| MONTHLY PASS | ADULTS (19 to 64 inclusive)               | \$85.00 | \$85.00 |
|              | SENIOR (65 and beyond)                    | \$65.00 | \$65.00 |
|              | SECONDARY STUDENT<br>(13 to 18 inclusive) | \$75.00 | \$65.00 |

32073 CHARTERS  
-ALL CHARTERS (MINIMUM 2 HOURS) \$90./Hr. + HST \$100/Hr. + HST

| ASSET#  | 2018 Fees      | 2019 Fees                                | New Fees                                 |
|---|----------------|--|--|
| SERVICES -  |                |  |  |
| 20-510-000  |                |  |  |
| RGS/FEES  |                |  |  |
| 32065   |                |  |  |
| APPLICATION FEES  | + REGIONAL FEE | \$3,261.00                               | \$3,359.00                               |
| - OFFICIAL PLAN AMENDMENT   | + REGIONAL FEE | \$3,261.00                               | \$3,359.00                               |
| - ZONING BY-LAW AMENDMENT   | + REGIONAL FEE | \$4,794.00                               | \$4,938.00                               |
| - CONCURRENT OFFICIAL PLAN/BY-LAW AMENDMENT   |                | \$893.00                                 | \$898.00                                 |
| - REMOVAL OF HOLDING SYMBOL   |                | \$2,261.00                               | \$3,359.00                               |
| - TEMPORARY USE BY-LAW  | + REGIONAL FEE | \$2,263.00                               | \$2,331.00                               |
| - SITE PLAN CONTROL APPLICATION<br>(including preparation and registration of Agreement)  |                | \$723.00                                 | \$745.00                                 |
| - SITE PLAN EXEMPTION FEE   |                | \$1,154.00                               | \$1,189.00                               |
| - MINOR CHANGE TO SITE PLAN AGREEMENT   | + REGIONAL FEE | \$6,921.00                               | \$7,129.00                               |
| - PROCESSING SUBDIVISION APPLICATION / DEVELOPMENT AGREEMENTS<br>(including preparation and registration of Agreement)<br>PLUS \$59/LOT OR BLOCK EXCLUDING 0.3 METRE RESERVES<br>PLUS FOR EACH PHASE GREATER THAN ONE |                | \$57.00/lot or Block<br>\$1,285.00/Phase | \$59.00/lot or Block<br>\$1,309.00/Phase |
| - SUBDIVISION FEE FOR EACH PLAN REGISTRATION GREATER THAN 1 DEALING WITH THE SAME DRAFT PLAN  |                | \$7,485.00                               | \$7,580.00                               |
| - MODIFICATION TO DRAFT PLAN CONDITIONS INVOLVING CIRCULATION   | + REGIONAL FEE | \$1,598.00                               | \$1,646.00                               |
| - EXTENSION TO DRAFT PLAN APPROVAL<br>PLUS \$100/LOT OR BLOCK   | + REGIONAL FEE | \$1,433.00                               | \$2,575.00                               |
| - PROCESSING SHORT FORM SUBDIVISION AGREEMENT   |                | \$1,010.00                               | \$1,041.00                               |
| - PROCESSING CONDO APPLICATION/ EXEMPTION REQUEST<br>(including preparation and registration of agreement)  | + REGIONAL FEE | \$6,822.00                               | \$7,130.00                               |
| - PROCESSING PART LOT CONTROL BY-LAW (including registration)   |                | \$832.00                                 | \$857.00                                 |
| - PROCESSING SERVING/ DEVELOPMENT AGREEMENT<br>(including preparation and registration of Agreement)  |                | \$1,930.00                               | \$1,988.00                               |
| - PROCESSING FRONT- ENDING AGREEMENT<br>(including preparation and registration of Agreement)   |                | \$1,890.00                               | \$1,988.00                               |
| - MINOR VARIANCE/ CHANGE OF USE APPLICATION   | + REGIONAL FEE | \$1,043.00                               | \$1,075.00                               |
| - CONSENT TO SEVERAL VALIDATION OF TITLE  | + REGIONAL FEE | \$306.00                                 | \$316.00                                 |
| - CONCURRENT MINOR VARIANCE AND CONSENT   |                | \$25.00                                  | \$25.00                                  |
| - RESCHEDULING OF CONSENT OR MINOR VARIANCE APPLICATION   |                | \$1,375.00                               | \$1,417.00                               |
| - CHANGE OF CONDITIONS FOR CONSENT  |                | \$905.00                                 | \$915.00                                 |
| - CHANGE OF ADDRESS REQUESTS  |                | \$25.00                                  | \$25.00                                  |
| - OMB COST RECOVERY FOR A THIRD PARTY APPEAL  |                | \$1,819.00                               | \$1,874.00                               |
| - OMB APPEAL - Primary Appeal   |                | \$710.00                                 | \$732.00                                 |
| - OMB APPEAL - Any Related Appeal   |                | \$527.00                                 | \$543.00                                 |
| - Niagara Peninsula Conservation Authority Fees (if applicable) - See Planning staff for details  |                | \$189.00                                 | \$195.00                                 |
| - ZONING BY-LAW 2667 (office consolidation)   | +HST           | \$6,090.00                               | \$6,273.00                               |
| PUBLICATIONS  | +HST           | \$25.00                                  | \$26.00                                  |
| - ZONING BY-LAW AMENDMENTS  | +HST           | \$20.00                                  | \$21.00                                  |
| - ZONING MAP  | +HST           | \$26.00                                  | \$26.00                                  |
| - OFFICIAL PLAN MAP (office consolidation)  | +HST           | \$30.00                                  | \$31.00                                  |

|     |   |      |  |  |
|-----|---|------|--|--|
|     | -STREET MAP   | +HST | \$25.00                                  | \$25.00                                  |
|     | -11" X 17" MAP  | +HST | \$10.00                                  | \$11.00                                  |
|     | -CUSTOM MAPS/AIR PHOTOS (includes preparation time and output)  | +HST | \$56/hr<br>In 15 Min. intervals          | \$89/hr<br>In 15 Min. intervals          |
|     | -AIR PHOTO (2x31) no custom work  | +HST | \$30.00                                  | \$31.00                                  |
|     | -REPORTS PER SHEET  | +HST | \$0.30                                   | \$0.30                                   |
|     | 33036 -REQUEST FOR WRITTEN LIMITED INFORMATION LETTER/BUSINESS LICENSE PLUS \$89/HR FOR EVERY HR OF CITY STAFF TIME |      | \$25.00<br>(plus \$86/hr for staff time) | \$26.00<br>(plus \$89/hr for staff time) |
|     | Please refer to By-law 2014-75, as amended  |      |  |  |
|     | NT CHARGES  |      |  |  |
|     | SERVICES  |      |  |  |
|     | 20-520-000  |      |  |  |
|     | PERMITS   |      |  |  |
|     | 34004 Master Plumber Licensing: new<br>renewal, examination and reciprocal<br>Journeyman licence: new and renewal   |      | \$53.00<br>\$27.00<br>\$11.00            | \$53.00<br>\$27.00<br>\$11.00            |
|     | PERMITS AND PERMIT APPLICATION FEES<br>(Schedule "A" of Building By-law)  |      |  |  |
|     | 34050   |      |  |  |
|     | BUILDING PERMITS AND PERMIT APPLICATION FEES  |      |  |  |
|     | (Schedule "A" of Building By-law)   |      |  |  |
|     | CLASS OF PERMIT   |      |  |  |
| 1   | CONSTRUCTION  | B    |  |  |
|     | NEW BUILDING CONSTRUCTION AND ADDITIONS (6.8)   |      |  |  |
| 1.1 | MAJOR OCCUPANCY (7)   |      |  |  |
|     | GROUP A - ASSEMBLY OCCUPANCIES  |      |  |  |
|     | School; church; restaurant; daycare; hall; tennis; recreation facility; other                                       |      | \$1.73/sqft                              | \$1.82/sqft                              |
|     | GROUP B - INSTITUTIONAL OCCUPANCIES   |      |  |  |
|     | Hospital; retention facility; nursing home; other   |      | \$2.02/sqft                              | \$2.12/sqft                              |
|     | GROUP C - RESIDENTIAL OCCUPANCIES   |      |  |  |
|     | Single-detached dwelling  |      | \$1.31/sqft                              | \$1.38/sqft                              |
|     | Single-detached dwelling; duplex; dwelling  |      | \$2.11/sqft                              | \$1.38/sqft                              |
|     | Multiple unit dwellings: apartment building; townhouse  |      | \$1.09/sqft                              | \$1.13/sqft                              |
|     | Hotels; motels  |      | \$1.09/sqft                              | \$1.13/sqft                              |
|     | Other residential   |      | \$1.08/sqft                              | \$1.13/sqft                              |
|     | GROUP D - BUSINESS/ PERSONAL SERVICES OCCUPANCIES   |      |  |  |
|     | Office; bank; medical; police stations; other   |      | \$1.53/sqft                              | \$1.72/sqft                              |
|     | GROUP E - MERCHANTILE OCCUPANCIES   |      |  |  |
|     | Store; shopping mall/plaza; shop; market; retail; other   |      | \$1.31/sqft                              | \$1.39/sqft                              |
|     | GROUP F - INDUSTRIAL OCCUPANCIES  |      |  |  |
|     | Industrial mill/joinery/garage; plant; factory; warehouse; other  |      | \$0.84/sqft                              | \$0.88/sqft                              |



|     |  |                         |             |  |                       |
|-----|--|-------------------------|-------------|--|-----------------------|
|     | Industrial buildings with no partitions, no plumbing and no mechanical   |                         | \$0.46/sqft |  | \$0.46/sqft           |
|     | <b>SPECIAL CATEGORIES/OCCUPANCIES</b>  |                         |             |  |                       |
|     | Farm building, greenhouse  |                         | \$0.22/sqft |  | \$0.23/sqft           |
|     | Trailer, air supported structure   |                         | \$0.09/sqft |  | \$0.09/sqft           |
|     | Tent, temporary fabric structure   |                         | \$0.09/sqft |  | \$0.09/sqft           |
|     | Houses: (14)   |                         |             |  | (to max. of \$205.80) |
|     |  | Garage, carport         | \$0.46/sqft |  | \$0.48/sqft           |
|     |  | Covered deck/porch      | \$0.46/sqft |  | \$0.48/sqft           |
|     |  | Uncovered deck/porch    | \$0.30/sqft |  | \$0.32/sqft           |
|     |  | Surround/solarium       | \$0.84/sqft |  | \$0.88/sqft           |
|     |  | Shed/accessory building | \$0.46/sqft |  | \$0.48/sqft           |
| 1.2 | <b>ALTERATIONS</b>   | <b>B</b>                |             |  |                       |
|     | <b>DESCRIPTION</b>   |                         |             |  |                       |
|     | Unfinished basement  |                         | \$0.30/sqft |  | \$0.32/sqft           |
|     | Under pinning foundation   |                         | See note 12 |  |                       |
|     | Roof structure   |                         | \$0.09/sqft |  | \$0.09/sqft           |
|     | Fireplace, woodstove, chimney  |                         | \$130.20    |  | \$137.00              |
|     | Interior Alterations:  |                         |             |  |                       |
|     |  |                         | \$0.46/sqft |  | \$0.48/sqft           |
|     |  |                         | \$0.30/sqft |  | \$0.32/sqft           |
|     |  |                         | \$0.23/sqft |  | \$0.24/sqft           |
|     |  |                         | \$0.65/sqft |  | \$0.68/sqft           |
|     | Finishing Basement Other Than Houses   |                         | \$0.30/sqft |  | \$0.32/sqft           |
|     | Houses: (14)   |                         | \$130.20    |  | \$137.00              |
|     | including plumbing and mechanical including plumbing or mechanical excluding plumbing and mechanical                                     |                         |             |  |                       |
|     | Finishing basement   |                         |             |  |                       |
|     | other minor alteration   |                         |             |  |                       |
| 1.3 | <b>PARTIAL PERMIT/STAGED CONSTRUCTION (11)</b>   | <b>B</b>                |             |  |                       |
|     | All partial permits subject to a surcharge in addition to other applicable fees  |                         | \$342.30    |  | \$360.00              |
|     | <b>FOUNDATION STAGE (11)</b>   |                         |             |  |                       |
|     | Complete to grade including or excluding underground services within building  |                         | 15%         |  | 15%                   |
|     | <b>BUILDING SHELL STAGE (11)</b>   |                         |             |  |                       |
|     | Completed structural shell stage   |                         | 40%         |  | 40%                   |
|     | Completed architectural shell stage  |                         | 80%         |  | 80%                   |
|     | <b>BUILDING COMPLETION STAGE (11)</b>  |                         |             |  |                       |
|     | Includes completed building stage  |                         | 100%        |  | 100%                  |
| 1.4 | <b>PLUMBING ONLY</b>   | <b>P</b>                |             |  |                       |
|     | Fixture, plumbing appliance, stack, interception, tank, floor drain, sewage ejector, sump, manhole, catchbasin, rain water header, other |                         | 8.88 each   |  | 9.32 each             |
|     | All buried piping including building drain and sewer, building storm drain and sewer, storm drainage piping, water service pipe          |                         | \$1.39/ft   |  | \$1.46/ft             |
|     | Water distribution pipe inside a building  |                         | \$130.00    |  | \$137.00              |

|     |   |  |                   |                   |
|-----|---|--|-------------------|-------------------|
| 1.5 | <b>MECHANICAL HVAC ONLY</b>   | <b>M</b>   |                   |                   |
|     | Group A, B, C (except houses), D, E   |  | \$0.07/sqft       | \$0.07/sqft       |
|     | Houses  |  | \$130.00          | \$137.00          |
|     | Group F   |  | \$0.05/sqft       | \$0.05/sqft       |
|     | Commercial type Kitchen Exhaust   |  | \$172.00          | \$181.00          |
| 1.6 | <b>POOL</b>   | <b>W</b>   |                   |                   |
|     | Public pool   |  | \$446.00          | \$469.00          |
| 1.7 | <b>DESIGNATED STRUCTURE</b>   | <b>G</b>   |                   |                   |
|     | Retaining wall; pedestrian bridge; crane runway   |  | \$2.27/lf         | \$2.38/lf         |
|     | Communication tower   |  | \$313.00          | \$329.00          |
|     | Other designated structure  |  | \$130.00          | \$137.00          |
| 2   | <b>DEMOLITION</b>   | <b>D</b>   |                   |                   |
|     | Single-detached dwellings: buildings less than 3,000 sq. ft. gross area   |  | \$130.00          | \$137.00          |
|     | Other demolitions   |  | \$0.04/sqft       | \$0.04/sqft       |
| 3   | <b>CONDITIONAL (18)</b>   | <b>C</b>   |                   |                   |
|     | Surcharge   |  | \$681.00          | \$716.00          |
| 4   | <b>USE CHANGE</b>   | <b>U</b>   |                   |                   |
|     | Permit for the change of use of a building or part thereof  |  | \$130.00          | \$137.00          |
| 5   | <b>SEWAGE SYSTEM</b>  | <b>H</b>   |                   |                   |
|     | Class 4   |  | \$1,042.00        | \$1,095.00        |
|     | Repair of Class 4   |  | \$307.00          | \$323.00          |
|     | Other than Class 4  |  | \$625.00          | \$657.00          |
| 6   | <b>OCCUPANCY</b>  | <b>O</b>   |                   |                   |
|     | Permit to allow occupancy   |  | \$0.00            | \$0.00            |
|     |   | Houses, semi-detached dwellings, townhouses (18) |                   |                   |
|     |   | Other buildings                                  | \$130.00 min. (4) | \$137.00 min. (4) |
| 7   | <b>TRANSFER</b>   | <b>T</b>   |                   |                   |
|     | Transfer of permit to a new owner   |  | \$130.00          | \$137.00          |
|     | <b>NOTES TO SCHEDULE 'M' (numbers in brackets above):</b>   |  |                   |                   |
| 1.  | Permit application fee is \$/square foot (sq. ft.), \$/linear foot (lf) or \$ (flat fee).   |  |                   |                   |
| 2.  | Sq. Ft. is gross area of all floors above grade measured from the outer face of exterior walls, unless noted otherwise. Mezzanines, lifts and habitable attics are included.              |  |                   |                   |
| 3.  | Where there is no floor or exterior walls for the project, sq. ft. is the greatest horizontal area of the structure.  |  |                   |                   |
| 4.  | \$137.00 paid at application plus \$34.00/hour for each inspection in excess of one which must be paid prior to issuance of Occupancy Permit.   |  | \$130.00          | \$137.00          |
| 5.  | There are no deductions from the gross floor area for openings such as stairs, elevators, shafts, etc.  |  |                   |                   |
| 6.  | Unfinished basements and crawl spaces are not used in the fee calculation for new construction and additions, and attached garages are not used in the fee calculation for new dwellings. |  |                   |                   |

(plus \$89./hr in excess of one) plus \$94./hr in excess of one) plus \$94./

|     |   |       |  |  |  |                             |  |                             |         |
|-----|---|-------|--|--|--|-----------------------------|--|-----------------------------|---------|
| 7.  | Major occupancy is based upon the Ontario Building Code.  |       |  |  |  |                             |  |                             |         |
| 8.  | New construction and additons include interior plumbing, HVAC and all other regulated building services/components. (Site service fees specified in section 1.4 plumbing only not included)   |       |  |  |  |                             |  |                             |         |
| 9.  | Minimum permit fee is \$137.00  |       |  |  |  | \$130.00                    |  | \$137.00                    |         |
| 10. | Revision or amendment to permit is \$94.00/hour with a minimum \$94.00 fee.   |       |  |  |  | \$89/hr (min. \$89.)        |  | \$94/hr (min. \$94.)        |         |
| 11. | For a Partial Permit, the percentage shown for the applicable scope of construction (minus the percentage for any previous Partial Permits) must be multiplied by the applicable permit application fee shown for new construction and then increased by the surcharge to obtain the required total fee for that stage. |       |  |  |  |                             |  |                             |         |
| 12. | If the work regulated by the permit cannot be described otherwise, the permit application fee shall be \$17.00 for each \$1,000.00 value of work proposed.  |       |  |  |  |                             |  | \$17.00                     |         |
| 13. | For water and fire service pipes 4" and greater in diameter the permit application fee is 5% of the estimated value of work as prescribed by the Engineering Department.  |       |  |  |  |                             |  |                             |         |
| 14. | Houses in Special Categories and Alterations includes semi-detached, duplexes, triplexes, and townhouses.   |       |  |  |  |                             |  |                             |         |
| 15. | See Schedule "G" for deposits which may be required.  |       |  |  |  |                             |  |                             |         |
| 16. | The fee for a Conditional Permit is equal to the regular permit fee described in Classes 1-7 plus an additional surcharge of \$716.00. If the Conditional Permit also happens to be a Partial Permit, the Conditional Permit and Partial Permit surcharges both apply.  |       |  |  |  | \$681.00                    |  | \$716.00                    |         |
| 17. | Application fee for an Objective-based Alternative Solution under Building Code Division A.   |       |  |  |  | \$342.00                    |  | \$360.00                    |         |
| 18. | Fee included in cost of building permit for houses.   |       |  |  |  |                             |  |                             |         |
|     | 32037 -INSPECTIONS/ PLAN EXAMINATION FEES<br>(Ref. schedule "F" of Building By-Law)<br>-After hours inspection requests (min. \$339.00)<br>-After hours plan examination requests (min. \$339.00)<br>Inspection Cancelled or not ready  |       |  |  |  | \$89.00                     |  | \$94.00                     | \$94.00 |
|     | 34050 - BUILDING WITHOUT A PERMIT BASED ON %<br>(Ref. section 4.4 of Building By-Law)   |       |  |  |  | \$174.00 (min.)             |  | \$183.00 (min.)             |         |
|     | 34050 Refund Fee Reduction<br>Deduction for each inspection performed<br>(Ref. schedule "E" of Building By-Law)   |       |  |  |  | \$89.00                     |  | \$94.00                     |         |
|     | OTHER PERMITS   |       |  |  |  |                             |  |                             |         |
|     | 34053 - SIGN PERMIT APPLICATION (min. \$137.00)<br>(Ref. schedule "A" of Sign By-Law)   |       |  |  |  | \$0.88/sqft (min. \$130.00) |  | \$0.93/sqft (min. \$137.00) | \$0.93  |
|     | 20.000.000 DEPOSITS REQUIRED FOR BUILDING PERMITS / DEMOLITION<br>(Ref. schedule "G" of Building By-Law)  |       |  |  |  |                             |  |                             |         |
|     | - New Main Buildings (Houses)   | 50%   |  |  |  | \$3000 / \$3000             |  | \$3000 / \$3000             |         |
|     | - New Main Buildings (Other than houses)  |       |  |  |  | \$1000 / \$3000             |  | \$1000 / \$3000             |         |
|     | - Additions, Accessory (Houses)   |       |  |  |  | \$250 / \$250               |  | \$350 / \$250               |         |
|     | - Additions, Accessory (Other than houses)  | 50%   |  |  |  | \$250 / \$1000              |  | \$250 / \$1000              |         |
|     | - Alterations (Houses)  | 50%   |  |  |  | \$100 / \$250               |  | \$100 / \$250               |         |
|     | - Alterations (Other than houses)   | 50%   |  |  |  | \$100 / \$500               |  | \$100 / \$500               |         |
|     | - Demolitions (Main Building)   |       |  |  |  | \$1000 / \$1000             |  | \$1000 / \$1000             |         |
|     | - Demolitions (Accessory, Partial)  |       |  |  |  | \$250 / \$250               |  | \$250 / \$250               |         |
|     | - Demolitions (Large Buildings>5000 sq ft)  | 1000% |  |  |  | \$2000 / \$5000             |  | \$2000 / \$5000             |         |
|     | - Other   | 50%   |  |  |  | \$300 / \$250               |  | \$300 / \$250               |         |
|     | 33015 PHOTOCOPIING PER PAGE<br>-ANNUAL BUILDING REPORT  | HST   |  |  |  | \$0.35                      |  | \$0.37                      |         |
|     | 33036 DRAWINGS PER SHEET  | HST   |  |  |  | \$6.25                      |  | \$6.56                      |         |
|     |   |       |  |  |  | \$4.05                      |  | \$4.25                      |         |

|   |   |   |          |
|---|---|---|----------|
| SPATIAL SEPARATION AGREEMENT  |   |   |          |
| - PLUS \$260 PER PROPERTY IN EXCESS OF TWO  | \$771.00  | \$810.00  |          |
|   | (plus \$247.00 per property in excess of two)     | (plus \$260.00 per property in excess of two)     | PROPERTY |
| LIMITED EASEMENT AGREEMENT  | \$336.00  | \$333.00  |          |
| REQUEST FOR REGULATORY BY-LAW EXEMPTION   |   |   |          |
| - COUNCIL APPROVAL AND BY-LAW AMENDMENT   | \$536.00  | \$563.00  |          |
| - CHIEF ADMINISTRATIVE OFFICER OR GENERAL MANAGER APPROVAL                          | \$133.00  | \$140.00  |          |
| REQUEST FOR WRITTEN LIMITED INFORMATION LETTER/BUSINESS/LICENSE                     |   |   |          |
| - PLUS \$89/HR FOR EVERY HR OF CITY STAFF TIME                                      | \$26.00   | \$28.00   |          |
|   | (plus \$89.00/hr for every hr of City Staff time) | (plus \$94.00/hr for every hr of City Staff time) | PROPERTY |
| DISCHARGE ORDER FROM TITLE  |   |   |          |
| APPEAL FEE FOR PROPERTY STANDARDS/DOGS APPEAL HEARING                               | \$442.00  | \$465.00  |          |
|   | \$536.00  | \$553.00  |          |
| 2064 ENFORCEMENT ADMIN FEE (CITY PERFORMS REMEDIAL WORK WHERE PERSON IS IN DEFAULT) |   |   |          |
| - WORK PERFORMED ON BUILDING  | \$268.00  | \$282.00  |          |
| - OTHER WORK  | \$235.00  | \$247.00  |          |
| - PLUS \$89/HR FOR ADMIN WORK OVER TWO HOURS  |   |   |          |
|   | (plus \$89.00/hr for Admin work over two hours)   | (plus \$94.00/hr for Admin work over two hours)   | PROPERTY |

| Account #         | 2016 FEES | 2019 over 2% FEES |
|-------------------|-----------|-------------------|
| SERVICES- MIN     |           |                   |
| 20-310-000        |           |                   |
| 32038 TENDER FEES | 50.00     | 50.00             |

**DEVELOPER'S LANDS, AND ARE DUE PRIOR TO REGISTERING 'SUBDIVISION AGREEMENTS'**

20-000-000 1) A FEE BASED ON THE ACTUAL COST OF ALL THE WORKS (EXCEPT HYDRO 29072 ELECTRICAL INSTALLATIONS) FOR EXAMINATION, RECOMMENDATION AND FINAL APPROVAL OF PLANS AND SPECIFICATIONS AND FOR ANY CASUAL INSPECTION DEEMED NECESSARY AND CARRIED OUT BY THE CITY AS FOLLOWS:

| COST OF WORKS       | % FEE | % FEE |
|---------------------|-------|-------|
| LESS THAN \$100,000 | 4.0%  | 4.0%  |
| \$100,000 - 500,000 | 3.5%  | 3.5%  |
| MORE THAN 500,000   | 3.0%  | 3.0%  |

20-000-000 2) A FEE FOR RESIDENT INSPECTOR (TO BE FURNISHED BY INFRASTRUCTURE SERVICES 29072 OF THE CITY) IN CONNECTION WITH WATERWORKS ONLY, THE CURRENT RATES FOR INSPECTION OF SUCH SERVICES, AS FOLLOWS:

| WATERWORKS APPURTENANCE | UNIT  | % FEE | % FEE |
|-------------------------|-------|-------|-------|
| WATERMAIN               | METER |       |       |
| SERVICE LATERAL         | EACH  | 5.0%  | 5.0%  |
| CONNECTION TO CITY MAIN | EACH  |       |       |

20-000-000 3) SERVICE CHARGES/FEES  
29072 FEES CHANGED TO DEVELOPER'S LANDS, AND ARE DUE PRIOR TO REGISTERING THE SITE PLAN CONTROL AGREEMENT

A) A FEE BASED ON THE COST ESTIMATE OF PROPOSED WORKS PROVIDED BY THE ENGINEERING CONSULTANT FOR THE DEVELOPER COVERING ALL PROPOSED WORKS IN RELATION TO THE SITE PLAN CONTROL AGREEMENT FOR EXAMINATION, RECOMMENDATION AND FINAL APPROVAL OF THE PLANS AND SPECIFICATIONS AND FOR ANY CASUAL INSPECTION DEEMED NECESSARY AND CARRIED OUT BY THE CITY AS FOLLOWS:

| COST OF WORKS   | 0.50% | 0.50% |
|---|-------|-------|
| 0.50% OF THE COST ESTIMATE AS SUBMITTED FOR CONSTRUCTION. |       |       |

**20-320-000**

**S/FEES**

32039 EXTERNAL SERVICES- DRIVEWAYS/CULVERTS  
All charges listed below for culverts/driveways are to be prepaid.

| URBAN DRIVEWAY ENTRANCES                                       | 2016 FEES | 2019 over 2% FEES |
|--|-----------|-------------------|
| -CURB CUT- remove existing and replace (per metre) MINIMUM FEE | \$17.00   | \$17.00           |
| -CURB CUT with CONCRETE SAW (per metre) MINIMUM FEE            | \$69.00   | \$69.00           |
| -CURB FACED SIDEWALK APRON CUTTING (per metre) MINIMUM FEE     | \$34.00   | \$34.00           |
| -CURB FACED SIDEWALK APRON CUTTING (per metre) MINIMUM FEE     | \$450.00  | \$450.00          |
| -ASPHALT RAMPS (per square metre) MINIMUM FEE                  | \$82.00   | \$82.00           |
| -ASPHALT RAMPS (per square metre) MINIMUM FEE                  | \$450.00  | \$450.00          |
| -ASPHALT RAMPS (per square metre) MINIMUM FEE                  | \$755.00  | \$755.00          |

|            |   |             |             |
|------------|---|-------------|-------------|
|            | -CONCRETE RAMP (per square metre)   | \$110.00    | \$110.00    |
|            | MINIMUM FEE   | \$895.00    | \$895.00    |
|            | -GRAVEL RAMP (per square metre)   | \$44.00     | \$44.00     |
|            | MINIMUM FEE   | \$485.00    | \$485.00    |
|            | <b>ROADSIDE CULVERTS</b>  |             |             |
|            | -CULVERT - normal 6 metre pipe  | \$322.00    | \$322.00    |
|            | ADDITIONAL COST PER METRE OF PIPE IN EXCESS OF 6 METRES   | \$37.00     | \$37.00     |
|            | PLUS ONE COLLAR   | \$10.00     | \$10.00     |
|            | RURAL DRIVEWAY ENTRANCES -covers excavation and stone base (per square metre)   | \$43.00     | \$43.00     |
|            | MINIMUM FEE   | \$484.00    | \$484.00    |
|            | Measurements are: average driveway width (metres) times distance from property line to edge of traveled roadway surface (metres). |             |             |
|            | ASPHALT OVERLAY OVER EXISTING GRAVEL (per square meter)   | \$38.00     | \$39.00     |
|            | CONCRETE OVERLAY OVER EXISTING GRAVEL (per square meter)  | \$67.00     | \$67.00     |
| 20-327-000 |   |             |             |
|            | <b>EXTERNAL SERVICES</b>  |             |             |
|            | -INSTALL STORM SEWER -6" OR LESS  | \$6,000.00  | \$6,000.00  |
|            | DEPOSIT   |             |             |
|            | \$7,500.00  | \$7,500.00  |             |
|            | -INSTALL STORM SEWER -MORE THAN 6"  | \$5,000.00  | \$5,000.00  |
|            | DEPOSIT   |             |             |
|            | \$5,000.00  | \$5,000.00  |             |
| 30-330-000 |   |             |             |
|            | <b>NEW CONSTRUCTION FEE</b>   |             |             |
|            | EXTERNAL SERVICES   |             |             |
|            | -INSTALL SEWER LAT - 6" OR LESS (LESS THAN 12" IN DEPTH)  | \$6,200.00  | \$6,200.00  |
|            | -INSTALL SEWER LAT - 6" OR LESS (GREATER THAN 12" IN DEPTH)   | \$10,000.00 | \$10,000.00 |
|            | -INSTALL SEWER LAT - LARGER THAN 6"   | \$7,800.00  | \$7,800.00  |
|            | -INSTALL MANHOLE AT PROPERTY LINE   | \$5,000.00  | \$5,000.00  |
| 25-910-000 |   |             |             |
|            | <b>NEW CONSTRUCTION FEE</b>   |             |             |
|            | NEW CONSTRUCTION FEE  | \$115.00    | \$115.00    |
|            | WATER HAULAGE MONTHLY FIXED CHARGE  | \$100.00    | \$125.00    |
|            | -WATER HAULAGE VARIABLE RATE  | \$1,347/m3  | \$1,417/m3  |
|            | EXTERNAL SERVICES   | \$50.00     | \$50.00     |
|            | -INSTALL WATER SERVICE - 1" (DOMM OR LESS)  | \$5,000.00  | \$5,000.00  |
|            | -INSTALL WATER SERVICE GREATER THAN 1" (DOMM+)  | \$10,990.00 | \$10,990.00 |
|            | -HYDRANT RELOCATION   | \$11,400.00 | \$11,400.00 |
|            | TURN OFF/ON   | \$90.00     | \$90.00     |
|            | -DURING WORKING HOURS   | \$220.00    | \$220.00    |
|            | -AFTER HOURS/SATURDAY/SUNDAY/HOLIDAYS   |             |             |
| 32039      | METER REMOVAL/INSTALLATION  | \$100.00    | \$100.00    |
|            | -DURING WORKING HOURS   | \$60.00     | \$60.00     |
|            | -AFTER HOURS/SATURDAY   | \$100.00    | \$100.00    |
|            | -SUNDAY/HOLIDAY   | +HST        |             |
|            |   | +HST        |             |
|            |   | +HST        |             |
| 25-000-000 | METER TESTING (REFUNDABLE IF METER DEFICIENT)   | \$150.00    | \$150.00    |
| 29026      | FLOW TEST @ PROPERTY LINE (\$350 DEPOSIT REQUIRED)  | \$30.00     | \$20.00     |
|            | -IF CITY PROBLEM  |             |             |
|            | -IF OWNER PROBLEM   | \$390.00    | \$350.00    |
| 25-910-000 |   |             |             |
|            | <b>WATER METER PURCHASE/INSTALLATION</b>  |             |             |
|            | - 5/8"  | \$480.00    | \$480.00    |
|            | - 3/4"  | \$510.00    | \$510.00    |
|            | - 1"  | \$1,200.00  | \$1,200.00  |
|            | - 1 1/2"  | \$1,500.00  | \$1,500.00  |
|            | - 2"  | \$1,650.00  | \$1,650.00  |
|            | - 3"  | \$4,900.00  | \$4,900.00  |
| 20-380-000 |   |             |             |
|            | <b>PARKING FINES</b>  |             |             |
| 33001      | PARKING FINES   |             |             |

Provision Creating or  
Defining Offence      Set Fine      Set Fine

|   |              |          |          |
|---|--------------|----------|----------|
| (Stop/Stand/Park) facing wrong way  | 3.1 (a)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) top far from edge of road/shoulder  | 3.1 (b)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) more than 30cm from road/curb/shoulder  | 3.1 (c)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) facing wrong way on a one-way highway   | 3.2 (a)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) too far from edge of road/curb/shoulder of a one-way highway                                  | 3.2 (b)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) more than 30cm from road/curb/shoulder of one-way highway                                     | 3.2 (c)      | \$25.00  | \$25.00  |
| (Stop/Stand/Park) contrary to designated angle  | 3.3          | \$25.00  | \$25.00  |
| (Stop/Stand/Park) not within designated space   | 3.4          | \$25.00  | \$25.00  |
| Park within accessible parking space without valid permit displayed   | 3.4.1.1      | \$300.00 | \$300.00 |
| (Stop/Stand/Park) on roadway side of other vehicle  | 3.5          | \$45.00  | \$45.00  |
| (Stop/Stand/Park) on shoulder or inner/outer boulevard  | 3.6          | \$25.00  | \$25.00  |
| Park repeatedly (at/rear) one location  | 3.7          | \$25.00  | \$25.00  |
| Park on private property without consent  | 3.9 (1) a    | \$25.00  | \$25.00  |
| Park on property owned/occupied by public authority or local board without consent                              | 3.9 (1) b    | \$25.00  | \$25.00  |
| Park on Municipal Property without consent  | 3.9 (1) c    | \$25.00  | \$25.00  |
| Park on private property not within designated parking space  | 3.9 (1) d    | \$25.00  | \$25.00  |
| Park on private property without valid permit   | 3.9 (1) e    | \$30.00  | \$30.00  |
| Park vehicle exceeding 6.5 meters without authority   | 3.9 (1) f    | \$250.00 | \$250.00 |
| Park displaying expired/rev ticket - Private Property   | 3.9 (1) g, i | \$14.00  | \$14.00  |
| Park vehicle where parking machines with a covered machine or parking prohibited sign                           | 3.9 (1) h, j | \$25.00  | \$25.00  |
| Stop on a sidewalk  | 3.10.1       | \$45.00  | \$45.00  |
| Stop within an intersection or crosswalk  | 3.10.2       | \$45.00  | \$45.00  |
| Stop adjacent to obstruction so as to impede traffic  | 3.10.3       | \$45.00  | \$45.00  |
| Stop on/ in or within 30m of bridge/structure/tunnel  | 3.10.4       | \$45.00  | \$45.00  |
| Stop on or beside a median  | 3.10.5       | \$45.00  | \$45.00  |
| Stop within 30m of approach side of school crossing or crosswalk  | 3.11.1       | \$45.00  | \$45.00  |
| Stop within 10m of remote side of school crossing or crosswalk  | 3.11.1       | \$45.00  | \$45.00  |
| Stop within 30m of approach side of railway crossing where prohibited by sign                                   | 3.11.2       | \$45.00  | \$45.00  |
| Stop within 15m of remote side of railway crossing where prohibited by sign                                     | 3.11.2       | \$45.00  | \$45.00  |
| Stop either or both sides adjacent to school property between 7:00 a.m. and 5:00 p.m. Monday to Friday          | 3.11.3       | \$45.00  | \$45.00  |
| Stop within 15m of intersection where prohibited by sign  | 3.11.4       | \$45.00  | \$45.00  |
| Stop within 60m of intersection controlled by traffic signal  | 3.11.5       | \$45.00  | \$45.00  |
| Stop either or both sides adjacent to playground or parkland  | 3.11.6       | \$45.00  | \$45.00  |
| Stand within 12m of remote side of designated bus stop  | 3.12         | \$30.00  | \$30.00  |
| Stand within 12m of approach side of designated bus stop  | 3.12         | \$30.00  | \$30.00  |
| Stand within 10m of approach side of designated bus stop  | 3.13.1       | \$25.00  | \$25.00  |
| Park within 10m of approach side of designated bus stop   | 3.13.2       | \$30.00  | \$30.00  |
| Park within 3m of a fire hydrant  | 3.13.3 (i)   | \$25.00  | \$25.00  |
| Park on driveway with sidewalk, 30cm of sidewalk/between sidewalk and roadway                                   | 3.13.3 (ii)  | \$25.00  | \$25.00  |
| Park on driveway no sidewalks, 3m of edge of roadway/1m of shoulder   | 3.13.4       | \$25.00  | \$25.00  |
| Park within 1.5m of driveway/laneway  | 3.13.5       | \$30.00  | \$30.00  |
| Park obstructing driveway/laneway   | 3.13.6       | \$25.00  | \$25.00  |
| Park as to black vehicle  | 3.13.7       | \$25.00  | \$25.00  |
| Park for sale/display   | 3.13.8       | \$25.00  | \$25.00  |
| Park for servicing other than emergency   | 3.13.9       | \$25.00  | \$25.00  |
| Park for longer than 12 hours   | 3.13.10      | \$60.00  | \$60.00  |
| Park on a highway as to interfere with snow clearing operations   | 3.13.11      | \$75.00  | \$75.00  |
| Park heavy vehicle on highway   | 3.13.12      | \$75.00  | \$75.00  |
| Park detached trailer on highway  | 3.13.13      | \$75.00  | \$75.00  |
| Park an oversized vehicle on highway  | 3.14.1       | \$25.00  | \$25.00  |
| Park within 8m of property limit same side of a fire hall where prohibited by sign                              | 3.14.1       | \$25.00  | \$25.00  |
| Park within 30m of lot limits opposite side of a fire hall where prohibited by sign                             | 3.14.1       | \$25.00  | \$25.00  |
| Park within 22m of intersection where prohibited by sign  | 3.14.2       | \$25.00  | \$25.00  |
| Park within 60m of signalized intersection where prohibited by sign   | 3.14.3       | \$25.00  | \$25.00  |
| Park within 3m main entrance/emergency exit to public buildings where prohibited by sign                        | 3.14.4       | \$25.00  | \$25.00  |
| Park within 3m of driveway where prohibited by sign   | 3.14.5       | \$25.00  | \$25.00  |
| Park on roadway of 8m or less where prohibited by sign  | 3.14.6       | \$25.00  | \$25.00  |
| Park within 30m approach side crosswalk controlled by signals but not at intersection where prohibited by sign  | 3.14.7       | \$25.00  | \$25.00  |
| Park within 15m remote side of crosswalk controlled by signals but not at intersection where prohibited by sign | 3.14.8       | \$25.00  | \$25.00  |
| Park as to interfere with funeral procession where prohibited by sign   | 3.14.9       | \$25.00  | \$25.00  |
| Park within turning circle or basin of cul-de-sac where prohibited by sign                                      | 3.14.10      | \$25.00  | \$25.00  |
| Park within 15m of the termination of a dead end roadway where prohibited by sign                               | 3.14.12      | \$25.00  | \$25.00  |
| Park either side or both sides adjacent to school between 7:00 a.m. and 5:00 p.m. Monday to Friday              | 3.14.13      | \$25.00  | \$25.00  |
| Park either or both sides adjacent to playground or parkland  | 3.15         | \$45.00  | \$45.00  |
| Stop where prohibited by sign   | 3.16         | \$30.00  | \$30.00  |
| Stand where prohibited by sign  | 3.17         | \$30.00  | \$30.00  |
| Park where prohibited by sign   | 3.18.5       | \$100.00 | \$100.00 |
| Park/Stand within designated fire route where prohibited by sign  | 3.19         | \$30.00  | \$30.00  |
| Park within School Bus Loading Zone designated by sign  | 3.20         | \$25.00  | \$25.00  |
| Park exceeding time limit where prohibited by sign  | 3.22         | \$30.00  | \$30.00  |
| Park where prohibited public vehicle parking zone   | 3.23         | \$30.00  | \$30.00  |
| Stand where prohibited - public vehicle bus stop  | 3.24.1       | \$30.00  | \$30.00  |
| Stop a mobile canteen where prohibited  | 3.24.2       | \$45.00  | \$45.00  |

Stand at a taxi stand  
 Stop to load/unload where prohibited  
 Stop in loading zone  
 Park/Stand/Stop on lands other than driveway  
 Park not adjacent to meter  
 Park not adjacent to double meter  
 Angle park not adjacent to meter  
 Park not within designated parking space  
 Park at covered meter/ or in lot with covered ticket dispenser or parking prohibition sign  
 Park at Out of Order location  
 Park in occupied space  
 Park as to interfere with snow clearing operation or lot maintenance  
 Park between hours of 12:01 a.m. and 7:00 a.m., within a parking lot  
 Park as to obstruct laneway or driveway  
 Park over time limit/metered zone  
 Park at expired meter  
 Park displaying expired ticket/no ticket  
 Parked in municipal parking lot exceeding posted time  
 Park in municipal parking lot displaying expired/no ticket  
 Park in municipal parking lot without displaying valid permit  
 Park on highway without valid permit where required by sign

**Niagara College Parking Fines  
 [Ref. schedule "9" of Parking By-Law 11027]**

|      |  | Voluntary Payment<br>Payable within<br>7 days | Set Fine |
|------|--|---|----------|
| 2    | Park without valid permit  | \$20.00                                       | \$25.00  |
| 3    | Park displaying expired/no ticket                                      | \$20.00                                       | \$25.00  |
| 4(a) | (Stop/Stand/Park) not within designated space                          | \$20.00                                       | \$25.00  |
| 4(b) | Stand within 12m of remote or 28m approach side of designated bus stop | \$20.00                                       | \$25.00  |
| 4(c) | Park within 3m of a fire hydrant                                       | \$20.00                                       | \$25.00  |
| 4(d) | Park for longer than 12 hours  | \$20.00                                       | \$25.00  |
| 4(e) | Park obstructing driveway/laneway                                      | \$20.00                                       | \$25.00  |
| 4(f) | Park where prohibited  | \$20.00                                       | \$25.00  |
| 4(g) | Park within 1.5m of driveway/laneway                                   | \$30.00                                       | \$35.00  |
| 4(h) | Stop on sidewalk   | \$30.00                                       | \$45.00  |
| 4(i) | Stop where prohibited  | \$30.00                                       | \$45.00  |
| 4(j) | Park exceeding time limit  | \$20.00                                       | \$25.00  |

**33003 MAGISTRATE FEE (OLD TICKET COLLECTED)**

|                      | METERS - see parking for meter information<br>Vary depending on locations | \$0.25 per 12 min.<br>-On streets | \$0.25 per 12 min.<br>-lots |
|----------------------|---|-----------------------------------|-----------------------------|
| 33006 ST 6 - KING ST |   | \$0.25 per 12 min.                | \$0.25 per 12 min.          |

|  | PARKING MACHINES                             | \$1.00       | \$1.50       |
|--|--|--------------|--------------|
|  | <b>PERMITS VARY BY LOCATION (SEE BELOW):</b> |              |              |
|  | +HST   | \$50.00      | \$50.00      |
|  | +HST   | FREE         | FREE         |
|  | +HST   | \$35.00      | \$35.00      |
|  | +HST   | \$35.00      | \$35.00      |
|  | +HST   | \$30.00      | \$35.00      |
|  | +HST   | \$30.00      | \$35.00      |
|  | +HST   | \$20.00/year | \$20.00/year |
|  | +HST   | \$20.00/year | \$20.00/year |
|  | +HST   | \$40.00/year | \$40.00/year |

**33055 SNOV REMOVAL PERMITS**

|  | FIRST PERMIT REGISTERED AT DESIGNATED ADDRESS-NO COST<br>ADDITIONAL PERMITS<br>LOST OR STOLEN PERMITS | \$20.00/year | \$20.00/year |
|--|---|--------------|--------------|
|  | +HST  | \$20.00/year | \$20.00/year |
|  | +HST  | \$40.00/year | \$40.00/year |



not leased  
 32035 sold to Habitat for Humanity  
 32046 removed at the request of Downtown BIA, Free 2 Hour Parking.

20-421-000

- 32039 ROAD OCCUPANCY PERMITS
- 32036 TRAFFIC COUNTS
- 32046 NEWSPAPER BOX PERMITS
  - PERMIT FEE ANNUALLY
  - \* MAY BE PRO-RATED (PRO-RATION = NUMBER OF MONTHS REMAINING / 12 X \$125)
- INITIAL INSPECTION
- CONSTRUCTION OF THE MOUNTING PAD AND HITTING POST PER NEWSPAPER BOX COMPANY
- ANNUAL INSPECTION

|          |          |
|----------|----------|
| \$150.00 | \$150.00 |
| \$100.00 | \$100.00 |
| \$125.00 | \$125.00 |
| \$25.00  | \$25.00  |
| \$400.00 | \$400.00 |
| \$25.00  | \$25.00  |

SERVICES

20-420-000

- 32046 PROVINCIAL LICENCE FEE
- 32059 BURIALS
  - ADULT WEEKDAY
  - NON-RESIDENT ADULT WEEKDAY
  - INFANT WEEKDAY
  - NON-RESIDENT INFANT WEEKDAY
  - CREMATION (Greens Provided) WEEKDAY
  - NON-RESIDENT CREMATION (Greens Provided) WEEKDAY
  - ADULT SATURDAY
  - NON-RESIDENT ADULT SATURDAY
  - INFANT SATURDAY
  - NON-RESIDENT INFANT SATURDAY
  - CREMATION (Greens Provided) SATURDAY
  - NON-RESIDENT CREMATION (Greens Provided) SATURDAY
  - ADULT HOLIDAY/SUNDAY
  - NON-RESIDENT ADULT HOLIDAY/SUNDAY
  - INFANT HOLIDAY/SUNDAY
  - NON-RESIDENT INFANT HOLIDAY/SUNDAY
  - CREMATION (Greens Provided) HOLIDAY/SUNDAY
  - NON-RESIDENT CREMATION (Greens Provided) HOLIDAY/SUNDAY

|      |            |            |
|------|------------|------------|
| +HST | \$12.00    | \$12.00    |
| +HST | \$616.00   | \$629.00   |
| +HST | \$926.00   | \$945.00   |
| +HST | \$357.00   | \$364.00   |
| +HST | \$538.00   | \$549.00   |
| +HST | \$357.00   | \$364.00   |
| +HST | \$538.00   | \$549.00   |
| +HST | \$746.00   | \$761.00   |
| +HST | \$1,119.00 | \$1,142.00 |
| +HST | \$424.00   | \$439.00   |
| +HST | \$693.00   | \$691.00   |
| +HST | \$424.00   | \$433.00   |
| +HST | \$693.00   | \$691.00   |
| +HST | \$875.00   | \$893.00   |
| +HST | \$1,313.00 | \$1,340.00 |
| +HST | \$716.00   | \$731.00   |
| +HST | \$1,072.00 | \$1,094.00 |
| +HST | \$716.00   | \$731.00   |
| +HST | \$1,072.00 | \$1,094.00 |

\*On all grave sales an amount not less than 40% of the total selling price must be invested in the Care & Maintenance Reserve Fund.

- 32050 INTERMENT RIGHTS (LAND ACQUISITION) Reserve Fund
- SINGLE ADULT GRAVE- FLAT MARKER
- NON-RESIDENT SINGLE ADULT GRAVE- FLAT MARKER
- SINGLE ADULT GRAVE (MONUMENT- Woodlawn only)
- NON-RESIDENT SINGLE ADULT GRAVE (MONUMENT- Woodlawn only)
- DOUBLE ADULT GRAVE PLOT (MONUMENT SECTION)
- NON-RESIDENT DOUBLE ADULT GRAVE PLOT (MONUMENT SECTION)
- SINGLE INFANT GRAVE (Section "1" only)
- NON-RESIDENT SINGLE INFANT GRAVE (Section "1" only)
- CREMATION PLOT (Woodlawn only)
- NON-RESIDENT CREMATION PLOT (Woodlawn only)

|      |            |            |
|------|------------|------------|
| +HST | \$814.00   | \$831.00   |
| +HST | \$1,226.00 | \$1,251.00 |
| +HST | \$967.00   | \$967.00   |
| +HST | \$1,482.00 | \$1,482.00 |
| +HST | \$1,936.00 | \$1,976.00 |
| +HST | \$2,902.00 | \$2,962.00 |
| +HST | \$385.00   | \$369.00   |
| +HST | \$539.00   | \$550.00   |
| +HST | \$385.00   | \$369.00   |
| +HST | \$539.00   | \$550.00   |

\*The following charges are the same for residents as non-residents.

- 32061 POURING FOUNDATIONS PER CUBIC FT OF CONCRETE (Poured 5 feet deep)
- SETTING OF A FLAT MARKER ON A GRAVE
- SETTING OF FOUR CORNER MARKERS ON A GRAVE
- DISINTERMENT CHARGES

|      |          |            |
|------|----------|------------|
| +HST | \$29.00  | \$29.00    |
| +HST | \$96.00  | \$96.00    |
| +HST | \$96.00  | \$96.00    |
| +HST | \$998.00 | \$1,018.00 |

- FLAT MARKER OVER 172 SQUARE INCHES
- UPRIGHT MONUMENT UP TO 4 FEET IN HEIGHT OR LENGTH
- UPRIGHT MONUMENT EXCEEDING 4 FEET IN HEIGHT OR LENGTH

|      |          |          |
|------|----------|----------|
| +HST | \$50.00  | \$50.00  |
| +HST | \$100.00 | \$100.00 |
| +HST | \$200.00 | \$200.00 |

NOTES:

- Double depth burials are not permitted.
- A maximum of four cremations will be permitted to be buried on top of an adult single grave.
- Device and tents are not provided by Wexford Parks and Recreation.
- Greens are available for cremations only.
- Burial fees are based upon actual date of interment

|             |  |  |   |
|-------------|--|--|---|
| 20-4000-000 | 29012 - SWIMMING POOL- DAMAGE/ DEPOSIT FEE<br>(Ref. schedule "B" of Swimming Pool/Fence By-Law)<br>- INGROUND/ FENCE<br>- ABOVE GROUND/ FENCE  | \$500.00<br>\$250.00                       | \$500.00<br>\$250.00                        |
| 20-525-000  | 34054 - SWIMMING POOL/ FENCE PERMIT (Above Ground)<br>(Ref. schedule "B" of Swimming Pool/Fence By-Law)<br>- SWIMMING POOL/ FENCE PERMIT (In-Ground)<br>(Ref. schedule "B" of Swimming Pool/Fence By-Law)<br>34054 Site Alteration<br>(For Permits Issued to properties outside the City urban boundary)<br>Site Alteration<br>(For Permits Issued to properties inside the City urban boundary) | \$90.00<br>\$120.00<br>\$300.00<br>\$50.00 | \$120.00<br>\$120.00<br>\$300.00<br>\$50.00 |
| 34001       | LICENSING DIVISION FEES  |  |   |
|             | Fireworks - sale of - Application Fee  | \$25.00                                    | \$30.00                                     |
|             | Fireworks - sale of - By-law Inspection Fee  | \$30.00                                    | \$35.00                                     |
|             | Fireworks - sale of - Yearly Renewal Fee   | \$25.00                                    | \$30.00                                     |
|             | Food Premises - Application Fee  | \$25.00                                    | \$30.00                                     |
|             | Food Premises - By-law Inspection Fee  | \$80.00                                    | \$95.00                                     |
|             | Food Premises - Yearly Renewal Fee   | \$25.00                                    | \$30.00                                     |
|             | Food Vehicle - Application Fee   | \$25.00                                    | \$30.00                                     |
|             | Food Vehicle - By-law Inspection Fee   | \$30.00                                    | \$35.00                                     |
|             | Food Vehicle - Yearly Renewal Fee  | \$25.00                                    | \$30.00                                     |
|             | Hawker and Peddler - Application Fee   | \$25.00                                    | \$30.00                                     |
|             | Hawker and Peddler - By-law Inspection Fee   | \$30.00                                    | \$35.00                                     |
|             | Hawker and Peddler - Yearly Renewal Fee  | \$25.00                                    | \$30.00                                     |
|             | Outdoor Entertainment Event - Application Fee  | \$25.00                                    | \$30.00                                     |
|             | Outdoor Entertainment Event - By-law Inspection Fee  | \$30.00                                    | \$35.00                                     |
|             | Outdoor Entertainment Event - Yearly Renewal Fee   | \$25.00                                    | \$30.00                                     |
|             | Pawnbroker - Application Fee   | \$15.00                                    | \$30.00                                     |
|             | Pawnbroker - By-law Inspection Fee   | \$30.00                                    | \$35.00                                     |
|             | Pawnbroker - Yearly Renewal Fee  | \$25.00                                    | \$30.00                                     |
|             | Personal Service Establishment - Application Fee   | \$15.00                                    | \$30.00                                     |
|             | Personal Service Establishment - By-law Inspection Fee   | \$30.00                                    | \$35.00                                     |
|             | Personal Service Establishment - Yearly Renewal Fee  | \$25.00                                    | \$30.00                                     |
|             | Public Garage - Application Fee  | \$15.00                                    | \$30.00                                     |
|             | Public Garage - By-law Inspection Fee  | \$30.00                                    | \$35.00                                     |
|             | Public Garage - Yearly Renewal Fee   | \$25.00                                    | \$30.00                                     |
|             | Donation Collection Bin - Application Fee  | \$35.00                                    | \$30.00                                     |
|             | Donation Collection Bin - By-law Inspection Fee  | \$30.00                                    | \$35.00                                     |
|             | Donation Collection Bin - Yearly Renewal Fee   | \$25.00                                    | \$30.00                                     |
|             | Donation Collection Bin - Deposit Fee  | \$250.00                                   | \$255.00                                    |
|             | Pet Shop - Application Fee   |  | \$60.00                                     |
|             | Pet Shop - By-law Inspection Fee   |  | \$30.00                                     |
|             | PetShop - Yearly Renewal Fee   |  | \$30.00                                     |
| ES/FEES     | 32066 WEED CUTTING (LOT SIZE IN SQUARE METRES)   |  |   |
|             | 0 - 700 sqm  | Plus \$100 Admin Fee                       | \$295.00                                    |
|             | 700 - 1400 sqm   | Plus \$100 Admin Fee                       | \$335.00                                    |
|             | 1400 - 2500 sqm  | Plus \$100 Admin Fee                       | \$385.00                                    |
|             | 2500 - 4200 sqm  | Plus \$100 Admin Fee                       | \$485.00                                    |

|   |            |                      |            |          |
|---|------------|----------------------|------------|----------|
| GREATER THAN 4200 sqm<br>To be adjusted according to tendered contract                      |            | Plus \$100 Admin Fee | \$585.00   | \$595.00 |
| <b>33036 SIGN RECLAIM FEES</b>  |            |                      |            |          |
| - MOBILE SIGN   | \$75.00    |                      | \$75.00    |          |
| - SIGN OVER 3 SQM IN AREA   | \$50.00    |                      | \$50.00    |          |
| - SIGN 1 - 3 SQM IN AREA  | \$25.00    |                      | \$25.00    |          |
| - SIGN UNDER 1 SQM IN AREA  | \$10.00    |                      | \$10.00    |          |
| LIMITED EASEMENT AGREEMENT  | \$250.00   |                      | \$250.00   |          |
| REQUEST FOR REGULATORY BY-LAW EXEMPTION   |            |                      |            |          |
| - COUNCIL APPROVAL AND BY-LAW AMENDMENT   | \$400.00   |                      | \$400.00   |          |
| - CITY MANAGER OR GENERAL MANAGER APPROVAL  | \$100.00   |                      | \$100.00   |          |
| REQUEST FOR WRITTEN LIMITED INFORMATION LETTER  |            |                      |            |          |
| - PLUS \$63/HR FOR EVERY HR. OF CITY STAFF TIME   | \$20.00    |                      | \$20.00    |          |
| DISCHARGE ORDER FROM TITLE  |            |                      |            |          |
| APPEAL FEE FOR PROPERTY STANDARDS/DOG APPEAL HEARING  | \$442.05   |                      | \$442.05   |          |
|   | \$535.50   |                      | \$535.50   |          |
| <b>32064 ENFORCEMENT ADMIN FEE (CITY PERFORMS REMEDIAL WORK WHERE PERSON IS IN DEFAULT)</b> |            |                      |            |          |
| PLUS \$63/HR FEE FOR ADMIN WORK IN EXCESS OF TWO HOURS                                      | \$200.00   |                      | \$200.00   |          |
|   | \$63.00/Hr |                      | \$63.00/Hr |          |
| <b>32074 Meter Tampering Fee</b>  |            |                      |            |          |
| Residential   | \$500.00   |                      | \$500.00   |          |
| Commercial  | \$1,000.00 |                      | \$1,000.00 |          |
| Industrial  | \$5,000.00 |                      | \$5,000.00 |          |
| Double the initial fee on more than one occurrence  |            |                      |            |          |
| APPEAL FEE FOR BUSINESS LICENSING APPEAL TRIBUNAL HEARING                                   | \$486.00   |                      | \$486.00   |          |





(p/rev)

MONDAY TO FRIDAY 6:00 pm to 11:00 pm  
SATURDAY, SUNDAY & HOLIDAYS 8:00 am to 11:00 pm

|  |        |
|--|--------|
| FIELD  |        |
| BASE RATE  | Hourly |
| -PRIME - MON - FRI                                   | Hourly |
| -NON-PRIME - WEEKDAY                                 | Hourly |
| -WEEKENDS / HOLIDAYS                                 | Hourly |
| MINOR BASEBALL & HIGH SCHOOLS                        | Hourly |
| PRIME  | Hourly |
| NON-PRIME  | Hourly |
| TOURNAMENTS (NOT OPTIONAL) (PLUS HOURLY RENTAL RATE) |        |
| SATURDAY   | +HST   |
| SUNDAY   | +HST   |

|                               |      |
|-------------------------------|------|
| DRESSING ROOMS (Season)       |      |
| ADULT (casual use)            | +HST |
| MINOR (casual use)            | +HST |
| DRESSING ROOM (exclusive use) | +HST |

|                                   |                  |
|-----------------------------------|------------------|
| CONCESSION STAND                  |                  |
| LICENSED EVENT/TOURNAMENT - DAILY |                  |
| LIGHTS                            |                  |
| MINIMUM 60 MINUTE TIME BLOCK      | +HST             |
|                                   | \$31.00 \$ 32.50 |
|                                   | \$33.15          |

20-432-000

33040 ARENA FLOOR

|   |      |             |             |
|---|------|-------------|-------------|
| - COMMERCIAL RATE PER DAY                 | +HST | \$ 1,674.00 | \$ 1,707.48 |
| - REGULAR RATE PER DAY                    | +HST | \$ 669.00   | \$ 682.38   |
| - ADULT SPORTS GROUPS PER HOUR            | +HST | \$ 87.00    | \$ 88.74    |
| - YOUTH SPORTS GROUPS PER HOUR (weekdays) | +HST | \$ 43.00    | \$ 43.00    |
| - YOUTH SPORTS GROUPS PER HOUR (weekend)  | +HST | \$ 51.50    | \$ 52.83    |
| - JUNIOR B LACROSSE (weekdays)            | +HST | \$ 51.50    | \$ 52.83    |
| - JUNIOR B LACROSSE (weekends)            | +HST | \$ 59.00    | \$ 60.18    |

Weland Arena Second Floor Rentals

|  |        |   |      |           |
|--|--------|---|------|-----------|
| 2nd Floor Community Room   | Hourly | Private/Commercial Rate                               | +HST | \$ 61.10  |
| 2nd Floor Community Room   | Hourly | Community/Not-for-profit Rate                         | +HST | \$ 35.20  |
| 2nd Floor Community Room with Ice rental   | Hourly | Private/Commercial Rate/Community/Not-for-profit Rate | +HST | \$ 34.40  |
| 2nd Floor Meeting Room   | Hourly | Private/Commercial Rate                               | +HST | \$ 11.50  |
| 2nd Floor Meeting Room   | Hourly | Community/Not-for-profit Rate - Hourly                | +HST | \$ 5.75   |
| Tournament rate (2nd Floor Community Room/Meeting Room/Kitchen combined) - Daily |        |   | +HST | \$ 320.25 |
|  |        |   |      | \$ 326.66 |

<Ice rental fees to increase 2018/2019 season>

RENTAL/FEES

32088 ICE RENTAL - Add \$3 ice resurfacing charge to fees below (HST included)\*

|  |      |           |           |
|--|------|-----------|-----------|
| - ADULTS PRIME TIME PER HOUR *                                   | +HST | \$ 150.44 | \$ 165.75 |
| - MINOR HOCKEY/ FIGURE SKATING PER HOUR* (PRIME TIME)            | +HST | \$ 128.32 | \$ 138.66 |
| - MON-FRI BEFORE 4PM PER HOUR (non-prime All Users)*             | +HST | \$ 87.61  | \$ 93.30  |
| - J.R. A.B. , SR A & Southern Tier Admirals AAA HOCKEY PER HOUR* | +HST | \$ 147.61 | \$ 157.30 |
| - WALK-IN RATE PER HOUR/PRIME TIME ONLY*                         | +HST | \$ 89.38  | \$ 95.19  |
| - SCHOOL RATE PER HOUR - ELEMENTARY (NON-PRIME TIME ONLY)*       | +HST | 0 \$      | -         |
| - SCHOOL RATE PER HOUR - NON-ELEMENTARY (NON-PRIME TIME ONLY)*   | +HST | \$ 51.00  | \$ 51.00  |
| 32089 PUBLIC SKATING   |      |           | \$ -      |
| -ADULTS  |      | \$ 3.00   | \$ 3.50   |
| -CHILDREN UNDER 14   |      | \$ 2.00   | \$ 2.50   |

20-434-000

32070 SKATE SHARPENING

|                                   |         |      |           |           |
|-----------------------------------|---------|------|-----------|-----------|
| Ice Bumper set up and use per pad | Monthly | +HST | \$ 132.00 | \$ 141.75 |
|                                   | Hourly  | +HST |           | \$ 144.55 |
|                                   |         |      |           | \$ 5.00   |

CHARGES/FEES

20-434-000

33040 WELLNESS COMPLEX

|                                  |      |           |           |
|----------------------------------|------|-----------|-----------|
| Private/Commercial Rate - Hourly | +HST | \$ 650.00 | \$ 663.00 |
|----------------------------------|------|-----------|-----------|

|   |   |      |          |        |          |          |
|---|---|------|----------|--------|----------|----------|
| Theatre - Graduation Activity Room (2hrs)   | Private/Commercial Rate - Hourly            | +HST | \$       | 25.00  | \$25.50  |          |
| Theatre - Film Screening  | Private/Commercial Rate - Hourly            | +HST | \$       | 500.00 | \$510.00 |          |
| Theatre - Corporate/Training/Information session  | Private/Commercial Rate - Hourly            | +HST | \$       | 800.00 | \$816.00 |          |
| Theatre - Film Screening  | Community/Not-for-Profit Rate - Hourly      | +HST | \$       | 400.00 | \$408.00 |          |
| Theatre - Corporate/Training/Information session  | Community/Not-for-Profit Rate - Hourly      | +HST | \$       | 800.00 | \$812.00 |          |
| Theatre - Set-up/Rehearsal (3 hour minimum)   | Private/Commercial Rate - Hourly            | +HST | \$706.00 | \$     | \$113.73 | \$66.87  |
| Theatre - Set-up/Rehearsal (3 hour minimum)   | Community/Not-for-Profit Rate - Hourly      | +HST | \$53.00  | \$     | \$56.75  |          |
| Theatre - Performance (3 hour minimum)  | Private/Commercial Rate - Hourly            | +HST | \$158.00 | \$     | \$169.32 |          |
| Theatre-Performance (3 hour minimum)  | Community/Not-for-Profit Rate - Hourly      | +HST | \$79.00  | \$     | \$84.66  |          |
| Dressing Room   | Private/Commercial Rate - per Performance   | +HST | \$32.00  | \$     | \$34.43  |          |
| Dressing Room   | Community/Not-for-Profit Rate - per Perform | +HST | \$16.50  | \$     | \$17.09  |          |
| Dance Floor   | Private/Commercial Rate - Hourly            | +HST | \$85.00  | \$     | \$92.31  |          |
| Dance Floor   | Community/Not-for-Profit Rate - Hourly      | +HST | \$43.00  | \$     | \$46.16  |          |
| Video Projector & Screen  | Private/Commercial Rate                     | +HST | \$153.00 | \$     | \$169.32 |          |
| Video Projector & Screen  | Community/Not-for-Profit Rate               | +HST | \$79.00  | \$     | \$83.00  |          |
| Stage Lighting  | Private/Commercial Rate - Hourly            | +HST | \$105.00 | \$     | \$113.48 |          |
| Stage Lighting  | Community/Not-for-Profit Rate - Hourly      | +HST | \$53.00  | \$     | \$56.87  |          |
| Theatre technician  | Private/Commercial Rate - Hourly            | +HST | \$32.00  | \$     | \$34.17  |          |
| Theatre technician  | Community/Not-for-Profit Rate - Hourly      | +HST | \$32.00  | \$     | \$34.17  |          |
| Atrium (lobby)  | Private/Commercial Rate - per Performance   | +HST | \$105.00 | \$     | \$113.48 |          |
| Atrium (lobby)  | Community/Not-for-Profit Rate - per Perform | +HST | \$53.00  | \$     | \$56.87  |          |
| Atrium North  | Private/Commercial Rate - Hourly            | +HST | \$83.00  | \$     | \$89.00  |          |
| Atrium South  | Community/Not-for-Profit Rate - Hourly      | +HST | \$42.00  | \$     | \$45.14  |          |
| Activity Room   | Private/Commercial Rate - Hourly            | +HST | \$22.00  | \$     | \$23.43  |          |
| Activity Room   | Community/Not-for-Profit Rate - Hourly      | +HST | \$11.00  | \$     | \$11.73  |          |
| Library   | Private/Commercial Rate - Hourly            | +HST | \$22.00  | \$     | \$23.46  |          |
| Library   | Community/Not-for-Profit Rate - Hourly      | +HST | \$11.00  | \$     | \$11.73  |          |
| Fitness Room  | Private/Commercial Rate - Hourly            | +HST | \$32.00  | \$     | \$34.43  |          |
| Fitness Room  | Community/Not-for-Profit Rate - Hourly      | +HST | \$16.00  | \$     | \$17.34  |          |
| Meeting Room  | Private/Commercial Rate - Hourly            | +HST | \$22.00  | \$     | \$23.46  |          |
| Meeting Room  | Community/Not-for-Profit Rate - Hourly      | +HST | \$11.00  | \$     | \$11.73  |          |
| Meeting Room Projector  | Private/Commercial Rate - Daily             | +HST | \$22.00  | \$     | \$23.46  |          |
| Meeting Room Projector  | Community/Not-for-Profit Rate - Daily       | +HST | \$11.00  | \$     | \$11.73  |          |
| Electronic Message Sign - Private function  | Private/Commercial Rate                     | +HST | \$11.00  | \$     | \$11.73  |          |
| Electronic Message Sign - external function   | Community/Not-for-Profit Rate               | +HST | \$0.00   | \$     | \$0.00   |          |
| Billiards Room-Private/Affiliated/registered Not-for-Profit Rate - Hourly   | Private/Commercial Rate - Hourly            | +HST | \$44.00  | \$     | \$47.18  |          |
| Billiards Room-Government/Affiliated/registered Not-for-Profit Rate - Hourly                                      | Community/Not-for-Profit Rate - Hourly      | +HST | \$22.00  | \$     | \$23.72  |          |
| Therapeutic pool/windpool(Includes lifeguard)-Private/Commercial - Hourly   | Private/Commercial Rate - Hourly            | +HST | \$52.00  | \$     | \$56.14  |          |
| Therapeutic pool/windpool(Includes lifeguard)-Government/Affiliated/registered Not-for-Profit Rate - Hourly       | Community/Not-for-Profit Rate - Hourly      | +HST | \$26.00  | \$     | \$27.80  |          |
| Atrium (lobby)-set-up (without Theatre rental)-Private/Commercial - Hourly  | Private/Commercial Rate - Hourly            | +HST | \$42.00  | \$     | \$45.14  |          |
| Atrium (lobby)-set-up (without Theatre rental)-Government/Affiliated/registered Not-for-Profit Rate - Hourly      | Community/Not-for-Profit Rate - Hourly      | +HST | \$21.00  | \$     | \$22.95  |          |
| Atrium (lobby)-performance (without Theatre rental)-Private/Commercial - Hourly                                   | Private/Commercial Rate - Hourly            | +HST | \$86.00  | \$     | \$92.26  |          |
| Atrium (lobby)-performance (without Theatre rental)-Government/Affiliated/registered Not-for-Profit Rate - Hourly | Community/Not-for-Profit Rate - Hourly      | +HST | \$43.00  | \$     | \$46.16  |          |
| Pavilion - North  | Private/Commercial Rate - Daily             | +HST | \$26.00  | \$     | \$27.80  |          |
| Pavilion - North  | Community/Not-for-Profit Rate - Daily       | +HST | \$13.00  | \$     | \$14.03  |          |
| Gymnasium - North   | Private/Commercial Rate - Daily             | +HST | \$38.00  | \$     | \$40.80  |          |
| Gymnasium - North   | Community/Not-for-Profit Rate - Daily       | +HST | \$19.00  | \$     | \$20.40  |          |
| Gymnasium - South   | Private/Commercial Rate - Daily             | +HST | \$38.00  | \$     | \$40.80  |          |
| Gymnasium - South   | Community/Not-for-Profit Rate - Daily       | +HST | \$19.00  | \$     | \$20.40  |          |
| Gymnasium - Full  | Private/Commercial Rate - Daily             | +HST | \$54.00  | \$     | \$57.89  |          |
| Gymnasium - Full  | Community/Not-for-Profit Rate - Daily       | +HST | \$27.00  | \$     | \$29.07  |          |
| <b>20-436-000</b>   |   |      |          |        |          |          |
| <b>RENTALS</b>  |   |      |          |        |          |          |
| 32027 PRIVATE RENTAL  | Hourly                                      | +HST | \$30.00  | \$     | \$31.50  | \$32.13  |
| 32027 PRIVATE RENTAL  | Daily                                       | +HST | \$653.00 | \$     | \$691.25 | \$693.08 |
| SPECIAL EVENT CUSTODIAN   | Daily                                       | +HST | \$114.00 | \$     | \$91.80  | \$97.80  |
| DEMONSTRATION KITCHEN   | Hourly                                      | +HST | \$33.00  | \$     | \$4.75   | \$35.45  |
| <b>RENTALS</b>  |   |      |          |        |          |          |
| 32027 OUTSIDE   | Annually                                    | +HST |          |        |          |          |
| - AIR STALLS PER YEAR (ZONE F, & G)   |   | +HST | \$115.00 | \$     | \$120.75 | \$123.17 |
| - SECOND STALL  |   | +HST | \$103.00 | \$     | \$98.25  | \$110.42 |
| - THIRD STALL   |   | +HST | \$91.00  | \$     | \$95.00  | \$97.41  |
| <b>RENTALS</b>  |   |      |          |        |          |          |
| - CANOPY PER YEAR(ZONE C)   |   | +HST | \$193.00 | \$     | \$202.65 | \$206.70 |
| - SECOND TABLE  |   | +HST | \$179.00 | \$     | \$188.00 | \$191.76 |
| - THIRD TABLE   |   | +HST | \$163.00 | \$     | \$176.50 | \$190.03 |

\$0.00  
\$0.00







|   |      |             |             |  |
|---|------|-------------|-------------|--|
| Zodiacs - North Course Event - large                      | +HST | \$ 155.00   | \$ 153.00   |  |
| Zodiacs - South Course Event - large                      | +HST | \$ 205.00   | \$ 209.00   |  |
| Replacement - Lifejacket                                  | +HST | \$ 30.00    | \$ 31.00    |  |
| Replacement - Boat Safety Kits                            | +HST | \$ 20.00    | \$ 20.00    |  |
| White and Black chairs (per chairs)                       | +HST | \$ 1.50     | \$ 2.00     |  |
| Muskoka Chairs (per chairs)                               | +HST | \$ 2.00     | \$ 2.00     |  |
| Wooden Tables (per table)                                 | +HST | \$ 5.00     | \$ 6.00     |  |
| High Top Tables (per table)                               | +HST | \$ 8.00     | \$ 8.00     |  |
| Linens (per Linen)  | +HST | \$ 5.00     | \$ 5.00     |  |
| Waigh Scale   | +HST | \$ 150.00   | \$ 153.00   |  |
| Waigh Scale Sand  | +HST | \$ 50.00    | \$ 51.00    |  |
| Two-way radio - set of 6 (per event)                      | +HST | \$ 45.00    | \$ 46.00    |  |
| Two-way radio - set of 24 (per event)                     | +HST | \$ 160.00   | \$ 163.00   |  |
| Megaphones (per event)                                    | +HST | \$ 30.00    | \$ 31.00    |  |
| Megaphones replacement                                    | +HST | \$ 140.00   | \$ 143.00   |  |
| Tents   |      |             |             |  |
| 20 x 20   | +HST | \$ 420.00   | \$ 428.00   |  |
| 20 x 20 with sides  | +HST | \$ 460.00   | \$ 469.00   |  |
| 10 x 20   | +HST | \$ 150.00   | \$ 153.00   |  |
| 10 x 20 with sides  | +HST | \$ 180.00   | \$ 184.00   |  |
| 10 x 10   | +HST | \$ 75.00    | \$ 77.00    |  |
| 10 x 10 with sides  | +HST | \$ 95.00    | \$ 97.00    |  |
| Automatic Start System rental                             | +HST | \$ 1,500.00 | \$ 1,530.00 |  |
| Automatic Start System installation                       | +HST | \$ 1,600.00 | \$ 1,632.00 |  |
| Automatic Start System moving between distances           | +HST | \$ 425.00   | \$ 434.00   |  |
| Finish Lynx System - without operator                     | +HST | \$ 425.00   | \$ 430.00   |  |
| Finish Lynx System - with operator                        | +HST | \$ 900.00   | \$ 925.00   |  |
| Fencing - per 6' panel in length with delivery            | +HST | \$ 9.00     | \$ 9.00     |  |
| Fencing - per 8' panel in length with delivery and set up | +HST | \$ 11.00    | \$ 11.00    |  |
| Bleachers (1 unit)  | +HST | \$ 445.00   | \$ 453.90   |  |
| Bleachers (2 units)                                       | +HST | \$ 390.00   | \$ 397.80   |  |
| Bleachers (3 units)                                       | +HST | \$ 340.00   | \$ 346.80   |  |
| Bleacher delivery & setup                                 | +HST | \$ 190.00   | \$ 193.00   |  |
| Bleacher return per km                                    | +HST | \$ 0.52     | \$ 0.53     |  |
| Waikless Launches (includes fuel cost and refilling)      |      |             |             |  |
| North Course Event Rate (per boat, per day)               | +HST | \$ 150.00   | \$ 175.00   |  |
| South Course Event Rate (per boat, per day)               | +HST | \$ 160.00   | \$ 200.00   |  |
| North Course Event Rate (per boat, per day)               | +HST |             | \$ 80.00    |  |
| South Course Event Rate (per boat, per day)               | +HST |             | \$ 75.00    |  |
| Lieguard (per guard, per hour)                            | +HST |             | \$ 18.00    |  |
| Security Guard (per guard, per hour)                      | +HST |             | \$ 20.00    |  |

**FEES LISTING:** 1. HST will be charged on fees, where applicable.

2. Fees and charges are due upon application or receipt of service, unless otherwise indicated.

3. Fees shall be paid in a method acceptable for the service provided as indicated by the responsible department.

4. Arvna fees will take effect at the end of the 2019/20 season, all other fees will be effective upon council approval.

**COUNCIL****INFRASTRUCTURE AND DEVELOPMENT SERVICES****ENGINEERING DIVISION**

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

18-99

**REPORT ENG-2018-33  
DECEMBER 18, 2018**

**SUBJECT: NEW RIVER ROAD AND DOWNS DRIVE INDUSTRIAL  
PARK – LAND CLEARING**

**AUTHOR: CHRIS ANDERS, P. ENG.,  
MANAGER OF ENGINEERING SERVICES**

**APPROVING G.M.: ERIK NICKEL, P. ENG.,  
GENERAL MANAGER, INFRASTRUCTURE AND  
DEVELOPMENT SERVICES / CITY ENGINEER**

**RECOMMENDATIONS:**

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the quotation of Vanderweyden Construction Inc. as detailed in REPORT ENG-2018-33 for the River Road and Downs Drive Industrial Park, and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into contract with Vanderweyden Construction Inc. and execute the construction.

**ORIGIN AND BACKGROUND:**

Business development and job creation have been identified as strategic priorities for Council. To support this priority, Council approved the creation of a 33 acre industrial park on March 6, 2018.

Staff are continuing to work on the development of the industrial park and are providing updates to Council as milestones are reached. Staff are looking to have the property cleared in early 2019 so servicing can begin later in 2019.

**COMMENTS AND ANALYSIS:**

Staff originally put out a request for quotation (RFQ) in August 2018. The prices received were very high and staff felt this was not good value for money. Staff decided to wait until later in the year to get prices when contractors are not as busy.

In November 2018, Staff sent out a second RFQ to six (6) local contractors for the clearing of the land. The contractors were asked to provide pricing for two options. Option one was to clear the land of all vegetation including stump removal and preliminary grading. The second option was to clear the land of all vegetation, but leaving the large trees in place and providing preliminary grading.

Quotations were received from four (4) contractors, prices are shown below excluding HST:

| Contractor                    | Section                  | Option One   | Option Two   |
|-------------------------------|--------------------------|--------------|--------------|
| Vanderweyden Construction Inc | Full Property            | \$92,757.00  |              |
|                               | Section One Only         | \$34,452.00  |              |
|                               | Section One and Two Only | \$43,582.00  |              |
|                               | Section three Only       | \$49,175.00  |              |
| RJR Excavating                | Full Property            | \$151,860.00 |              |
|                               | Section One Only         | \$63,960.00  |              |
|                               | Section One and Two Only | \$79,860.00  |              |
|                               | Section three Only       | \$79,860.00  |              |
| Belchoir Contracting          | Full Property            | \$316,800.00 | \$128,287.00 |
|                               | Section One Only         | \$99,750.00  | \$39,655.00  |
|                               | Section One and Two Only | \$119,700.00 | \$52,030.00  |
|                               | Section three Only       | \$97,350.00  | \$36,602.00  |
| CRL Campbell                  | Full Property            | \$237,842.30 | \$237,842.30 |
|                               | Section One Only         | \$121,365.00 | \$121,365.00 |
|                               | Section One and Two Only | \$144,273.00 | \$144,273.00 |
|                               | Section three Only       | \$93,569.30  | \$93,569.30  |

Vanderweyden Construction Inc. of Niagara Falls, Ontario is the low bidder. They have not previously completed work for the City of Welland. Staff received positive feedback from all three (3) references that were called and recommend that the firm be awarded the work.

Staff recommend proceeding to clear the full property including trees, at a cost of \$92,757.00 plus HST.

Vanderweyden Construction Inc. is looking to start work shortly after Council award. The work should take about two months to complete, depending on the weather.

#### **FINANCIAL CONSIDERATION:**

The consultant has provided a detailed cost estimate for the proposed servicing of the property. Actual pricing will be obtained through the City's standard construction tender process and will be reported to Council at tender award.

Below is an updated cost breakdown for the project. This will continue to be updated as Staff receives pricing for the various components of the project.

#### **Updated Cost Breakdown**

| Item   | Amount                |
|--|-----------------------|
| Construction Cost Estimate                       | \$680,000.00          |
| Engineering and Contract Administration Estimate | \$145,000.00          |
| Land Clearing Estimate                           | \$97,800.00           |
| Contingency                                      | \$100,000.00          |
| <b>Total</b>                                     | <b>\$1,022,800.00</b> |

Funding for this project will be from the Strategic Economic Development Initiatives Fund, approved in the 2017 Budget.

**OTHER DEPARTMENT IMPLICATIONS:**

Contract administration for tendering, agreement, and contract payments have been and will be kept in compliance with the agreed practices of the Finance, Clerks and Legal departments.

Engineering staff will continue to work with the City's Development Team, through all phases of the design and construction of the proposed development.

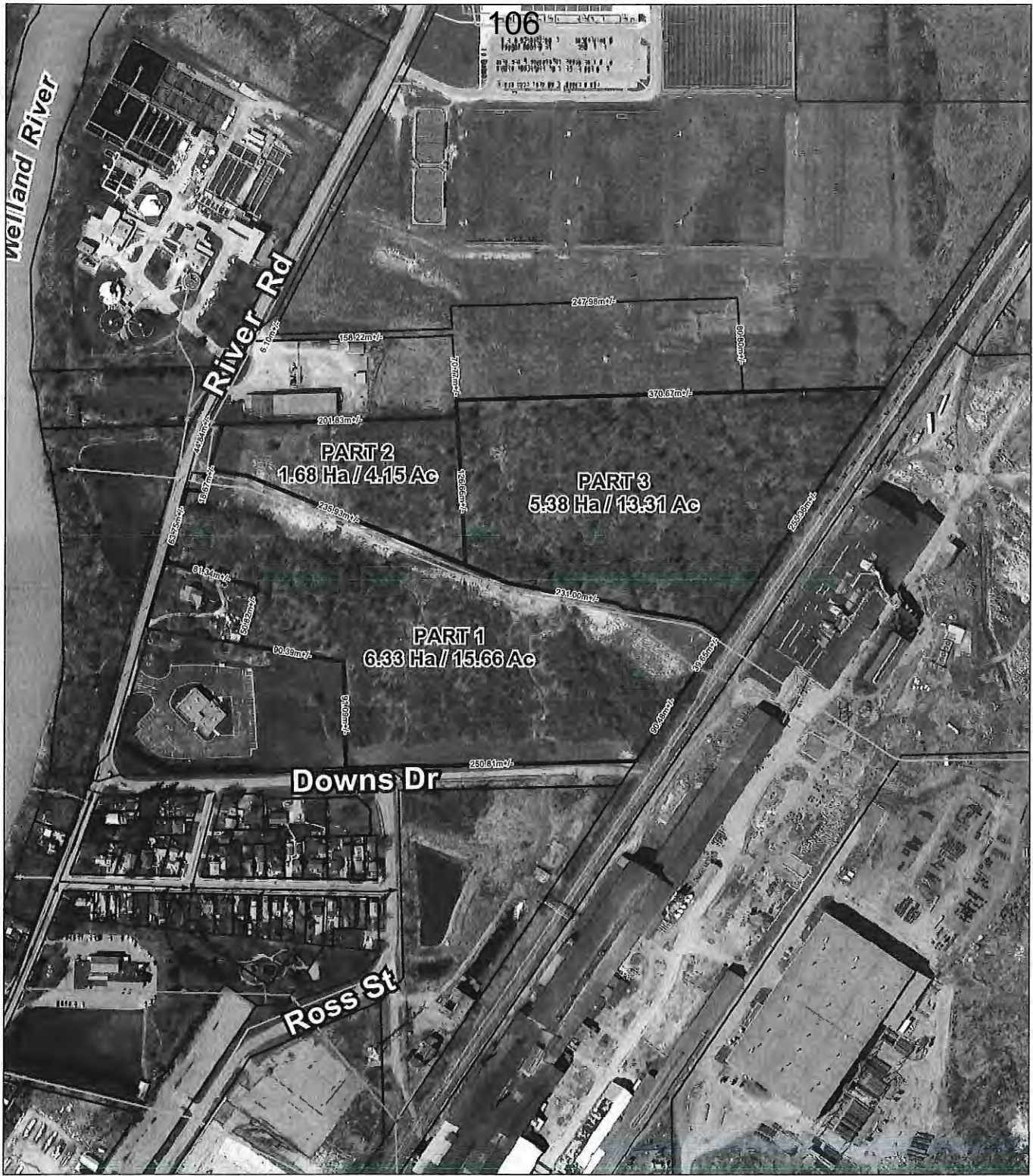
**SUMMARY AND CONCLUSION:**

Serviced light industrial land is critical to the continued economic growth of the City. The proposed River Road light industrial subdivision will continue on the success of the Enterprise Subdivision. This will give the City of Welland an advantage over other municipalities in Niagara for attracting new businesses to the city.

**ATTACHMENTS:**

Appendix 1 – Property Map





Appendix I- Property Map

**KEY MAP**

River Road and Downs Drive  
Option 5






**LEGEND**

- > Water Lines
- > Sanitary System
- > Storm System



Infrastructure and  
Development Services  
*Planning Division*

**COUNCIL**  
**CORPORATE SERVICES**  
**RECREATION & CULTURE DIVISION**

| APPROVALS       |   |
|-----------------|---|
| GENERAL MANAGER |  |
| CFO             |  |
| CAO             |  |

99-99  
**REPORT R&C-2018-09**  
**DECEMBER 18, 2018**

**SUBJECT: 2019 CONCERTS ON THE CANAL SERIES**

**AUTHOR: RICHARD DALTON  
MANAGER, RECREATION & CULTURE**

**APPROVING G.M.: STEVE ZORBAS, CPA, CMA, B.Comm, DPA  
GENERAL MANAGER, CORPORATE SERVICES, CHIEF FINANCIAL  
OFFICER/TREASURER**

**RECOMMENDATION:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives for consideration two proposal submissions from (A) the Board of Management of the Welland Downtown Business Improvement Area, and (B) R&B Productions, to produce and manage the 2019 "Concerts On the Canal" series; and further,

THAT Welland City Council selects one of the two submitted proposals as the designated organization to produce and manage the 2019 Concerts on the Canal series; and further,

THAT Welland City Council provides pre-approval of a \$40,000 grant and \$25,000 in in-kind services as proposed in the 2019 base budget to fund delivery of the 2019 concert series; and further,

THAT Welland City Council authorizes the City Clerk to prepare the appropriate documents and by-law to enter into a contract for a one year term with the selected organization.

**ORIGIN AND BACKGROUND:**

The annual "Concerts on the Canal" summer concert series hosted at the Merritt Park Amphitheatre has been a very successful over its three year history.

Hosted on two occasions by R&B productions and on one occasion by Welland Downtown BIA, the schedule of performers has consistently appealed to a broad audience, the quality of production and delivery of the concerts has been commendable, and attendance has remained free for the public while operations remained within approved budgets. In each of the three years, organizers have implemented a successful marketing and sponsorship campaign and have been able to effectively engage community volunteers.

Based on community feedback from a wide segment of Welland residents, staff recommend continuation of the series into 2019.

**COMMENTS AND ANALYSIS:**

Significant lead time is required to plan the Concerts on the Canal series, with booking and confirming talent being one of the most time sensitive requirements; to ensure the host of the 2019 series has sufficient time to launch and complete the planning and preparation of the series, staff are recommending the following:

- Council receive the proposals in appendix (A) from Welland Downtown BIA and appendix (B) from R&B Productions and provide direction to staff on which proposal to select
- Council authorize pre-approval of the funding amount of a \$40,000 grant and \$25,000 in in-kind services as proposed in the 2019 base budget to support delivery of the series by the selected organization

The following commentary is presented to assist Council in evaluating the proposals:

*Welland Downtown BIA*

- Proposal is in-line with proposed 2019 base budget funding to support the concert series
- A request for four hours of staff time to support each concert is not feasible within current staff contingent for Recreation & Culture; this capacity would be available should Waterway and Tourism Coordinator decision unit be approved by Council as part of 2019 budget process

*R&B Productions*

- Financial proposal exceeds funding amount in proposed 2019 base budget by \$8,698.50 plus an additional \$8,900 in estimated costs to deliver series which would be the responsibility of the City. Selection of this proposal will require approval of additional funding in the amount of approximately \$17,500 which will need to be presented as a decision unit in addition to the proposed 2019 base budget.
- Proposal calls for significant staff involvement to support concert series delivery, including advertising, and sponsorship; at this time the City is unable to provide these services in a significant way.

**FINANCIAL CONSIDERATION:**

Financial implications will be dependent on the selected proposal, and will require pre-approval of the funding amounts for the series as stated in the proposed 2019 budget.

**OTHER DEPARTMENT IMPLICATIONS:**

Staff propose the City continue to provide various in-kind services to the hosting of Concerts on the Canal, in line with what is presented in proposals and in-line with services provided in past years.

**SUMMARY AND CONCLUSION:**

The Concerts on the Canal has become a popular and successful part of the summer season in Welland. Both proponent groups have demonstrated their ability to host a successful series in the past, however staff availability and financial considerations are important factors.

**ATTACHMENTS:**

Appendix (A) – Welland Downtown BIA Proposal  
Appendix (B) – R&B Productions Proposal





November 23<sup>rd</sup>, 2018

**Re: Proposal for the Welland Downtown BIA to host the 2019 Summer Concert Series.**

It has been brought to the Welland Downtown Business Improvement Area's attention that the City of Welland is seeking an organization to fulfill programming on the Floating Stage located in Merritt Park and we would like to propose a Concert Series in 2019. It is the WDBIA's position that after a successful 2018 concert season, we would be prepared to host the Summer Concert Series for 2019.

Since 2015 when the North Welland and Downtown BIA's initiated a concert series on the precedent of the former Illuminaqua presentations with a new six concert series 'Concerts on the Canal' we have seen that having a summer Concert Series Downtown is a huge benefit to Downtown Welland, to our members and the community. In 2016 & 2017 we saw a fantastic Summer Concert Series hosted by R&B Productions that gained momentum. In summer of 2018, the WDBIA again hosted an 8-part concert series that consistently brought residents and tourists from all ages together for a free to the community Summer Series. The WDBIA worked with more than ten (10) community organizations and donated half of the fundraising collection proceeds to the Rotary Club of Welland with the remaining proceeds donated to the City of Welland Canada Day festivities. The Concert Series allowed the WDBIA to create a comprehensive sponsorship package for 2018 events, including the Canoe Polo World Championship Opening Ceremonies, City of Welland Canada Day, Concerts on the Canal, and Feast Street Niagara – raising over \$120,000 for shared events between the WDBIA and City.

The WDBIA has extensive experience in the management of a Concert Series with a proven track record of events that have been hosted by the WDBIA with success and professionalism. The Downtown is the WDBIA's primary concern, so rest assured that when we host events for

the community every consideration for our membership, the downtown and the City of Welland is in the forefront of our decision making, goals, and our mandate.

The Board has already approved the 2019 budget at its November meeting, there is an understanding by Finance and Audit and the Board, that events are important to the downtown, and any undertaking of events is welcome as long as they are self-sustaining through grants and sponsorships. With the continued growth of Canada Day celebrations and our new Feast Street Niagara event, we have already solicited some large sponsors as well as have applied for grants that apply to host those community events. These opportunities have led us to our proposal to the City of Welland for 2019 series.

### **Specifics of the Proposal**

The Welland Downtown Business Improvement Area is proposing the following for the 2019 Summer Concert Series:

- Hire and manage a Sound company (Requesting no RFP process for 2019\*\*)
- Hire and manage all talent for the duration of the Summer Concert Series and look after requested hospitality. (Requesting no RFP process for 2019\*\*)
- Market the Summer Concert Series
- Solicit food vendors –oversee this operation for the duration of the Summer Concert Series
- Hire security for the summer concert series
- Insure that the appropriate amount of insurance is obtained
- Solicit Sponsorships
- Work with the Downtown Businesses to engage them
- Coordinate Volunteers
- Cover associated Marketing costs
- Organize community donation bucket pass
- Ensure 3<sup>rd</sup> party payments are taken care of
- Apply for any Grants that may become available (please note several of the grants that this series would qualify under have deadlines that have since passed)

\*\*Due to the time constraints we would like to avoid having to send this out to RFP. The WDBIA would like to hire a company whom have a proven track record, reputation and reference with the WDBIA and other organizations in Welland. This company provided the

sound and productions for the following event in Welland in 2017 and 2018: Canada 150<sup>th</sup> in Welland Talent competition, Canada Day with the Madhatters and The Kings, weekly Welland Supper Markets on Merritt Island, Float Fest, Trail 150, Concerts on the Canal 2018, Welland Canada Day 2018, and the Canoe Polo World Championship Opening Ceremonies and lastly Feast Street Niagara.

**Proposed 2019 Concert dates:**

Fri June 21

Fri July 5

Fri July 12

Fri July 19

Fri Aug 9

Fri Aug 16

Fri Aug 23

Date TBD- A Saturday Children's Matinee

***Total of 8 concerts***

\*\*\*The above 8 concerts do not include the Canada Day concert hosted by the Welland Downtown BIA on Sunday July 1<sup>st</sup>. This concert factors as an integral part of the Canada Day festivities in Welland on the floating stage

\*\*\* Possibility of an August 30<sup>th</sup> or September 6<sup>th</sup> concert permitting funds of additional \$5,000 and \$3,125 in-kind City services are allocated above the requested amount from the City of Welland. The City would need to state their desire to prolong the series to 9 evenings; the WDBIA would cover all WDBIA staff wages and continue the specifics of the proposal already stated.

**Costs and Requirements associated with Proposal**

The Welland Downtown BIA is requesting for the 2019 Summer Concert year the following from the City of Welland:

-\$40 000 to host 8 concerts in 2019

-\$25 000 in kind services –The cost of the rental of the stage, amphitheatre, and the bleacher(s) per concert date are not listed items or disbursed from the in-kind services. Any costs associated with Canada Day is a completely separate endeavor. Securing washroom facilities will factor here as well.

- A City of Welland Staff assigned to this partnership for 4 hours per concert week (Parks and Recreation Department) to assist with cross promotion, and organization of volunteers, possibly set-up pending availability.
- The City of Welland would be responsible to complete any repairs that may be needed regarding the stage, surrounding area, amphitheatre (“the Bowl”) and Merritt Park.
- In May of 2019 a walk audit with the City of Welland Staff and the Welland Downtown BIA is required to ensure that the stage, surrounding area, amphitheatre and Merritt Park are in agreeable conditions before the 2019 Concert Series starts.
- City install and removal of sponsorship advertisements on or around floating stage.

Attached please find letters of recommendation and partnership with the Welland Museum and the Welland Public Library for the 2019 Summer Concert Series.

### **Future Planning**

It is our goal moving forward, should the WDBIA be in consideration for the 2020 Summer Concert Series that the Board be provided with notice by September of 2019, so that the Board may adhere to the City of Welland WOF guidelines and apply for the City of Welland WOF; be a participant in the SEART process; have the ability to apply for available grants to assist in the budgeting of this concert series as well as having the series as part of the consideration into the Board’s 2019 Budget.

Respectfully submitted on behalf of the Board of Management Welland Downtown Business Improvement Area

Amanda MacDonald  
Executive Director  
[www.downtownwelland.ca](http://www.downtownwelland.ca)  
[info@downtownwelland.ca](mailto:info@downtownwelland.ca)



# R & B Productions

Summer Music Festival 2019 - Welland, ON.

## INVITED PROPOSAL - FOR - 2019 SUMMER MUSIC FESTIVAL

Dec 8, 2018

**R & B Productions** was approached and asked if we would be interested in soliciting the Artists for the 2019 Summer Music Festival. The 2019 Concert Series would be jointly venture produced by **R & B Productions** and assisted by City Staff.

It was suggested that the City pay all the costs associated with the Concerts and **R & B** would choose and secure the Artists and co-ordinate all that would be necessary on the Musical side to make the Concerts a success.

With this approach in mind, **R & B** has contacted approximately 14 Bands who have all agreed to reserve the dates listed as per our attached season Line-up Poster. They have agreed to keep those dates open until the end of December. At this time contracts must be executed and retainers forwarded to finalize the Agreements and secure the dates.

***Our Season Poster and Budget for the 2019 Summer Music Festival is attached***

On further analysis of the responsibilities of each party and discussion with Staff, we came to the realization that it would be difficult for the Finance department to issue cheques to the Artists and have them ready to be handed to the bands prior to each performance. Funds for Hospitality for the bands would also be required as would the honorariums for the MCs.

In Light of that difficulty we are proposing an alternative hybrid concept with regards to division of responsibilities and payment of all costs in lieu of the city taking over 100% of the production of the concerts.

Don **R**omano  
T: 905-735-4757  
email: dromano72@sympatico.ca

Ralph **B**elvedere  
T: 905-735-4365  
email: ralph.belvedere@gmail.com

**ALTERNATIVE HYBRID PROPOSAL**

This alternative is based on the preliminary budget attached.

**R & B** would be given a grant from the city to retain and pay for all the Artists, MC, and hospitality. This grant would be in 2 installments. The first in the amount of \$15,000 for retainers would be required in Mid December. The second portion, in the amount of \$33698.50 would be forwarded to **R & B** in May 2019 for the balance of the payments to Performers.

The corporation of the City of Welland would be responsible for paying all other costs.

**R & B** would assist the city in securing the Lighting and Sound and Security for the concerts and these companies would invoice the city directly for payment.

The city would be responsible for the Advertising, Sponsors and all other necessary "in-kind" services.

This proposal will be valid until the end of this month. If not accepted and funds for retainers not forwarded we would no longer be interested in pursuing this concept further.

**R & B Productions** would not be interested in participating in a RFP (Request for Proposal)

We trust that this proposal is acceptable to Council and Staff.

Thank you very much for your consideration.

Yours truly  
 Ralph Belvedere  
 Don Romano  
**R & B Productions**  
 Summer Music Festival-2019

Don **R**omano  
 T.: 905-735-4757  
 email: dromano72@sympatico.ca

Ralph **B**elvedere  
 T: 905-735-4365  
 email: ralph.belvedere@gmail.com



**PROPOSAL for Summer Music Festival-2019**

| PRELIMINARY BUDGET AND LINE UP   |               |   |             |              | <i>Dec. 8, 2018</i> |  |
|--|---------------|---|-------------|--------------|---------------------|--|
| Date   | Artists       | Cost  | HST         | Total        |                     |  |
| 1  | June. 28      | <b><i>SOUL OF MOTOWN</i></b>  |             |              |                     |  |
|  |               | "Legends of Motown" \$ 7,500.00   | \$ 975.00   | \$ 8,475.00  | Confirmed           |  |
|  |               | <i>Matt Weidenger</i> \$ 1,200.00                                       | \$ 156.00   | \$ 1,356.00  | Confirmed           |  |
| 2  | July. 5       | <b><i>FRIDAY NIGHT FEVER</i></b>  |             |              |                     |  |
|  |               | Got Grove -Disco Extravag \$ 4,950.00                                   | \$ 643.50   | \$ 5,593.50  | Confirmed           |  |
|  |               | Opening act \$ 300.00   |             | \$ 300.00    | TBA                 |  |
| 3  | July. 12      | <b><i>Live Aid Revisited -BOHEMIAN RAPSDY</i></b>                       |             |              |                     |  |
|  |               | "Simply Queen" \$ 4,000.00  | \$ 520.00   | \$ 4,520.00  | Confirmed           |  |
|  |               | Opening act \$ 500.00   |             | \$ 500.00    | TBA                 |  |
| 4  | July. 19      | <b><i>MEMPHIS TO NASHVILLE</i></b>                                      |             |              |                     |  |
|  |               | Elvis - Tim "E" -Hendry \$ 4,000.00                                     | \$ 520.00   | \$ 4,520.00  | Confirmed           |  |
|  |               | <i>Hell bent Rockers 50ties Rock a Billy</i> \$ 600.00                  |             | \$ 600.00    | Confirmed           |  |
| 5  | July.26       | <b><i>BLUES ON THE CANAL</i></b>  |             |              |                     |  |
|  |               | Jack Dekyzer \$ 3,000.00  | \$ 390.00   | \$ 3,390.00  | Confirmed           |  |
|  |               | Pappy Johns band \$ 1,000.00  | -           | \$ 1,000.00  | Confirmed           |  |
|  | <i>Aug. 2</i> | <i>Dark for Canal days</i>  |             |              |                     |  |
| 6  | Aug. 9        | <b><i>WELLAND ROCKS</i></b>   |             |              |                     |  |
|  |               | Howling Horns \$ 800.00   | -           | \$ 800.00    | Confirmed           |  |
|  |               | Associates \$ 1,300.00  | \$ 169.00   | \$ 1,469.00  | Confirmed           |  |
| 7  | Aug. 16       | <b><i>SOUTHERN ROCK =Skynyrd Style</i></b>                              |             |              |                     |  |
|  |               | "Simply Skynyrd" \$ 1,500.00  | \$ 195.00   | \$ 1,695.00  | Confirmed           |  |
|  |               | <i>Sunset Rebels</i> \$ 800.00  | -           | \$ 800.00    | Confirmed           |  |
| 8  | Aug. 23       | <b><i>music of CHICAGO</i></b>  |             |              |                     |  |
|  |               | Brass Transit \$ 6,000.00   | \$ 780.00   | \$ 6,780.00  | Confirmed           |  |
|  |               | Opening act \$ 300.00   |             | \$ 300.00    | TBA                 |  |
|  |               | <b>Total Artists Costs</b> \$ 37,750.00                                 | \$ 4,348.50 | \$ 42,098.50 |                     |  |
|  |               | Consultant's Production Costs \$ 5,000.00                               | 0           | \$ 5,000.00  |                     |  |
| 8  |               | Hospitality for bands \$ 150.00   | -           | \$ 1,200.00  |                     |  |
| 8  |               | Honorariums for MCs \$ 50.00  |             | \$ 400.00    |                     |  |
| <b>TOTAL</b>   |               |   |             | \$ 48,698.50 |                     |  |
| <b>Other costs responsibility of the Corporation of the City of Welland</b>  |               |   |             |              | <i>Estimates</i>    |  |
|  |               | Sound and Lighting  | \$ 1,600.00 | plus HST     |                     |  |
|  |               | Advertising   | \$ 2,000.00 | plus HST     |                     |  |
|  |               | Radio   | \$ 1,800.00 | plus HST     |                     |  |
|  |               | Newspaper   | \$ 1,500.00 | plus HST     |                     |  |
|  |               | Flyers  | \$ 2,000.00 | plus HST     |                     |  |
|  |               | Security  |             |              |                     |  |
|  |               | Stage repairs and grounds maintenance & Bleachers & washrooms (By city) |             |              |                     |  |
|  |               | Liability Insurance By City   |             |              |                     |  |
| <b>Monies that can be raised by City through Sponsorship and passing hat</b> |               |   |             | \$ 22,000.00 |                     |  |



**GIANT FM 91.7**  
CLASSIC ROCK

**Welland**  
ONTARIO - CANADA

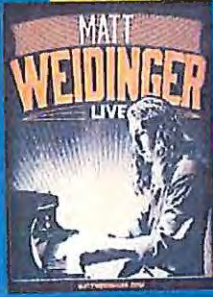
# Summer Music Festival 2019

**COUNTRY 89**  
Today's Best Country!

*Leading the Way*

**JUNE 28**

LEGENDS OF  
**MOTOWN**



**JULY 5**

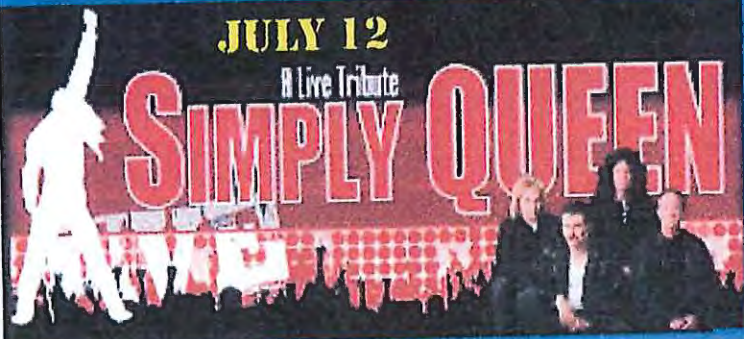
**Got Groove**

**FRIDAY NIGHT FEVER**



**JULY 12**

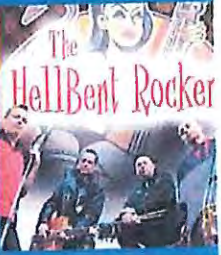
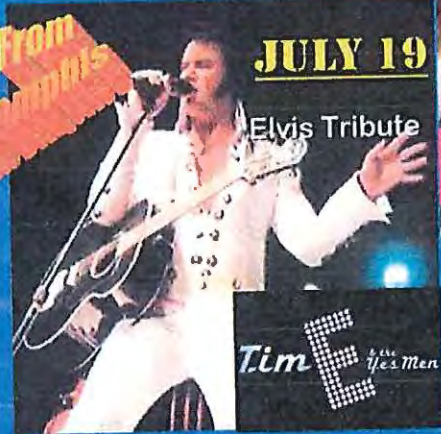
A Live Tribute  
**SIMPLY QUEEN**



From  
**Winnipeg**

**JULY 19**

Elvis Tribute



To  
**Winnipeg**

**JULY 26**

**The Blues**

Jack DeKeyser



& The Pappy Johns band

**AUGUST 9 Welland Rocks**



**AUGUST 16**

**Southern Rock**



The music of

**AUGUST 23**

**Chicago**



On the floating Stage at Merritt Park - King St. Welland ON. - 7:00 PM Friday Nights





Welland Downtown Business Improvement Area  
 195 East Main Street, Unit 4C  
 Welland ON L3B 3W7

November 15<sup>th</sup>, 2018

City of Welland  
 60 East Main Street  
 Welland ON 3X4

Attention: Carmela Radice, Acting City Clerk

RE: Welland Downtown BIA 2019 Operating Budget

Dear Ms. Radice:

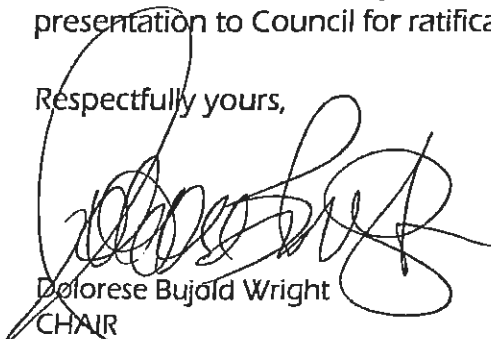
The following motion was made at the General Meeting of the WDBIA for the month of October 2018 following presentation from the Finance and Audit Committee of the Board.

**"BE IT RESOLVED** That the Board of Management of the Welland Downtown Business Improvement Area accept the proposed budget and request the 2019 levy in the amount of \$108,000."

Motion carried unanimously

Further we enclose a copy of the Budget as approved by the Board for reference and presentation to Council for ratification.

Respectfully yours,

  
 Dolores Bujold Wright  
 CHAIR

[chair@downtownwelland.ca](mailto:chair@downtownwelland.ca)  
[www.downtownwelland.ca](http://www.downtownwelland.ca)  
 289-820-7467

Encl.

99-90/18-4

|   |
|---|
| <b>Welland Downtown BIA<br/>2019 Budget</b> |
|---|

**Revenue**

|  |                |
|--|----------------|
| Member Levy                            | 108,000        |
| Event Revenue, Sponsorship, and Grants | 9,631          |
| Fundraising                            | 10,000         |
| HST rebate (second half of 2017)       | 4,500          |
| <b>Total Revenue</b>                   | <b>132,131</b> |

**Expenses**

|                       |               |
|-----------------------|---------------|
| <b>Administration</b> | <b>70,211</b> |
|-----------------------|---------------|

|                       |               |
|-----------------------|---------------|
| <b>Beautification</b> | <b>33,913</b> |
|-----------------------|---------------|

**Community Events**

|                  |        |
|------------------|--------|
| Hosted Events    | 11,631 |
| Sponsored Events | 2,000  |

|                               |               |
|-------------------------------|---------------|
| <b>Total Community Events</b> | <b>13,631</b> |
|-------------------------------|---------------|

|                  |              |
|------------------|--------------|
| <b>Marketing</b> | <b>5,519</b> |
|------------------|--------------|

|                   |            |
|-------------------|------------|
| <b>Governance</b> | <b>460</b> |
|-------------------|------------|

**One-time expenses/projects:**

|                |       |
|----------------|-------|
| Marketing      | 2,300 |
| Beautification | 4,599 |

|  |                  |
|--|------------------|
| <b>Total One-time Expenses/Projects:</b> | <b>6,899 ***</b> |
|--|------------------|

|                        |                |
|------------------------|----------------|
| <b>Total Expenses:</b> | <b>130,633</b> |
|------------------------|----------------|

|                              |              |
|------------------------------|--------------|
| <b>Net Operating Income:</b> | <b>1,498</b> |
|------------------------------|--------------|

|                        |               |
|------------------------|---------------|
| <b>Debt Repayment:</b> | <b>-7,500</b> |
|------------------------|---------------|

|                                  |               |
|----------------------------------|---------------|
| <b>Net Cash Flow Projection:</b> | <b>-6,002</b> |
|----------------------------------|---------------|

\*\*\* These expenses were deemed appropriate given net annual surplus of \$19,821 on 2017 audited financial statements, and anticipated annual surplus for 2018.

Financial statements of

**City of Welland**  
**Welland Downtown Business**  
**Improvement Area**

December 31, 2017

**City of Welland**  
**Welland Downtown Business Improvement Area**  
December 31, 2017

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Deloitte LLP  
25 Corporate Park Drive  
3<sup>rd</sup> Floor  
St. Catharines ON L2S 3W2  
Canada

Tel: 905-323-6000  
Fax: 905-323-6001  
[www.deloitte.ca](http://www.deloitte.ca)

## Independent Auditor's Report

To the Board Members, Members of Council, Inhabitants and Taxpayers of  
The Corporation of the City of Welland

We have audited the accompanying financial statements of the Welland Downtown Business Improvement Area, which comprise the statement of financial position as at December 31, 2017, and the statements of operations, change in net debt and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Welland Downtown Business Improvement Area as at December 31, 2017, and the results of its operations, change in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

A handwritten signature in black ink that reads "Deloitte LLP". The word "Deloitte" is written in a cursive script, and "LLP" is written in a simpler, blocky font.

Chartered Professional Accountants  
Licensed Public Accountants  
May 7, 2018

**City of Welland**  
**Welland Downtown Business Improvement Area**

Statement of operations  
year ended December 31, 2017

|   | Budget          | Actual          | Actual          |
|---|-----------------|-----------------|-----------------|
|   | 2017            | 2017            | 2016            |
|   | \$              | \$              | \$              |
| <b>Revenue</b>                              |                 |                 |                 |
| Grants                                      | 3,500           | 17,005          | 9,815           |
| Tax levy                                    | 95,424          | 95,424          | 95,424          |
| Sponsorship                                 | 10,000          | 8,506           | 10,701          |
| Other revenue                               | -               | 57,612          | -               |
|   | <b>108,924</b>  | <b>178,547</b>  | <b>115,940</b>  |
| <b>Expenses</b>                             |                 |                 |                 |
| Amortization                                | -               | -               | 486             |
| Beautification                              | 21,643          | 38,359          | 43,803          |
| Professional fees                           | 2,600           | 2,447           | 2,886           |
| Insurance                                   | 1,820           | 1,894           | 1,700           |
| Wages                                       | 41,320          | 44,795          | 45,593          |
| Memberships                                 | 815             | 1,049           | 775             |
| Office supplies and miscellaneous           | 4,805           | 5,785           | 2,855           |
| Rent  | 3,750           | 3,734           | 3,112           |
| Community events and promotional activities | 24,671          | 60,663          | 15,453          |
| Loss on sale of tangible capital assets     | -               | -               | 373             |
|   | <b>101,424</b>  | <b>158,726</b>  | <b>117,036</b>  |
| Annual surplus (deficit)                    | 7,500           | 19,821          | (1,096)         |
| Accumulated deficit, beginning of year      | (81,665)        | (81,665)        | (80,569)        |
| <b>Accumulated deficit, end of year</b>     | <b>(74,165)</b> | <b>(61,844)</b> | <b>(81,665)</b> |

The accompanying notes to the financial statements are an integral part of this financial statement.



**City of Welland**  
**Welland Downtown Business Improvement Area**

Statement of change in net debt  
year ended December 31, 2017

|   | Budget<br>2017  | Actual<br>2017  | Actual<br>2016  |
|---|-----------------|-----------------|-----------------|
|   | \$              | \$              | \$              |
| <b>Annual surplus (deficit)</b>               | <b>7,500</b>    | <b>19,821</b>   | <b>(1,096)</b>  |
| Amortization of tangible capital assets       | -               | -               | 486             |
| Proceeds from sale of tangible capital assets | -               | -               | 4,000           |
| Loss on sale of tangible capital assets       | -               | -               | 373             |
|   |                 | -               | 4,859           |
| Use of prepaid expenses                       | -               | 803             | 2,241           |
| Acquisition of prepaid expenses               | -               | -               | (2,423)         |
|   | -               | 803             | (182)           |
| Decrease in net debt                          | 7,500           | 20,624          | 3,581           |
| Net debt, beginning of year                   | (82,468)        | (82,468)        | (86,049)        |
| <b>Net debt, end of year</b>                  | <b>(74,968)</b> | <b>(61,844)</b> | <b>(82,468)</b> |

The accompanying notes to the financial statements are an integral part of this financial statement.

**City of Welland**  
**Welland Downtown Business Improvement Area**

Statement of financial position  
as at December 31, 2017

|  | 2017            | 2016            |
|--|-----------------|-----------------|
|  | \$              | \$              |
| <b>Financial assets</b>                  |                 |                 |
| Cash                                     | 85,775          | 70,117          |
| <b>Financial liabilities</b>             |                 |                 |
| Accounts payable and accrued liabilities | 20,119          | 3,387           |
| Due to City of Welland (Note 3)          | 127,500         | 135,000         |
|  | <b>147,619</b>  | <b>138,387</b>  |
| Net debt                                 | <b>(61,844)</b> | <b>(82,468)</b> |
| <b>Non-financial assets</b>              |                 |                 |
| Prepaid expenses                         | -               | 803             |
|  | -               | 803             |
| <b>Accumulated deficit (Note 5)</b>      | <b>(61,844)</b> | <b>(81,665)</b> |

Approved by the Board

\_\_\_\_\_ Director

\_\_\_\_\_ Director

The accompanying notes to the financial statements are an integral part of this financial statement.

**City of Welland**  
**Welland Downtown Business Improvement Area**

Statement of cash flows  
 year ended December 31, 2017

|   | 2017          | 2016           |
|---|---------------|----------------|
|   | \$            | \$             |
| <b>Operating activities</b>                                     |               |                |
| Annual surplus (deficit)  | 19,821        | (1,096)        |
| Non-cash items  |               |                |
| Amortization  | -             | 486            |
| Loss on sale of tangible capital assets                         | -             | 373            |
| Decrease (increase) in prepaid expenses                         | 803           | (182)          |
| Increase (decrease) in accounts payable and accrued liabilities | 16,732        | (2,779)        |
|   | <b>37,356</b> | <b>(3,198)</b> |
| <b>Financing activity</b>                                       |               |                |
| Repayment of due to City of Welland                             | (7,500)       | (15,000)       |
| <b>Investing activity</b>                                       |               |                |
| Proceeds on sale of tangible capital assets                     | -             | 4,000          |
| Net increase (decrease) in cash                                 | 29,856        | (14,198)       |
| Cash, beginning of year   | 55,919        | 70,117         |
| <b>Cash, end of year</b>  | <b>85,775</b> | <b>55,919</b>  |

The accompanying notes to the financial statements are an integral part of this financial statement.

# City of Welland

## Welland Downtown Business Improvement Area

Notes to the financial statements

December 31, 2017

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### 1. Description of the organization

The Welland Downtown Business Improvement Area (the "BIA" or the "organization") was established by the Council of the City of Welland (the "City") and has been entrusted with the improvement, beautification and maintenance of City owned lands, buildings and structures in the improvement area, beyond such expenditure by the City. The BIA is also responsible for the promotion of this improvement area for business and shopping.

The BIA is largely financed by a special levy charged upon businesses in the improvement area.

### 2. Accounting policies

The financial statements of the BIA have been prepared by management in accordance with Canadian public sector accounting standards, and reflect the following policies:

#### *Reporting entity*

The financial statements reflect the financial assets, liabilities, non-financial assets, revenues, expenses and changes in accumulated surplus of the BIA.

#### *Budgeted figures*

The budget approved by the BIA for 2017 is reflected in the statements of operations and change in net financial debt.

#### *Revenue recognition*

Revenues are reported on the accrual basis of accounting which recognizes revenues as they become available and measurable. Expenses are recorded on the accrual basis of accounting which recognizes expenses as they are incurred and measurable as a result of a receipt of goods or services and the creation of a legal obligation to pay.

#### *Use of estimates*

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include useful lives of tangible capital assets and accrued liabilities. Actual results could differ from those estimates.

### 3. Due to City of Welland

The amount due to the City of Welland relates to the construction of the skating rink at the new Civic Centre owned by the City of Welland at a cost of \$300,000. The BIA agreed to contribute this amount over twenty years at \$15,000 per year commencing in 2006. The amount is non-interest bearing. The City of Welland has agreed to extend the remaining term of payment and reduce the annual repayments from \$15,000 to \$7,500, effective January 1, 2017.

# City of Welland

## Welland Downtown Business Improvement Area

Notes to the financial statements

December 31, 2017

**4. Tangible capital assets**

|   | 2017 | 2016     |
|---|------|----------|
|   | \$   | \$       |
| Decorations                                 |      |          |
| Cost, beginning of year                     | -    | 16,960   |
| Disposals during the year                   | -    | (16,960) |
| Cost, end of year                           | -    | -        |
| Accumulated amortization, beginning of year | -    | 12,101   |
| Amortization for the year                   | -    | 486      |
| Disposals during the year                   | -    | (12,587) |
| Accumulated amortization, end of year       | -    | -        |
| Net book value                              | -    | -        |

**5. Accumulated deficit**

|                                 | 2017      | 2016      |
|---------------------------------|-----------|-----------|
|                                 | \$        | \$        |
| Operating surplus               | 65,656    | 53,335    |
| Due to City of Welland (Note 3) | (127,500) | (135,000) |
|                                 | (61,844)  | (81,665)  |

**6. Related party transactions**

The BIA recognized \$95,424 in tax levies from the City of Welland in 2017 (2016 - \$95,424) during the year. The BIA paid \$7,500 to the City of Welland in 2017 (2016 - \$15,000) in respect of a non-interest bearing loan (Note 3).

**7. Commitment**

The BIA entered into a lease agreement for office space that expires on February 28, 2018, for total monthly payments of \$381.

To the Council of the  
City of Welland  
C/O City Clerk  
60 East Main St  
Welland, Ont L3B 3X4

WE the Undersigned, petition the Council of the City of Welland as Follows

CITY OF WELLAND  
**RECEIVED**  
DEC 5 2018  
Office of the City Clerk

**Petition to Replace the Dain City Bridge**

|  |   |
|--|---|
| Petition summary and background            | The closure of the Dain City Bridge Forkes Road on Nov 2, 2018 –issues for Public Safety, Division of the Dain City Community, impact on local businesses, rowing events and increased volume of vehicle parking during the events.   |
| Action petitioned for the City of Welland. | We, the undersigned, request that our City of Welland Council act now to bring forward the complete re-instatement of the Dain City Bridge Forkes Road, Welland in the 2019 Budget for completion in 2020-2021 – and that alternative traffic routes for pedestrian, vehicular, EMS and City events will be addressed in order to minimize the risks to the residents of Dain City during the closure, and that the City arrange for a public meeting to afford an opportunity for public input |

| Printed Name    | Signature | Address                  | Comment                        | Date         |
|-----------------|-----------|--------------------------|--------------------------------|--------------|
| James Surfari   |           | 3269 Sixth Ave Jordan    |                                | Dec 2 2018   |
| Mike Glazier    |           | 89 MacTavish Dr.         | REPLACE BRIDGE                 | DEC 2 2018   |
| GARY MASLOVNIK  |           | ST. CATHARINES           |                                | DEC 2 2018   |
| Colleen Glazier |           | St. Catharines           |                                | Dec 2 / 2018 |
| NICK IVANKOVICH |           | WELLAND                  | FIX THE BRIDGE!!!              | Dec 2 / 18   |
| Ricardo Juarez  |           | 2934 Hill St. Burlington | FIX IT PLEASE                  | Dec 2 / 18   |
| Cheryl Stivorie |           | Welland                  | fix the bridge                 | Dec 2 / 18   |
| JE Stivorie     |           | 2021 COLBORGE            | REPAIR + REPLACE               | Dec 02 / 18  |
| Barb Turdovich  |           | 20 Valencourt Dr.        | repair or/replace.             | Dec 2 / 18   |
| Deb Turkov      |           | 45 Christie St, SC       | place <del>repair</del> bridge | Dec 2 / 18   |
| STEPHEN McLEARY |           | 45 Christie St. SC.      |                                | Dec 2 / 18   |

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By Signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda

09-159

MELNA'S SERVICE CENTRE  
4 KINGSWAY, WELLAND  
L3B 3N6

Nov. 19, 2018

To: City of Welland Staff, Mayor and All Councillors

Re: Affects of Dain City Bridge Closure on Melna's Service Centre

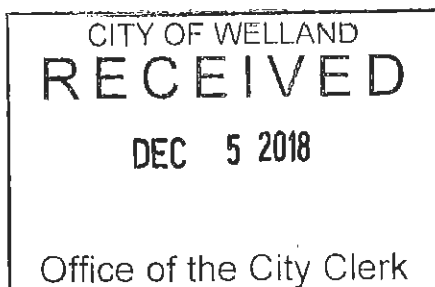
As a direct result of the abrupt bridge closure, I cannot survive! I am going on my 20<sup>th</sup> year in business in Dáin City. Harry Lee was successful at this location for many, many years prior to me. I enjoy being part of this beautiful close-knit community. I can honestly say that I have never seen an area of Welland be so neglected (last on the list, so to speak) by the City of Welland. This is a very stressful and sad situation for all who use the bridge daily.

Below please find a list of some of my serious concerns with respect to the abrupt indefinite closing of the bridge.

No traffic flow of "out of town" customers. Often people would drive through from Port Colborne, Wainfleet, Dunnville, etc. They may be experiencing a slow leak in a tire, flat tire, belt, alternator or water pump problem, etc. Loss of too many potential sales are a direct result of the closure. Obviously, business has been much, much slower.

Salesmen and parts people are very annoyed. I was told by a salesman that he won't be coming to see me because I am now out of his way. Previous to the bridge closure, I was a stop on his way through to Port Colborne. My small business is now being considered an inconvenience for all my parts suppliers.

..... 2



09-159

Melna's Service Centre

- 2 -

Nov. 19, 2018

All existing customers from the west side of the bridge are very inconvenienced by being diverted all the way around to drop off/pick up their vehicles. I am very concerned that I will lose them. My stress level has peaked.

Many of my Welland customers would use Hwy 58 to the bridge to get to me due to the poor road condition and non-existent lighting from Townline straight through to the tracks by the former Dain City Tavern.

The main reason my gas supplier, Fast Stop pulled out of Dain City is because of the news of the potential closing of the Dain City Bridge in 2019-20 for replacement. I understand that replacement was pulled from the 2017 and 2018 budgets. Why did this happen? Please put dollars into the 2019 budget and expediate the bridge replacement.

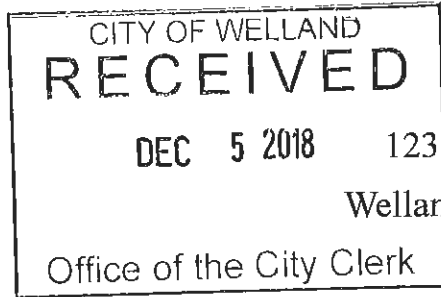
I am very concerned about the resale value of my business and property. I have been informed by real estate professionals that both will be directly affected as a direct result of the "no flow through traffic". I have no pension. My equity is in this business and property as I head towards retirement

Sincerely



Nick Melna  
President





123 Forks Rd., E.

Welland, ON L3B 5K6

November 26, 2018

To: City of Welland Staff, Mayor Campion & Councillors

Re: Dain City Bridge Closed Indefinitely

Hello, my name is Vi Vrbanac. My husband and I have been Dain City residents since 1975 [43+ years]. Our two adult children grew up in this beautiful close-knit peninsula community. In fact, both of them chose to buy, and live in Dain City with their families. Our son, Rob owned/operated Deed's Place Eatery & Bar for 14 years. I remember him telling me in August 2016, after the bridge repairs, that these minor repairs would not sustain the bridge for any great length of time, as the bridge structure is in terrible condition. Ironically, he was right! For years, he has enjoyed using the recreational canal in Dain City for canoeing, kayaking and paddleboarding. He paddles under that old bridge all the time. As a result, he made a decision to close his business in October 2016. He said the closing of John Deere in 2008 severely impacted his business, and he could not survive another hit. Our daughter, Amy lives in the Regatta subdivision with her husband, and two young sons who are bused to elementary school in Port Colborne.

The abrupt closure of the Dain City Bridge has seriously impacted this community and all commuters who used the bridge on a daily basis in so many ways.

We have been left with one way in/out of Dain City with no emergency plan in place. The bridge has already been closed for nearly a month. We are concerned that in the event that the only way in/out is blocked by a train, serious accident etc., how would we exit? We are also very concerned that lighting on this only route in/out of Dain City (Canal Bank St. from St. Clair to Townline Rd) is nonexistent and road conditions are poor.

All Dain City children are bused to Port Colborne schools by the school boards. Our direct route to them has been severed. They have after school activities, doctors, dentists, swimming, dance, after school and weekend jobs, etc in Port Colborne because they are schooled there. We volunteer at their schools, and now we have an additional half hour travel time, and spend additional dollars on gas. Due to our proximity to Port Colborne over the Dain City Bridge, adults, including our seniors go to doctors, dentists, Port Colborne Hospital and shop there, etc. All of the above have been affected. ... 2

19-159

- 2 -

November 26, 2018

I see our small businesses struggling with the bridge closure. The flow through traffic is vital to their existence. They cannot survive a lengthy bridge closure.

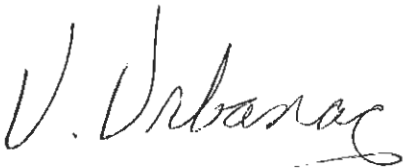
The east/west Dain City Community has been disconnected. Last week, I was delivering the Dain City Recreation Newsletter to west side residents. I had to drive 15 minutes out of my way to get to the west side of our community, and drive another 15 minutes to return home to the east side.

Commuter flow through traffic to and from St. Catharines, Niagara Falls, Cooks Mills, and the east side of Welland, etc. to and from Wainfleet, Port Colborne, Fort Erie and Dunnville, etc. has been affected.

I have tried very hard to keep positive in all that has transpired since the abrupt closing of the bridge on November 2<sup>nd</sup>. Every day I hear and see the implications this has, not only Dain City residents, but all commuters who used this bridge on a daily basis.

I respectfully request that you please expediate and implement a plan to repair/replace the Dain City Bridge as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Vi Vrbanac". The signature is fluid and cursive, with a long horizontal stroke at the end.

Vi Vrbanac  
Dain City Resident

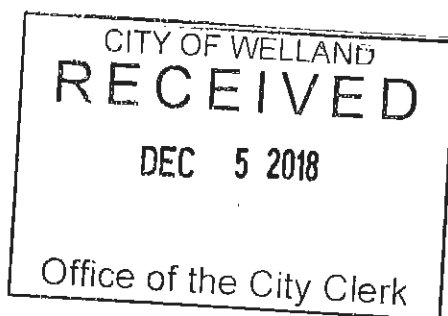
City of Welland,

November 24, 2018

My name is Amii Robitaille, I am a mother of 5 and the president of the Dain City Recreation Committee. I'm writing to tell you how the bridge closing has affected my life and the lives of our community (as I see it).

First, while I can appreciate that you decided to close the bridge as a safety concern, it was a shock to our community and those who travel the bridge. I believe that back when the bridge was repaired, there could have been something done to prevent large vehicles from crossing. Perhaps a low hanging bar across the entrances of the bridge would have helped this situation?

Second, as a mom of children who attend school, do extra curricular activities, and work in Port Colborne, it is a major inconvenience (Dain City children attend school in Port Colborne). I am quite surprised at how much extra fuel it takes for us to have to drive around to get to Port Colborne. If anything were to happen to them (they get injured or become sick) while they were at any of the above mentioned, it would take me extra time to get to them. Having one way in and out of Dain City is a major hazard, especially when the only way is blocked by a train throughout the day. What if my child has an emergency and I cannot get out because of a train crossing, or stopping at the tracks? Sometimes a matter of a few minutes can make a big difference.



Continued on page 2...

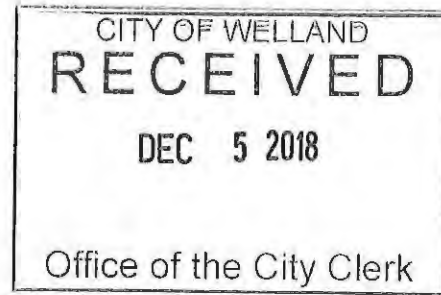
09-159

Page 2

Last, as president of the Dain City Recreation Committee, I feel that Dain City has been split in two. We have many events throughout the year. Family day event, kids Christmas, Easter & Halloween parties, we have a play group every Tuesday evening, and other family friendly events. Most of these events happen at our Community Centre. Residents from the other side of the bridge will not want to attend, seeing as they must go around to get to the other side of the bridge. There was a smaller amount of families that attended our Halloween party this October. Giving residents 3 days notice was not enough time for people to prepare for the closure as we have a lot of senior residents in this community, some rely on other transportation from outside of Dain City/Welland. This also affects the Port Colborne/Welland transit link.

I hope that we can find a solution to these issues quickly. Please repair or replace the bridge as soon as possible. Commuters need to have a quicker route to Port Colborne, as well as another exit out of the Community. Thank you for reading over my concerns.

Amii Robitaille



November 26, 2018

Re: Dain City Bridge

To whom it may concern,

We, at Westpier Marine and Industrial Supply of Port Colborne, are in full support of the Dain City Bridge being reopen.

Not only for the convenience of current residents to get to and from work as well as their daily activities, but also for businesses to send and receive goods in a timely fashion.

If you have any questions, please don't hesitate to reach out.

Sincerely,

Greg Huneault

Operations Manager  
Westpier

**Head Office:**  
**33 Stonebridge Dr.**  
**Port Colborne, ON**  
**L3K 5V4**



**(905) 835-2222**  
**1-800-668-5990**  
**Fax: (905) 835-2221**  
**email: jbradley@claires.ca**

**COURIER**

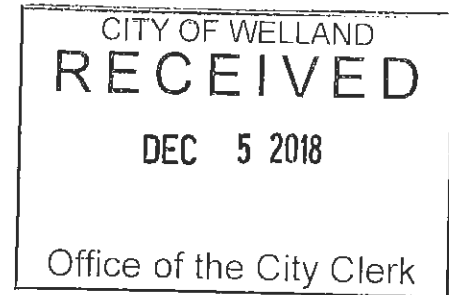
**MOVING**

**TRANSPORT**

**CARTAGE**

**WAREHOUSING**

City of Welland  
 60 East Main St.  
 Welland, ON  
 L3B 3X4



November 21, 2018

RE: Dain City Bridge Closure

The sudden closure of this bridge to vehicle traffic has caused issues for many of our employees commuting to and from work to our facility in Port Colborne. Particularly in the winter, when Hwy 58 can be dangerous during snowfall and wind, many people go through Dain City to avoid the overpasses which can become quite treacherous.

Our company mainly operates transport trucks and therefore has not caused any significant impact to our business as no truck traffic is permitted. We do operate some smaller vehicles that may utilize that bridge.

The closure of the bridge certainly does isolate Dain City, and I would expect it would have a negative impact on the real estate values for those residents.

I understand that safety is paramount in the sudden closure, but question why, with the regular maintenance that has been done, that a sudden closure was needed.

It is our hope that the City can come up with a timely solution to re-open this bridge.

Sincerely,  
 JoAnne Bradley  
 Vice President/General Manager

09-159

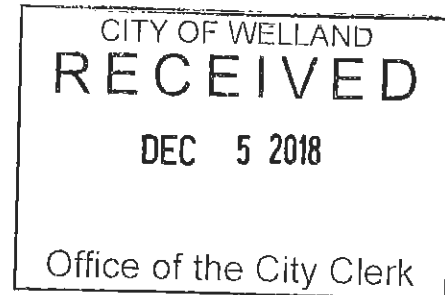


70 ROSEDALE AVENUE - PORT COLBORNE - ONTARIO - L3K 6G5 - TELE 905-834-7321 - FAX 905-834-9610

City of Welland

Re: Dain City Bridge closure

To whom it may concern:



We are writing this letter in regards to the unexpected Dain City bridge closure. While I do understand the safety concerns and the responsibility you have to the people I'm very concerned with the lack of planning on this issue. It has been several years that this bridge has been a concern for aging and it would seem that a clear plan was not established. We would like to know the plan you have for upgrading or replacement.

Our concern on this matter is from a few fronts one being the access for our employees to get to work as many (40%) of our employees have residences in Welland. We have received many complains from our employees to date. The second concern comes from the delivery routes from our supply chain and the normal route of travel for our customers in the south east side of Welland. As it can seem that taking another route is easy it is not that simple and the closure does affect our normal business operations and cost of business is being increased.

Please keep us updated to the progress on this matter.

Best Regards,

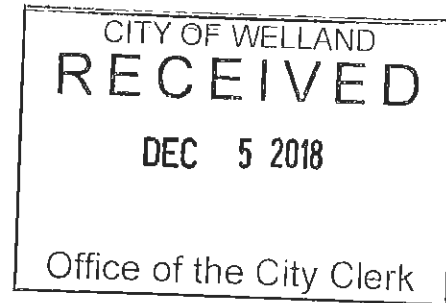
Kevin Langerak

J. Oskam Steel Fab Ltd.  
Sam Young Electric Ltd.  
905 834 7321

**Medina Supply Inc.**

9 Petersburg Circle  
Port Colborne, ON  
L3K 5V5

November 26, 2016



To Whom It May Concern:

Topic: Closure of the Dain City Bridge

I wish to express my concern over the closure of the Dain City Bridge. When we were deciding on a location for the relocation of our business warehouse five years ago a major consideration was the ability to get our product to market and for clients and vendors to get to us. Our location in the industrial park in Port Colborne was ideal. The closure of the Dain City Bridge has changed that. One of our most valued clients is located in Dain City. We are experiencing delays in getting our deliveries complete and have had complaints from customers trying to get to us.

A solution to the deteriorating structure should be a top priority to the city of Welland before there is irreparable damage to local business.

Sincerely,  
Michael Mamo

A handwritten signature in cursive script that reads "M Mamo".

President,  
Medina Supply Inc.

09-159



**DAIN CITY CONVENIENCE  
7 KINGSWAY, WELLAND  
L3B 3N5**

**Dec. 2, 2018**

**To: City of Welland Staff, Mayor and All Councillors**

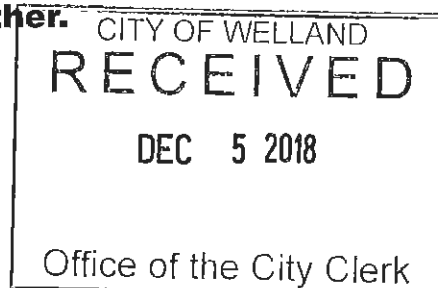
**Re: Impact of Dain City Bridge Closure on Dain City Convenience**

**I write to you with my serious concerns with regard to the sudden closing of the bridge. Dain City Convenience has served this small community and surrounding area successfully since the early 1900's. Business has dropped more than 50% as a direct result of the abrupt bridge closure. We are now in a position of losing our livelihood. Customers from the west side community and flow through traffic customers are vital to our existence.**

**We have been put into a position where the tobacco companies have increased delivery fees, and are threatening to cease delivery as we are not meeting the necessary sales quotas.**

**The short 2 days notice of the bridge closure has left us overstocked with groceries that are expiring daily. This has created a huge loss for our small business. Suppliers of groceries such as milk, bread, coffee, newspapers, etc are complaining that we were on their route to Port Colborne, and that as a result of the bridge closure, they have to increase delivery fees, and may not even be able to continue delivery to us.**

**The Lottery Company cancelled our supplies delivery twice in November because GPS led the delivery person to the bridge only to find the bridge was closed. The delivery person had to go back north to Townline Road to go south to Port Colborne. These delivery people are on tight schedules, and are very annoyed. They may have to stop delivery all together.**



**Dain City Convenience**

**- 2 -**

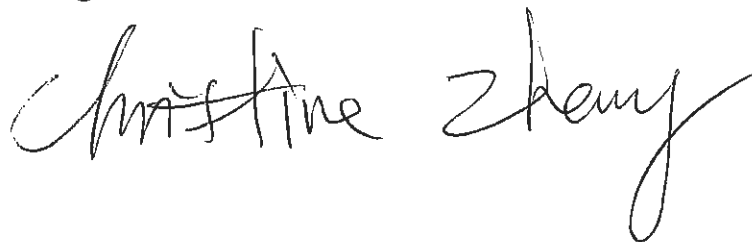
**Dec. 2, 2018**

**As an outstanding small business taxpayer, I would like to ask you if there is any program to assist us with these unexpected losses as a result of the sudden bridge closure. We are afraid of losing our small business and property.**

**I ask that you make the bridge replacement a top priority in the 2019 budget, and put plans in order to replace the bridge as soon as possible for all those affected.**

**Sincerely**

**Christine Zhang**

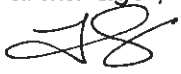
A handwritten signature in black ink that reads "Christine Zhang". The signature is written in a cursive style with a large, looped "Z" at the end.

*Dec. 3, 2018*



**CITY OF WELLAND**  
 Legislative Services  
 Office of the City Clerk  
 60 East Main Street, Welland, ON L3B 3X4  
 Phone: 905-735-1700 ext. 2159 Fax: 905-732-1919  
 E-mail: clerk@welland.ca  
 www.welland.ca

## MEMORANDUM

**Date:** December 13, 2018  
**To:** Mayor and Members of City Council  
**Cc:** Rosanne Mantesso, General Manager, Human Resources & Legislative Services  
**From:** Tara Stephens, City Clerk   
**Re:** Welland Downtown Business Improvement Area (WDBIA) – Slate of Directors

At the December 4, 2018 Council Meeting, Welland City Council passed the following motion:

*“THAT THE COUNCIL OF THE CITY OF WELLAND refers the letter from the Welland Downtown Business Improvement Area, regarding the Slate of Directors – Welland Downtown Board of Management 2018-2022 term, to legal for an opinion regarding the date on the letter issued by the Chair”.*

Following the Council Meeting of December 4, 2018, staff met with the Legal Services Division and discussed the date on the letter issued by the Chair. The City Solicitor has confirmed the WDBIA are following the *Municipal Act, 2001*, based on the following section:

*Business Improvement Areas, Section 204*

**Term**

*(10) The term of the directors of a board of management is the same as the term of council that appointed them but continues until their successors are appointed.*

As the City Solicitor has provided comment, as requested by Welland City Council, staff is requesting council consideration of the following motion:

**THAT THE COUNCIL OF THE CITY OF WELLAND approves the slate of Officers and Directors for term of 2018-2022 being: Dolores Bujold Wright, Kelly Jones, Brenda Herchmer, Alyssa Adams, Leslie Robichaud, Glen Bowes, Cory Cruise and Mairi Alveraz.**