



COUNCIL MEETING AGENDA

*Tuesday, September 15, 2020
7:00 P.M.*

*Due to COVID-19 and the closure of the Civic Square
All Electronic Meetings can be viewed at:*

City of Welland website: <https://www.welland.ca/Council/LiveStream.asp>

YourTV: The meeting will be aired on channel 700 on September 17, 2020 at 9:00 p.m.

1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:45 p.m.)
(See yellow tab)**
 - Proposed or pending acquisition or disposition of land by the municipality or local board;
 - *Land sales.*

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**

Regular Council Meeting of September 1, 2020 and Special Council Meeting of September 8, 2020 (*Previously Distributed*).
 - 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(S) - Nil**
 - 4.2 **DELEGATION(S) (maximum 5/10/5 policy) - Nil**
 - 4.3 **AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil**



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4.4 LEGISLATED PUBLIC MEETING PURSUANT TO SECTION 357/358 OF THE MUNICIPAL ACT, 2001.

Applicants who object to the recommendation may provide their submissions/comments in writing to clerk@welland.ca or mail to City Clerk, 60 East Main Street, Welland, ON L3B 3X4. All submissions will be forwarded to Welland City Council

20-4 Public Meeting pursuant to Section 357/358 of the *Municipal Act, 2001* regarding Tax Write-Offs.
(See Report FIN-2020-16, pages 3 to 5)

4.5 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

20-94 Complete applications have been made by ARMSTRONG PLANNING & PROJECT MANAGEMENT on behalf of 555 Canal Bank Development GP Inc. for approval of a Redline Revision to Draft Plan of Subdivision and to rezone lands described as Part Lots 20, 21, 22, and 23, Concession 5, Part of the Road Allowance between Lots 20 and 21 (Closed), Concession 5, and Part of the Road Allowance between Lot 22 and 23, Concession 5, (Closed), Former Township of Humberstone, now in the City of Welland for lands at 401 Canal Bank from the existing Site Specific Residential Low Density 2 - RL2-58, Neighbourhood Open Space - O1, Community Open Space - O2 to Site Specific Residential Low Density 2 - RL2 and Community Open Space - O2 in Zoning By-law 2017-117. The purpose of the Amendment is to provide site specific provisions for frontage, lot area, front yard setbacks, side yard setbacks (interior and exterior), building height, and lot coverage for single detached, semi-detached, and townhouse dwellings; amends the definition of 'Landscaping' to include walkways; allows opened and roofed porches to encroach 2.5 metres into the front yard and into the rear yard 3.75 metres, with a maximum height from grade of 3 metres; to allow parking spaces in garages to be a minimum size of 3 metres by 6 metres; to allow stairs with no more than three risers to encroach into the parking space; and, that the maximum number of units per block will be identified on the Draft Plan of Subdivision, but the number of new lots created shall not exceed 1,405 lots, not including parkland, open space, and stormwater management blocks. The Official Plan designation is Low Density Residential and Open Space and Recreation. Application for Official Plan Amendment (OPA No. 25) and Application for Redline Revision to Draft Plan of Subdivision File No. 26T-14-06002.

(See Report P&B-2020-39 pages 6 to 19)



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-
- 20-95** A complete application has been made by 1695525 ONTARIO INC. for Draft Plan of Vacant Land Condominium Approval for lands described as Part of Lot 141 to 143 (inclusive), Part of Block E, Part of Glenwood Parkway (closed), Registered Plan 62, now Plan 821, former Township of Humberstone now in the City of Welland, with no municipal address. The subject lands are designated Urban Area in the Regional Official Plan, as Low Density Residential and Core Natural Heritage in the City of Welland Official Plan, and zoned Residential Low Density 2 - RL2 and Environmental Protection Overlay by By-law 2017-117. The application proposes the development of 0.76 hectares of land for a vacant land condominium for the purposes of crating 13 lots for single detached residential dwellings.
(See Report P&B-2020-40 pages 20 - 25)
- 20-96** A complete application has been made by UPPER CANADA CONSULTANTS on behalf of 2674963 ONTARIO INC. for Draft Plan of Subdivision Approval for lands described as part of Lots 30-38 (inclusive), Plan 54, former Township of Humberstone, now Plan 813, City of Welland, municipally known as 180 Kingsway. The subject lands are designated Urban Area in the Regional Official Plan, as Low Density Residential and Core Natural Heritage in the City of Welland Official Plan, and zoned Residential Low Density 2 - RL2 and Environmental Protection Overlay by By-law 2017-117. The application proposes the development of 2.6 hectares of land for a subdivision for the purposes of creating 31 residential units: 21 lots for single detached residential purposes, one (1) block for multiple residential dwellings, and one (1) block for environmental protection purposes.
(See Report P&B-2020-41 pages 26 to 31)
- 20-97** A Complete Application has been made by ARMSTRONG PLANNING & PROJECT MANAGEMENT on behalf of 555 CANAL BANK DEVELOPMENTS GP INC. to temporarily rezone for three years for lands described as Part of Lots 21, 22, 23, Concession 5, former Township of Humberstone, part of the Road Allowance between Lots 22 & 23, Concession 5 (closed), Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 59R-15225, City of Welland for lands at 475, 555, and 635 Canal Bank Street from the existing General Industrial - G1 to Temporary Site Specific General Industrial - G1 and Environmental Conservation Overlay - EC in Zoning By-law 2017-117. The purpose of the Temporary Use By-law is to allow for the construction of eight (8) dry model homes with site specific zone provisions for a up to three years. The Official Plan designation is General Industrial and Core Natural Heritage.
(See Report P&B-2020-42 pages 32 - 37)



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- 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) - Nil**
 - 7.3 Call for Notices of Motion (for introduction at the next scheduled Council meeting)**

- 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 15th day of September, 2020. Ref. No. 20-1

- 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)**
- 2. General Committee Report to Council - Nil**
- 3. Budget Review Committee Report to Council - Nil**
- 4. Staff Reports**

- | | | |
|--------------------------------------|-------------------------------|--|
| 1 | <u>CLK-2020-20</u> | City Clerk, T. Stephens - Lottery License. Ref. No. 20-3 |
| 2 | <u>CLK-2020-21</u> | City Clerk, T. Stephens - Lottery License. Ref. No. 20-3 |
| 3 - 5
Remove From
Block | <u>FIN-2020-16</u> | Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer,
S. Zorbas - Application for Tax Write-Offs - Sections 357/358.
Ref. No. 20-4 |
| 6 -19
Remove From
Block | <u>P&B-2020-39</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick -
Application for Redline Revision to Draft Plan of Subdivision (File No.
26T-14-06002), Official Plan Amendment (OPA No. 25) and Zoning
By-law Amendment (File No. 2020-01) submitted by Armstrong
Planning and Project Management on behalf of 555 Canal Bank
Developments GP Inc. for lands on the north side of Forks Road,
east of the Railway Tracks, south of the Townline Tunnel and west of
the Welland Shipping Canal, municipally known as 401 Canal Bank
Street. Ref. No. 20-94 |



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- | | | |
|--|-------------------------------|--|
| 20 - 25
Remove From
Block | <u>P&B-2020-40</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick – Application for Draft Plan of Vacant Land Condominium (File No. 26CD-14-20001) made by 1695525 Ontario Inc. for lands at the end of Glenwood Parkway, south of Glenwood Park, west of the Welland Shipping Canal, more specifically described as Part of Lots 141 to 143 (inclusive) Part of Block E, Part of Glenwood Parkway (Closed), Registered Plan 62, now Plan 821, former Township of Humberstone, now in the City of Welland, currently with no municipal address. Ref. No. 20-95 |
| 26 - 31
Remove From
Block | <u>P&B-2020-41</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Application for Draft Plan of Subdivision (File No. 26T-14-20004) submitted by Upper Canada Consultants for lands on the east side of the Kingsway, south of Talbot Avenue, west of Welland Shipping Canal, specifically described as Lots 30-38 (inclusive) Plan 54, former Township of Humberstone, now Plan 813, City of Welland, municipally known as 180 Kingsway. Ref. No. 20-96 |
| 32 - 37
Remove From
Block | <u>P&B-2020-42</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Application for Temporary Use By-law (File No. 2020-07) submitted by Armstrong Planning and Project Management on behalf of 555 Canal Bank Developments GP Inc. for lands located on the east side of Canal Bank Street, south of Highway 58A, west side of the Welland Shipping Canal, and north of Forks Road, specifically described as Part of Lots 21, 22, 23, Concession 5, former Township of Humberstone, Part of the Road Allowance between Lots 22 and 23, Concession 5 (Closed), Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 59R-15225, City of Welland, municipally known as 475, 555, 635 Canal Bank Street. Ref. No. 20-97 |
| 38 - 40 | <u>P&B-2020-43</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Request for Part Lot Control Exemption – Part of Lots 23 and 24, Plan 586, known as Parts 1, 2, 3, 4 on Plan 59R-16754, Edit Boldog and Tibor Nezezon. Ref. No. 20-98 (See By-law 2) |
| 41 - 43 | <u>ENG-2020-31</u> | Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Roadway Surface Treatment Program 2020 - Tender Award. Ref. No. 20-91 (See By-law 1) |
| 44 - 45 | <u>R&C-2020-04</u> | Gen. Mgr., Economic Development, Recreation & Culture, D. Degazio - Inflatable Water Park RFP Update. Ref. No. 99-99 |



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3. NEW BUSINESS

- 46 - 47** 1. Tracy Campbell, Registered Respiratory Therapist, Niagara Health re: Request to declare October 25 to 31, 2020 as “Respiratory Therapy Week”. Ref. No. 20-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims the week of October 25 to 31, 2020 as “Respiratory Therapy Week” in the City of Welland.

- 48** 2. Justin and Lori Figler, Welland residents re: Continuous flooding issues on David Street, between Sauer and McCabe Avenues. Ref. No. 20-103

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from Mr. and Mrs. Figler regarding continuous flowing issues on David Street between Sauer and McCabe Avenues.

- 49 - 51** 3. Bonnie Nistico-Dunk, City Clerk, City of St. Catharines re: Motion regarding Body Cameras for Police Officers - Comments from City of St. Catharines Anti-Racism Advisory Committee. Ref. No. 20-99

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of St. Catharines dated August 11, 2020 regarding a motion regarding Body Cameras for Police Officers - Comments from City of St. Catharines Anti-Racism Advisory Committee.

- 52 - 53** 4. Bonnie Nistico-Dunk, City Clerk, City of St. Catharines re: Long-Term Care Homes. Ref. No. 20-100

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of St. Catharines dated August 17, 2020 regarding Long-Term Care Homes.



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- 54 - 55** 5. Bonnie Nistico-Dunk, City Clerk, City of St. Catharines re: Support to the City of Toronto in their Legal Challenge of the Amendments made under Bill 184, Section 83. Ref. No. 20-101

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of St. Catharines dated August 17, 2020 regarding Support to the City of Toronto in their Legal Challenge of the Amendments made under Bill 184, Section 83.

- 56 - 57** 6. Amber LaPointe, City Clerk, City of Port Colborne re: Endorsement of Bill 164 - Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019. Ref. No. 20-102

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the City of Port Colborne dated August 18, 2020 regarding Endorsement of Bill 164 - Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019.

4. BY-LAWS

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

1. A By-law to authorize entering into contract with Norjohn Contracting and Paving Limited for the Road Surface Treatment Program 2020. Ref. No. 20-91
(See Report ENG-2020-31)
2. A By-law to exempt certain lands from Part-Lot Control - Part of Lots 23 and 24, Plan 586, shown as Parts 1, 2, 3, 4 on Plan 59R-16754, Edit Boldog and Tibor Nezezon. Ref. No. 20-98
(See Report P&B-2020-43)

20-03

REPORT CLK-2020-20

The following organization has applied for Lottery Licensing and is presented to City Council for approval.

NAME**ADDRESS**

Welland Tennis Club

45 Hooker Street
Welland, L3C 5H2

Respectfully submitted by Tara Stephens, City Clerk



RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for lottery licensing for Welland Tennis Club.

20-03

REPORT CLK-2020-21

The following organization has applied for Lottery Licensing and is presented to City Council for approval.

NAME**ADDRESS**

Open Arms Mission of Welland Inc.

22 Fifth Street
Welland, L3C 5Z3



Respectfully submitted by Tara Stephens, City Clerk



RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for lottery licensing for Open Arms Mission of Welland Inc.

COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT FIN-2020-16
SEPTEMBER 15, 2020

20-4

SUBJECT: APPLICATION FOR TAX WRITE-OFFS - SECTIONS 357/358

**AUTHOR: JANET FERLAND,
TAX SPECIALIST**

**APPROVING
SUPERVISOR: MICHAEL LOSTRACCO, CPA, CMA,
REVENUE SERVICES MANAGER**

**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 approves the write-off of taxes in the amount of \$39,435.88 as contained in Report FIN-2020-16 for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.

ORIGIN AND BACKGROUND:

Sections 357 and 358 provide for the cancellation, reduction or refund of taxes for conditions such as demolition, fires, class changes, errors, etc.

COMMENTS AND ANALYSIS:

Throughout the year, properties experience situations which may lead to assessment reductions. Property owners then file appeals to the Municipal Property Assessment Corporation (MPAC).

Some of the common reasons a property may experience a reduction under Sections 357 and 358 are as follows:

- ***Became Exempt*** – This situation occurs when a property is purchased by an organization that is exempt from property taxes. (City, Region, School Board)
- ***Gross or Manifest Error*** – Error or change to assessment roll by MPAC which may result from a clerical or factual error, such as transposition of figures, typographical error or creation of roll in error.

- **Demolition** – Property or part of property demolished.
- **Fire** – Property or part of property destroyed by fire.
- **Ceased to be liable to be taxed at rate it was taxed** – As a result of a change of event during the taxation year such as change in the use of land; an act or omission resulting in land ceasing to be in a class of property; a property is eligible to be reclassified in a different class of real property eg. Commercial to Residential.

Recommendations contained in the report are those approved by MPAC.

Appellants requesting adjustments other than those recommended in the report:

**have the right to appeal directly to the A.R.B. (Assessment Review Board)
within 35 days after Council makes its decision.**

Subsequent to Council approval, notices of decision are mailed to applicants advising them of reduction or cancellation granted and status of the tax account.

FINANCIAL CONSIDERATION:

In the normal course of operations, the City processes two or three groups of 357/358 applications throughout the year. The funds allocated in the tax write-off account accommodate these adjustments.

OTHER DEPARTMENT IMPLICATIONS:

Not applicable.

SUMMARY AND CONCLUSION:

Approving the write-off of taxes in the amount of \$39,435.88 as contained in Report FIN-2020-16, is pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.


ATTACHMENTS:

Appendix I – Application to the Council for Adjustment of Taxes for the City of Welland Under Sections 357/358 of *The Municipal Act, 2001*

2020 Tax Write Offs

Available Balance as of September 1, 2020

Total Tax Write-Off Budget 2020	52043	(717,220.00)
Total Tax Write-Off Budget 2020	52044	(880,000.00)
Less: Recoveries (Region & School Board)	52046	<u>1,033,000.00</u>
Total City Portion Write-Off		(564,220.00)
Total Report FIN 2020-16 (\$31,985.33)		
Total Report FIN 2020-16 City Portion		(12,136.73)
Previous Write-offs to date		(248,091.24)
Net Available Tax Write-Off Budget - City Portion		<u><u>(303,992.03)</u></u>

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-39
SEPTEMBER 15, 2020

20-94

SUBJECT: APPLICATION FOR REDLINE REVISION TO DRAFT PLAN OF SUBDIVISION (FILE NO. 26T-14-06002), OFFICIAL PLAN AMENDMENT (OPA NO. 25), AND ZONING BYLAW AMENDMENT (FILE NO. 2020-01) SUBMITTED BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT ON BEHALF OF 555 CANAL BANK DEVELOPMENTS GP INC. FOR LANDS ON THE NORTH SIDE OF FORKS ROAD, EAST OF THE RAILWAY TRACKS, SOUTH OF THE TOWNLINE TUNNEL, AND WEST OF THE WELLAND SHIPPING CANAL, MUNICIPALLY KNOWN AS 401 CANAL BANK 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.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATION:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2020-39 regarding applications for Official Plan Amendment (OPA No. 25), Zoning By-law Amendment (2020-01) and Redline Revision to Draft Plan of Subdivision for lands described as being on the north side of Forks Road, east of the railway tracks, south of the Townline Tunnel and west of the Welland Shipping Canal, more specifically described as being Part of Lots 20, 21, 22, and 23, Part of Road Allowance between Lots 20 and 21 and Lots 22 and 23, Concession 5, geographic Township of Humberstone, City of Welland, municipally known as 401 Canal Bank Street.

ORIGIN AND BACKGROUND:

Applications for Redline Revision to Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment were submitted by Armstrong Planning and Project Management on behalf of 555 Canal Bank Developments GP Inc. on March 12, 2020 and were deemed complete on March 20, 2020.

The purpose of the redline revision is to include lands that were provided as a 300 metre buffer area to the industrial lands to the west. As the industrial uses to the west have ceased, the applicant is now requesting to include these lands for residential purposes. The lands now proposed for residential development were included as part of the original plan of subdivision, but were removed as a result of objections raised by John Deere. The current draft plan proposes the creation of a 731-984 residential units. The proposed Redline Revision proposes to create 1368-1404 residential uses, with a mix of singles, semi-detached dwellings, and townhouse dwellings. Parklands, a stormwater management block, and potentially a school site are also proposed through the redline revision.

The application for Official Plan Amendment has been made to remove the Parks, Open Space, and Recreation designation on the lands that were identified as being part of the buffer lands to the former John Deere Site and re-designate them as Low Density Residential. The request was also made to provided a Special Exception for the Low Density Residential lands on the property to allow for a minimum density of 29 dwelling units per net hectare and a maximum of 58 dwelling units per net hectare.

The application for Zoning By-law Amendment has been made to rezone the lands currently part of the industrial buffer area from Neighbourhood Open Space – O1 and Community Open Space – O2, as well as to amend the site specific zone provisions in the Residential Low Density 2 RL2-58 Zone. The proposal would rezone all of the residential areas to Site Specific Residential Low Density 2 – RL2 and the parklands and stormwater management block to Community Open Space – O2. The requested site specific Residential Low Density 2 – RL2 provisions are:

SINGLE DETACHED DWELLING (8m)		
	Request	Required
Lot Area	224 square metres	270 square metres
Lot Frontage	8 m	12m
Front Yard	4.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	0.6m and 1.2m (4)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	50%	50%
Landscaped Area	20%	20%

SINGLE DETACHED DWELLING (10m)

	Request	Required
Lot Area	280 square metres	270 square metres
Lot Frontage	10 m	12m
Front Yard	4.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	0.6m and 1.2m (4)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	50%	50%
Landscaped Area	20%	20%

SEMI-DETACHED DETACHED DWELLING		
	Request	Required
Lot Area	300 square metres for each dwelling and 150 square metres for each unit	400 square metres for each dwelling and 200 square metres for each unit
Lot Frontage	11m for each dwelling, 5.5m for each unit	12m for each dwelling and 6m for each unit
Front Yard	4.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	1m (2)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	50%	50%
Landscaped Area	20%	20%

STREET TOWNHOUSE 3-STOREY		
	Request	Required
Lot Area	N/A	N/A
Lot Frontage	5.5m/unit	6m/unit
Front Yard	3.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	0.6m and 1.2m (2)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	60%	50%
Landscaped Area	20%	20%

(1) 6.0m to garage

(2) No interior side yards are required here the lot line is the dividing line between attached units

(3) 3 storeys

(4) A minimum of 0.6 metres on one side and a minimum of 1.2 metres on the other

- (5) Lots that are directly adjacent to a railway right of way cannot be greater than 2 storeys or 11m in height

In addition to specific zone provisions for the dwelling types, the following amendments have been requested to the General Provisions in the Zoning By-law:

- The definition of landscaping is amended to include walkways.
- Opened or roofed porches and stairs may project 2.5 metres into any required front or exterior side yard and 3 metres into any rear yard, provided the structure is not higher than 3 metres above grade. The Zoning By-law currently only permits an encroachment of 1.5 metres provided the structure is not greater 1.5 metres above grade.
- Decks may project a maximum of 3.75 metres into the rear yard, provided said deck is not higher than 3.0 metres above grade. The Zoning By-law currently only permits an encroachment of 3 metres provided the structure is not higher than 1.5 metres above grade.
- The parking space within a garage shall have a minimum width of 3 metres and a minimum length of 6 metres. Stairs, to a maximum of 3 risers, shall be permitted to encroach into this parking space. The Zoning By-law currently requires a minimum parking space within a garage to be 3.35 metres and does not allow encroachments into the parking area. This will be provided for all types of dwellings.
- That the maximum number of dwelling units per block will be identified on the draft approved plan of subdivision. The total number of new lots within the subdivision shall not exceed 1,405 lots (this does not include blocks being conveyed to the City of Welland for parks, stormwater management, etc.)

A virtual Public Open House was held on August 27, 2020 to gain public input regarding the proposed applications. Three (3) member of the public participated in the Information Meeting, in addition to agent for the applicant. The following comments and concerns were raised at the Public Information Meeting:

- How will the soil be removed from the property? Will Forks Road be the main route?
- Will all of the traffic access the site from Forks Road.
- What was the reason for the removal of the 300 metre setback, and was it for environmental reasons.
- Are there any parks proposed in the development.
- Can the development be accommodated in the pumping station.

At the time of writing this report, no letters have been submitted from members of the public regarding the applications.

The Statutory Public Meeting under the Planning Act is being held virtually on September 15, 2020. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Applications and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Applications.

FINANCIAL CONSIDERATION:

All costs associated with the development of this property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

Other City Departments have been circulated the application 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 to 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.

ATTACHMENTS:




- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Redline Revised Plan of Subdivision
- Appendix IV - Current Draft Approved Plan of Subdivision
- Appendix V - Draft Official Plan Amendment (Excerpt only)

2020-01, 26T-14-06002 & OPA 25



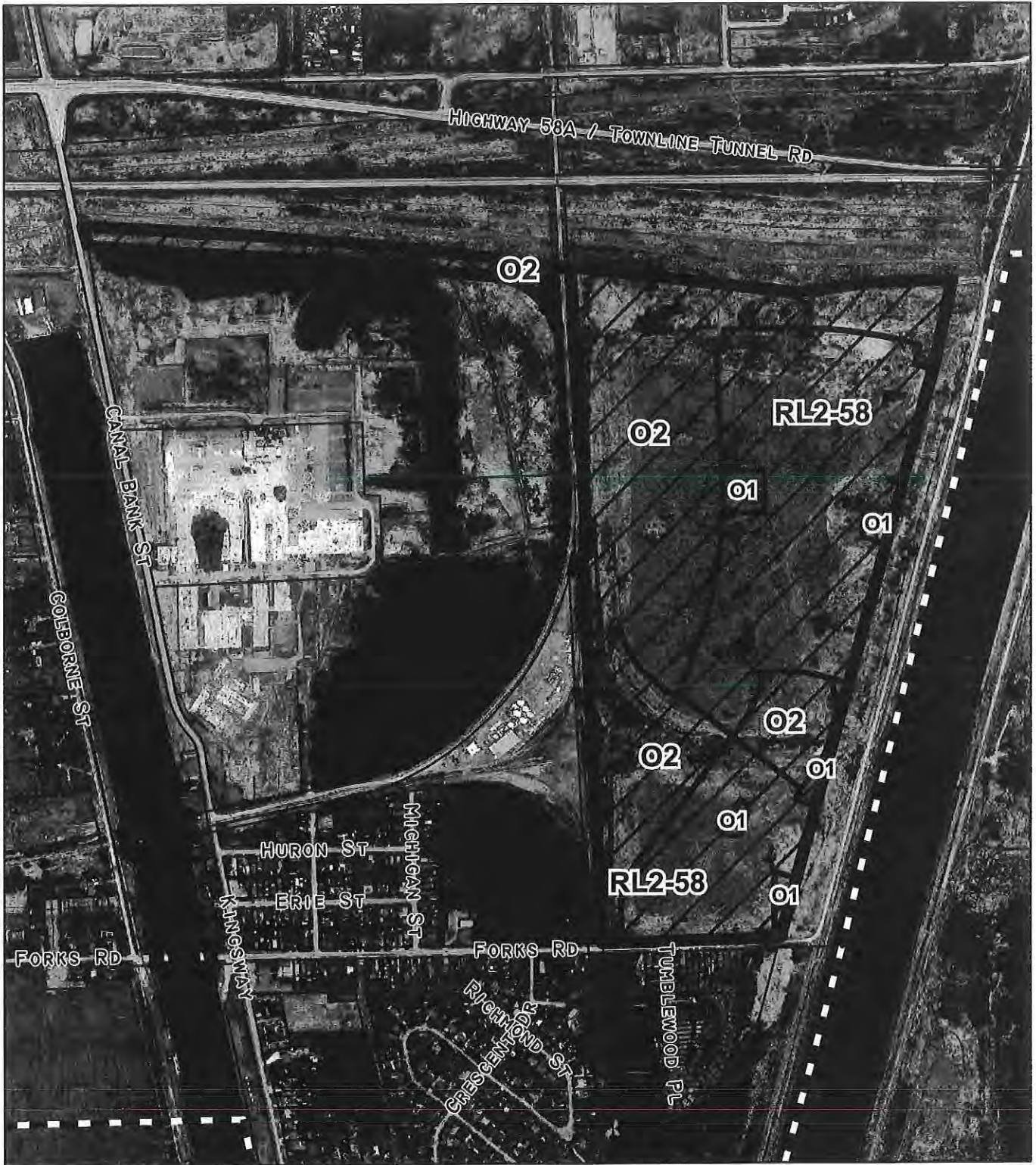
KEY MAP



-  EP
-  EC
-  SUBJECT LANDS



Infrastructure and
Development Services
Planning Division



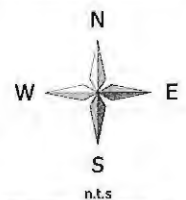
AERIAL PHOTO OF THE SUBJECT LANDS



EP 26T-14-06002, 2020-01 & OPA 25

EC

SUBJECT LANDS



*Infrastructure and
Development Services
Planning Division*



KEY PLAN

ADDITIONAL INFORMATION:
 1. TOTAL SITE AREA - 72.1
 2. TOTAL LOT AREA - 11.5
 3. TOTAL OPEN SPACE - 60.6
 4. TOTAL LOT AREA - 11.5

SCHEDULE OF LAND

TOTAL SITE AREA - 72.1
 Proposed Land Use

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

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Residential Single-Family

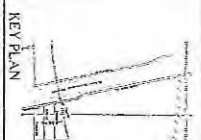
Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family

Residential Single-Family



KEY PLAN
 ADDITIONAL INFORMATION:
 1. THE CITY OF DAIN CITY IS THE OWNER OF THE LAND SHOWN IN THIS KEY PLAN.
 2. THE CITY OF DAIN CITY IS THE OWNER OF THE LAND SHOWN IN THIS KEY PLAN.
 3. THE CITY OF DAIN CITY IS THE OWNER OF THE LAND SHOWN IN THIS KEY PLAN.

SCHEDULE OF LAND USE

TOTAL SITE AREA - 72.14 HA	
Proposed Land Use	Residential Single Detached
Proposed Single Detached	Residential Single Detached
Proposed Townhomes	Residential Townhomes
Proposed Management Road	Management Road
Proposed	Proposed

Proposed Unit Mix

Residential Single Detached	100
Residential Townhomes	100
Management Road	100
Proposed	Proposed

REVISIONS

NO.	DATE	DESCRIPTION
1		PREPARED
2		
3		
4		
5		

OWNERS CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

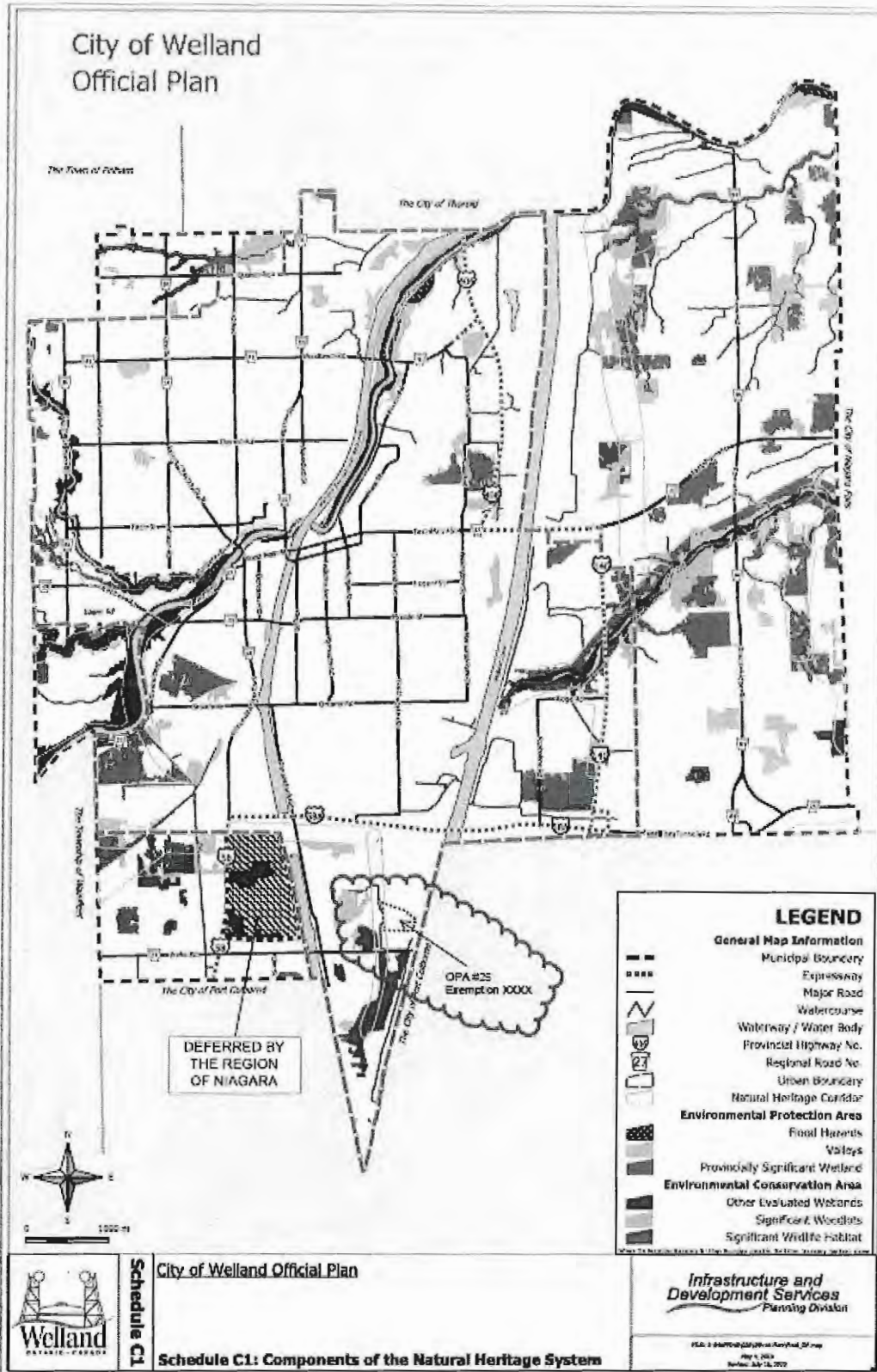
[Signature]
 OWNER

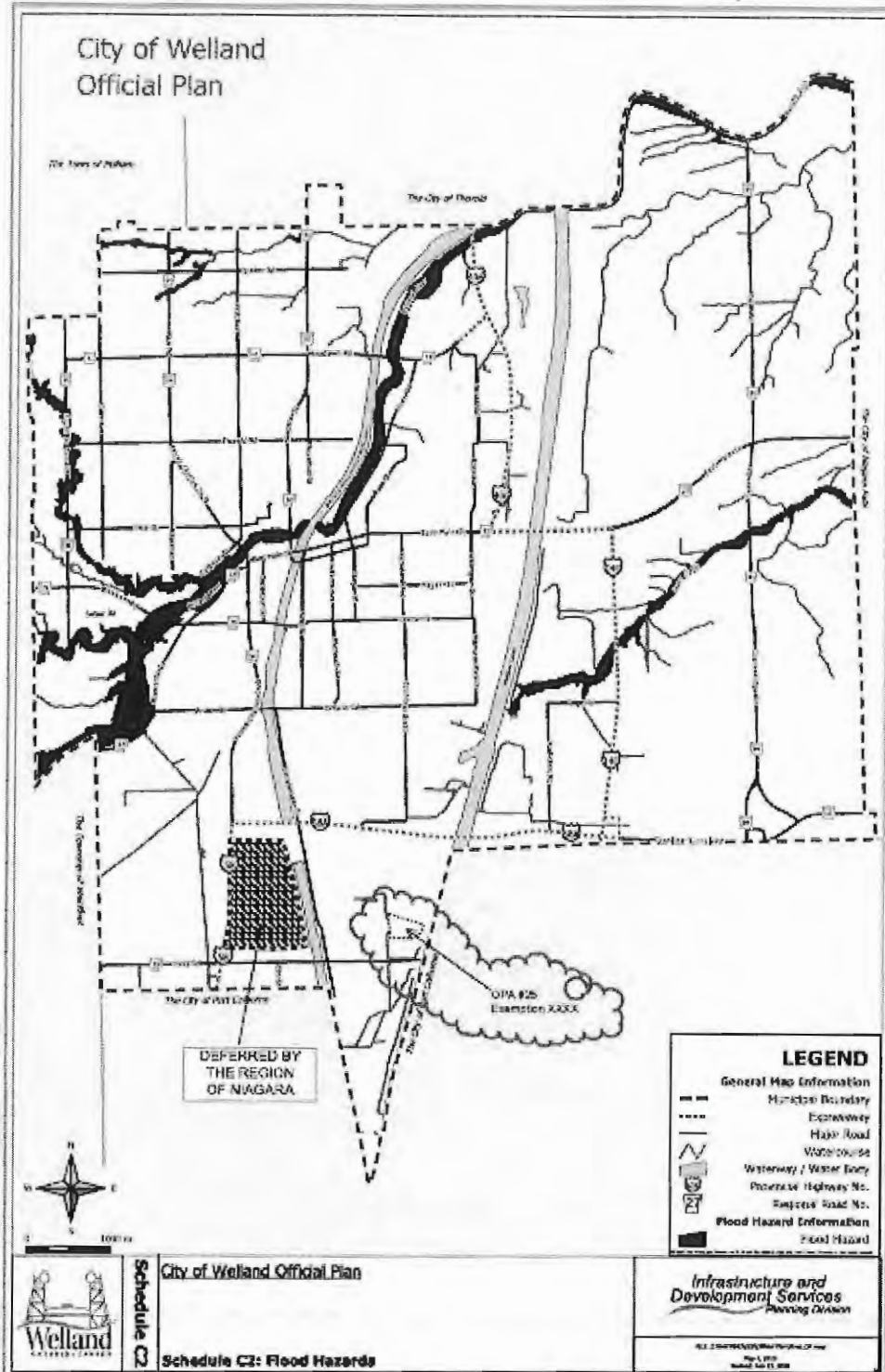
SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DRAFT PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 SURVEYOR

DAIN CITY EAST DRAFT PLAN
 PART I: LOTS 18, 19, 20 AND 21, CONCESSION 22, AND 23, CONTOUR 24 AND 25, CONTOUR 26 OF THE ROAD ALLOWANCE PLAN FOR THE CITY OF DAIN CITY AND REGIONAL MUNICIPALITY OF DAIN CITY.

Appendix IV





PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 25 to the Official Plan of the Corporation of the City of Welland, but are included only as information supporting the amendment.

- APPENDIX I - Affidavit
- APPENDIX II - Notice of Adoption
- APPENDIX III - Minutes of Public Meeting
- APPENDIX IV - Staff Report
- APPENDIX V - Council Resolution (Certified)

DRAFT

APPENDIX I - AFFIDAVIT

IN THE MATTER OF SECTION 7, ONTARIO
REGULATION 543/06

AND

IN THE MATTER OF THE ADOPTION OF
OFFICIAL PLAN AMENDMENT NO. 25 BY BY-
LAW 2020- PASSED BY COUNCIL OF THE
CORPORATION OF THE CITY OF WELLAND
ON MONTH DATE, 2020

I, Grant Munday of the City of Welland in the Regional Municipality of Niagara, make oath and say as follows:




1. I am the Manager of Development Approvals, Infrastructure and Development Services of the Corporation of the City of Welland.
2. That in accordance with Section 17(15) of The Planning Act, as amended and Section 3 of Ontario Regulation 543/06, Notice of the Public Meeting was published in the Niagara This Week Newspaper on Thursday, August 13, 2020. I hereby certify that the required Public Meeting was held virtually on Tuesday, September 15, 2020 by the Council of the Corporation of the City of Welland.
3. A list of all persons or public bodies which made oral submissions at the Public Meeting is attached as Schedule "A" to this Affidavit.
4. That in accordance with Section 17(23) of The Planning Act, as amended, and Ontario Regulation 543/06, the requirements for the giving of Notice of Adoption of the Amendment have been complied with.
5. That in accordance with Section 7(7) of Ontario Regulation 543/06, the decision of Council is consistent with the Policy Statements issued under sub-Section 3(1) of the Act and conforms to any applicable Provincial Plan or Plans.

Sworn before me at the City of Welland
in the Regional Municipality of Niagara,
this DATE day of MONTH, 2020.

SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT

List of individuals who made oral submission at the Statutory Public Meeting conducted September 15, 2020 concerning Amendment No. 25 to the Official Plan of the Corporation of the City of Welland.

DRAFT

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-40
SEPTEMBER 15, 2020

20-95

SUBJECT: APPLICATION FOR DRAFT PLAN OF VACANT LAND CONDOMINIUM (FILE NO. 26CD-14-20001) MADE BY 1695525 ONTARIO INC. FOR LANDS AT THE END OF GLENWOOD PARKWAY, SOUTH OF GLENWOOD PARK, WEST OF THE WELLAND SHIPPING CANAL, MORE SPECIFICALLY DESCRIBED AS PART OF LOTS 141 TO 143 (INCLUSIVE), PART OF BLOCK E, PART OF GLENWOOD PARKWAY (CLOSED), REGISTERED PLAN 62, NOW PLAN 821, FORMER TOWNSHIP OF HUMBERSTONE, NOW IN THE CITY OF WELLAND, CURRENTLY WITH NO MUNICIPAL ADDRESS

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.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATION:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2020-40 regarding application for Draft Plan of Vacant Land Condominium for lands described as Part of Lots 141 to 143 (inclusive), Part of Block E, Part of Glenwood Parkway (closed), Registered Plan 62, now Plan 821, former Township of Humberstone, now in the City of Welland.

ORIGIN AND BACKGROUND:

Application for Draft Plan of Vacant Land Condominium was submitted by 1695525 Ontario Inc. to the City of Welland on February 18, 2020 and was deemed complete on February 28, 2020.

The application for Vacant Land Condominium has been made to create 13 lots for single detached dwellings on a private, condominium road. This development is the second phase in the Fusion Homes Plan of Subdivision.

COMMENTS AND ANALYSIS

A virtual Public Open House was held on August 27, 2020 to gain public input regarding the proposed applications. Seven (7) members of the public participated in the Information Meeting, in addition to agent for the applicant. The following comments and concerns were raised at the Public Information Meeting:

- Grading and drainage and potential impacts on neighbouring residential uses;
- How garbage, emergency services access the site;
- How will the development impact the parking along Glenwood Parkway for the park;
- Geotechnical issues within this area and whether a geotechnical investigation was required;
- Why the ditch running south of the property hasn't been cleaned out;
- Height of the proposed buildings, and how that is measured; and,
- Fencing locations.

At the time of writing this report, no letters have been submitted from members of the public regarding the application.

The Statutory Public Meeting under the Planning Act is being held virtually on September 15, 2020. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Application and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Application.

The report is intended to provide Council with background information on the Application. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

FINANCIAL CONSIDERATION:

All costs associated with the development of this property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

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

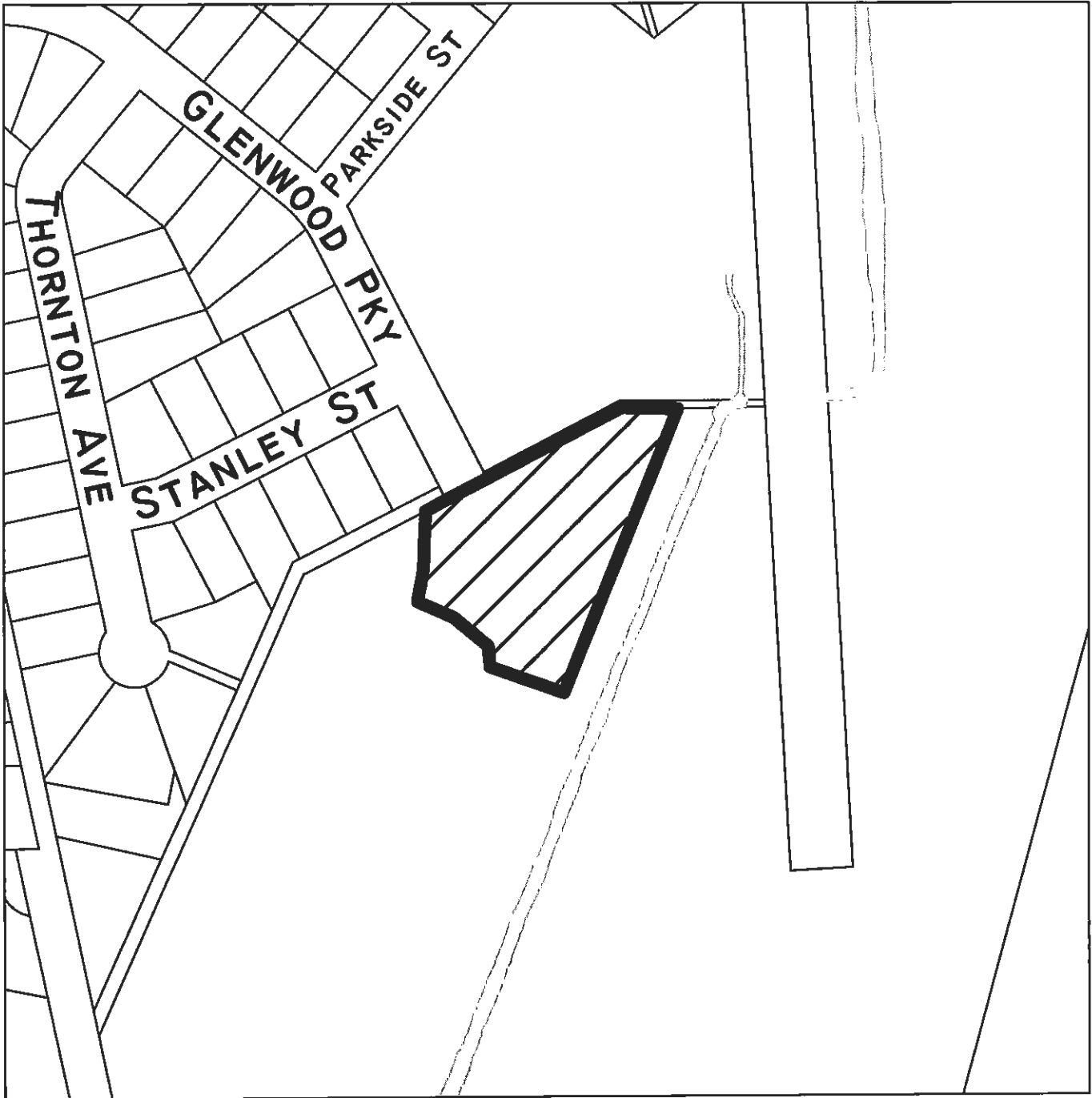
SUMMARY AND CONCLUSION:

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

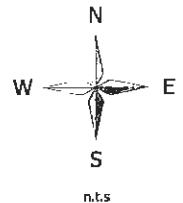
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Plan of Vacant Land Condominium

26CD-14-20001



KEY MAP



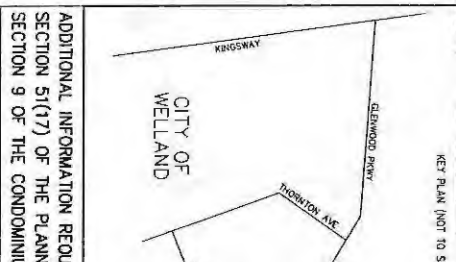
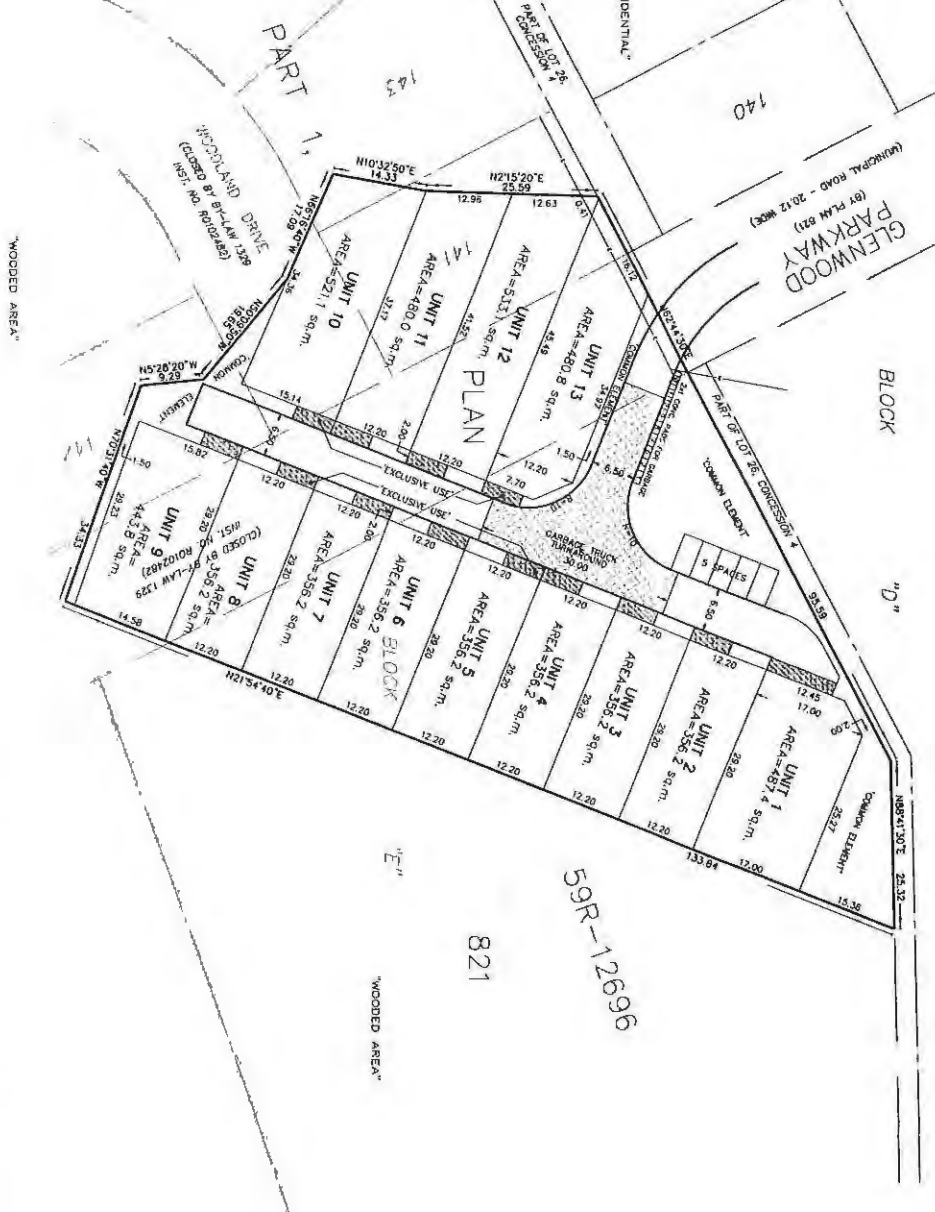
SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF LOT 141 TO 143 (BOTH INCLUSIVE)
PART OF BLOCK "E"
PART OF GLENWOOD PARKWAY
 (CLOSED BY BY-LAW 1329, INSTR. NO. R0102482)
 REGISTERED PLAN 62, GEOGRAPHIC TOWNSHIP OF HUMBERSTONE, NOW
PLAN 821
CITY OF WELLAND
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500
 J.D. BARNES LIMITED



ADDITIONAL INFORMATION REQUIRED
 SECTION 51(17) OF THE PLANNING ACT
 SECTION 9 OF THE CONDOMINIUM ACT

- (1)-AS SHOWN ON DRAFT PLAN
- (2)-AS SHOWN ON DRAFT PLAN
- (3)-AS SHOWN ON DRAFT AND KEY PLANS
- (4)-THIS IS A PROPOSED RESIDENTIAL CONDOMINIUM
- (5)-AS SHOWN ON DRAFT PLAN
- (6)-AS SHOWN ON DRAFT PLAN
- (7)-AS SHOWN ON DRAFT PLAN
- (8)-AS SHOWN ON DRAFT PLAN
- (9)-MUNICIPAL
- (10)-CLAY LOAM
- (11)-LAND IS GENERALLY PLAT
- (12)-ALL MUNICIPAL SERVICES AVAILABLE
- (13)-NONE

LAND USE ANALYSIS

LOT AREA	NUMBER OF UNITS	DENSITY
		1695

--- DENOTES BOUNDARY OF SUBDIVISION

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS DRAFT PLAN TO THE CITY OF WELLAND FOR THEIR APPROVAL.

Feb 13, 2020
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE CONDOMINIUM ARE CORRECTLY SHOWN.

Feb 31, 2020
 DATE

J.D. BARNES LIMITED
 LAND INFORMATION
 4314 MORTIMER ROAD, UNIT 2, WOODVILLE, ONT. L4A 3K1
 T: (905) 356-1695 F: (905) 316-6224
 DRAWN BY: JWB
 CHECKED BY: ALH

DRAFT PLAN OF VACANT LAND CONDOMINIUM
PART OF LOT 141 TO 143 (BOTH INCLUSIVE)
PART OF BLOCK "E"
PART OF GLENWOOD PARKWAY
 (CLOSED BY BY-LAW 1329, INSTR. NO. R0102482)
 REGISTERED PLAN 62, GEOGRAPHIC TOWNSHIP OF HUMBERSTONE, NOW
PLAN 821
CITY OF WELLAND
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500
 J.D. BARNES LIMITED



ADDITIONAL INFORMATION REQUIRED
 SECTION 51(17) OF THE PLANNING
 ACT, 1990
 SECTION 9 OF THE CONDOMINIUM
 ACT, 1998

- (1) AS SHOWN ON DRAFT PLAN
- (2) AS SHOWN ON DRAFT PLAN
- (3) AS SHOWN ON DRAFT AND KEY PLANS
- (4) THIS IS A PROPOSED RESIDENTIAL CONDOMINIUM
- (5) AS SHOWN ON DRAFT PLAN
- (6) AS SHOWN ON DRAFT PLAN
- (7) AS SHOWN ON DRAFT PLAN
- (8) AS SHOWN ON DRAFT PLAN
- (9) MUNICIPAL
- (10) QUARTERLY
- (11) LAND IS GENERALLY FLAT
- (12) LAND IS GENERALLY FLAT
- (13) MUNICIPAL SERVICES AVAILABLE
- (14) NONE

LAND USE ANALYSIS
LOT AREA
NUMBER OF UNITS
DENSITY

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS DRAFT PLAN TO THE CITY OF WELLAND FOR THEIR APPROVAL.

Feb 13, 2020
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE CONDOMINIUM ARE CORRECTLY SHOWN.
 J.D. BARNES LIMITED
 DATE: Feb 21, 2020

J.D. BARNES LIMITED
 LAND INFORMATION
 4311 WERTZ ROAD - UNIT 2 WILSON
 T: (905) 338-1695 E: (905) 338-4221
 FAX: (905) 338-1695

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

**REPORT P&B-2020-41
SEPTEMBER 15, 2020**

SUBJECT: APPLICATION FOR DRAFT PLAN OF SUBDIVISION (FILE NO. 26T-14-20004) SUBMITTED BY UPPER CANADA CONSULTANTS FOR LANDS ON THE EAST SIDE OF THE KINGSWAY, SOUTH OF TALBOT AVENUE, WEST OF THE WELLAND SHIPPING CANAL, SPECIFICALLY DESCRIBED AS LOTS 30-38 (INCLUSIVE), PLAN 54, FORMER TOWNSHIP OF HUMBERSTONE, NOW PLAN 813, CITY OF WELLAND, MUNICIPALLY KNOWN AS 180 KINGSWAY

**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.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATION:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2020-41 regarding application for Draft Plan of Subdivision for lands described as Lots 30-38 (inclusive), Plan 54, former Township of Humberstone, now Plan 813, City of Welland, municipally known as 180 Kingsway.

ORIGIN AND BACKGROUND:

Application for Draft Plan of Subdivision was submitted by Upper Canada Consultants on behalf of 2674963 Ontario Inc. on April 3, 2020. The application was deemed complete on April 21, 2020.

The purpose of the application is to develop the property with 21 single detached dwellings and one (1) block for multiple residential dwellings. One block for environmental conservation purposes will also be created. At the time of submission, the applicant proposed the creation of 31 single detached lots on the property. As a result of preliminary comments from the Region of Niagara and

Niagara Peninsula Conservation Authority, the environmental block was increased in size, thereby requiring the need to convert some of the lots to blocks for multiple residential (townhouse) units. Notice of this application was mailed out with the revised plan design. The total number of units has not changed. Road connections will be created to Talbot Avenue and Kingsway.

COMMENTS AND ANALYSIS:

A virtual Public Open House was held on August 27, 2020 to gain public input regarding the proposed applications. Six (6) members of the public participated in the Information Meeting, in addition to agent for the applicant. The following comments and concerns were raised at the Public Information Meeting:

- Lot frontages smaller than those lots on Regatta Drive and Talbot Avenue;
- Geotechnical issues in the area;
- Has an environmental review of the former cleaning business been completed;
- Environmental concerns regarding the animals and plants on the property and the impact of the development on the natural area;
- Is there a tree savings plan; and,
- Stormwater and drainage issues in Dain City and capacity concerns with new development.

At the time of writing this report, three (3) letters have been submitted from a members of the public regarding the application. The comments in the letter were the same as those that were raised at the Public Information Meeting.

The Statutory Public Meeting under the Planning Act is being held virtually on September 15, 2020. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Application and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Application.

The report is intended to provide Council with background information on the Application. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

FINANCIAL CONSIDERATION:

All costs associated with the development of this property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

Other City Departments have been circulated the application 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 to be held to provide an opportunity for public input and discussion regarding the Application. This report is intended to provide background information for the Public Meeting.

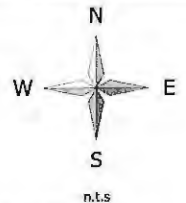
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Plan of Subdivision

26T-14-20004



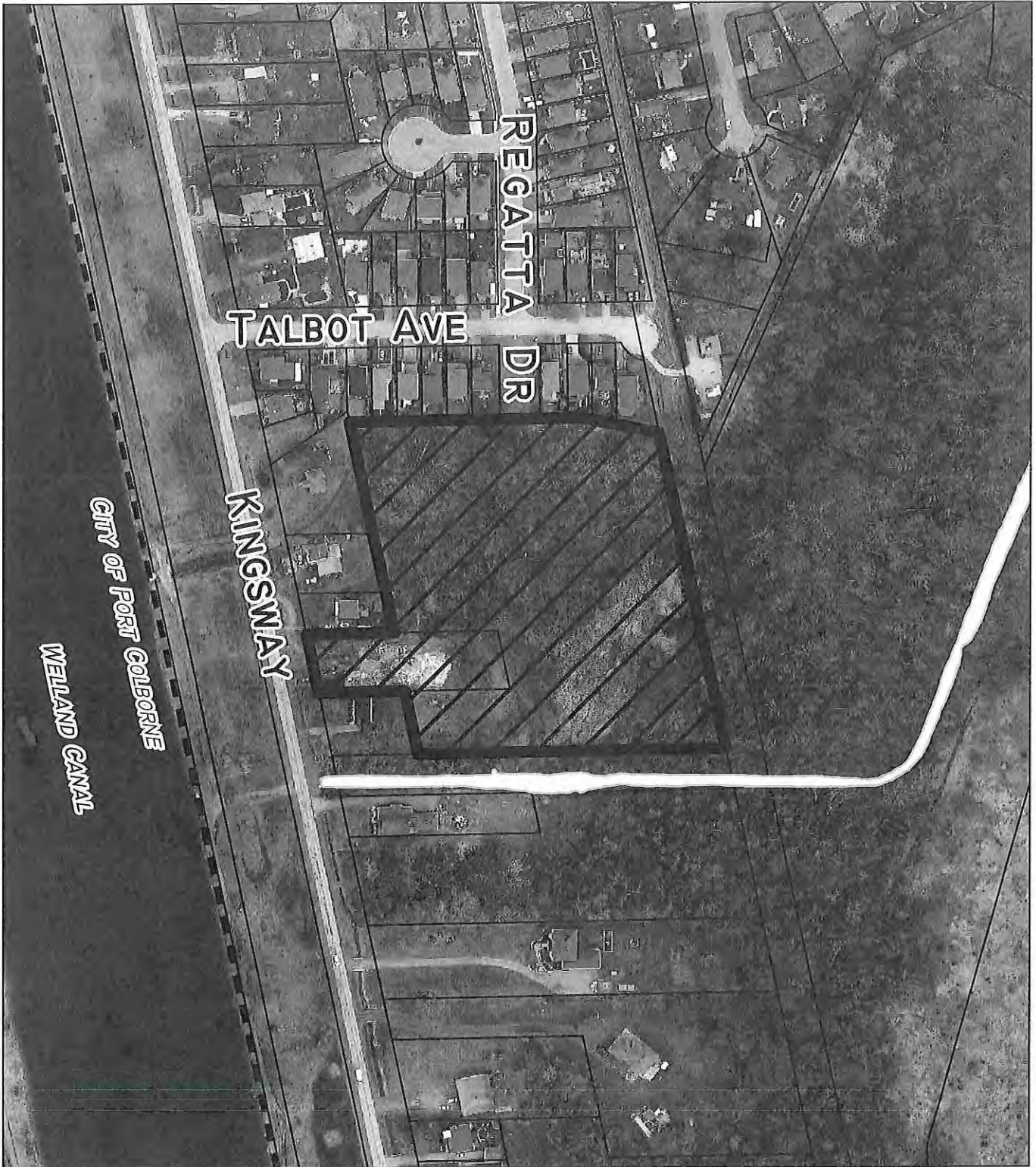
KEY MAP



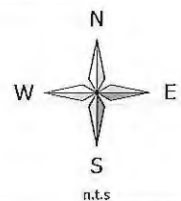
SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division



**AERIAL PHOTO OF
THE SUBJECT LANDS**
26T-14-20004

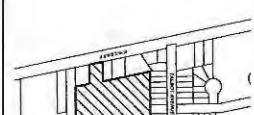
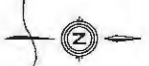


SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

CANAL TRAIL ESTATES CITY OF WELLAND



KEY

DRAFT PLAN C

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PART OF LOTS 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-42
SEPTEMBER 15, 2020

20-07

SUBJECT: APPLICATION FOR TEMPORARY USE BY-LAW (FILE NO. 2020-07) SUBMITTED BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT ON BEHALF OF 555 CANAL BANK DEVELOPMENTS GP INC. FOR LANDS LOCATED ON THE EAST SIDE OF CANAL BANK STREET, SOUTH OF HIGHWAY 58A, WEST SIDE OF THE WELLAND SHIPPING CANAL, AND NORTH OF FORKS ROAD, SPECIFICALLY DESCRIBED AS PART OF LOTS 21, 22, 23, CONCESSION 5, FORMER TOWNSHIP OF HUMBERSTONE, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 22 AND 23, CONCESSION 5 (CLOSED), PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 ON 59R-15225, CITY OF WELLAND, MUNICIPALLY KNOWN AS 475, 555, 635 CANAL BANK 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.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES**

RECOMMENDATION:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report P&B-2020-42 regarding an application for Temporary Use By-law for lands described as being on the east side of Canal Bank Street, south of Highway 58A, west of the Welland Shipping Canal, and north of Forks Road, more specifically described as Part of Lots 21, 22, 23, Concession 5, former Township of Humberstone, part of the Road Allowance between Lots 22 and 23, Concession 5 (closed), Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 59R-15225, City of Welland, municipally known as 475, 555, 635 Canal Bank Street.

ORIGIN AND BACKGROUND:

Application for a Temporary Use By-law with site specific zone provisions was submitted by Armstrong Planning and Project Management on behalf of 555 Canal Bank Developments GP Inc. on June 9, 2020 and was deemed complete on July 8, 2020.

Application has been made for a Temporary Use By-law to allow for a maximum of eight (8) model homes and a sales office to be constructed on the property for a maximum of three years. The request has been made to construct the model homes for the Dain City (Dain East) Plan of Subdivision on these lands as it has more visible frontage along Canal Bank Street than the subdivision along Forks Road. The lands are currently zoned General Industrial – G1 which does not permit residential uses, or model homes. The request for site specific provisions have been made for the following:

SINGLE DETACHED DWELLING (8m)		
	Request	Required
Lot Area	224 square metres	270 square metres
Lot Frontage	8 m	12m
Front Yard	4.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	0.6m and 1.2m (4)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	50%	50%
Landscaped Area	20%	20%

SINGLE DETACHED DWELLING (10m)		
	Request	Required
Lot Area	280 square metres	270 square metres
Lot Frontage	10 m	12m
Front Yard	4.5m and 6m (1)	4.5m (house) 6m (garage)
Side Yard (interior)	0.6m and 1.2m (4)	1m
Side Yard (exterior)	1m	1m
Rear Yard	6m	6m
Building Height	13m (3, 5)	11m
Lot Coverage	50%	50%
Landscaped Area	20%	20%

The proposed temporary site specific amendments are consistent with those that have been applied for on the Dain East Subdivision Site through application for Zoning By-law Amendment 2020-01.

Unless the Temporary Use By-law is extended, the uses must cease after three (3) years and the lands will revert back to the underlying General Industrial – G1 Zone.

A virtual Public Open House was held on August 27, 2020 to gain public input regarding the proposed applications. Three (3) members of the public participated in the Information Meeting, in addition to agent for the applicant. The following comments and concerns were raised at the Public Information Meeting:

- Will lighting be provided around the proposed temporary use, and who will pay; and,
- Are the model homes permanent, or will they remain in the future.

At the time of writing this report, no letters have been submitted from members of the public regarding the application.

The Statutory Public Meeting under the Planning Act is being held virtually on September 15, 2020. The Public Meeting provides an opportunity for the Applicant to make a presentation regarding the Application and proposal, for interested parties to make comment and/or raise concerns, and for Council Members to inquire about the Application.

The report is intended to provide Council with background information on the Application. Staff will bring a Recommendation Report for Council's consideration at a future meeting.

FINANCIAL CONSIDERATION:

All costs associated with the development of this property will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

Other City Departments have been circulated the application 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 to be held to provide an opportunity for public input and discussion regarding the Application. This report is intended to provide background information for the Public Meeting.

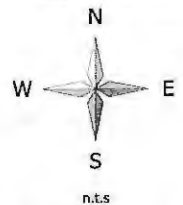
ATTACHMENTS:




- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Location of proposed temporary uses.

2020-07



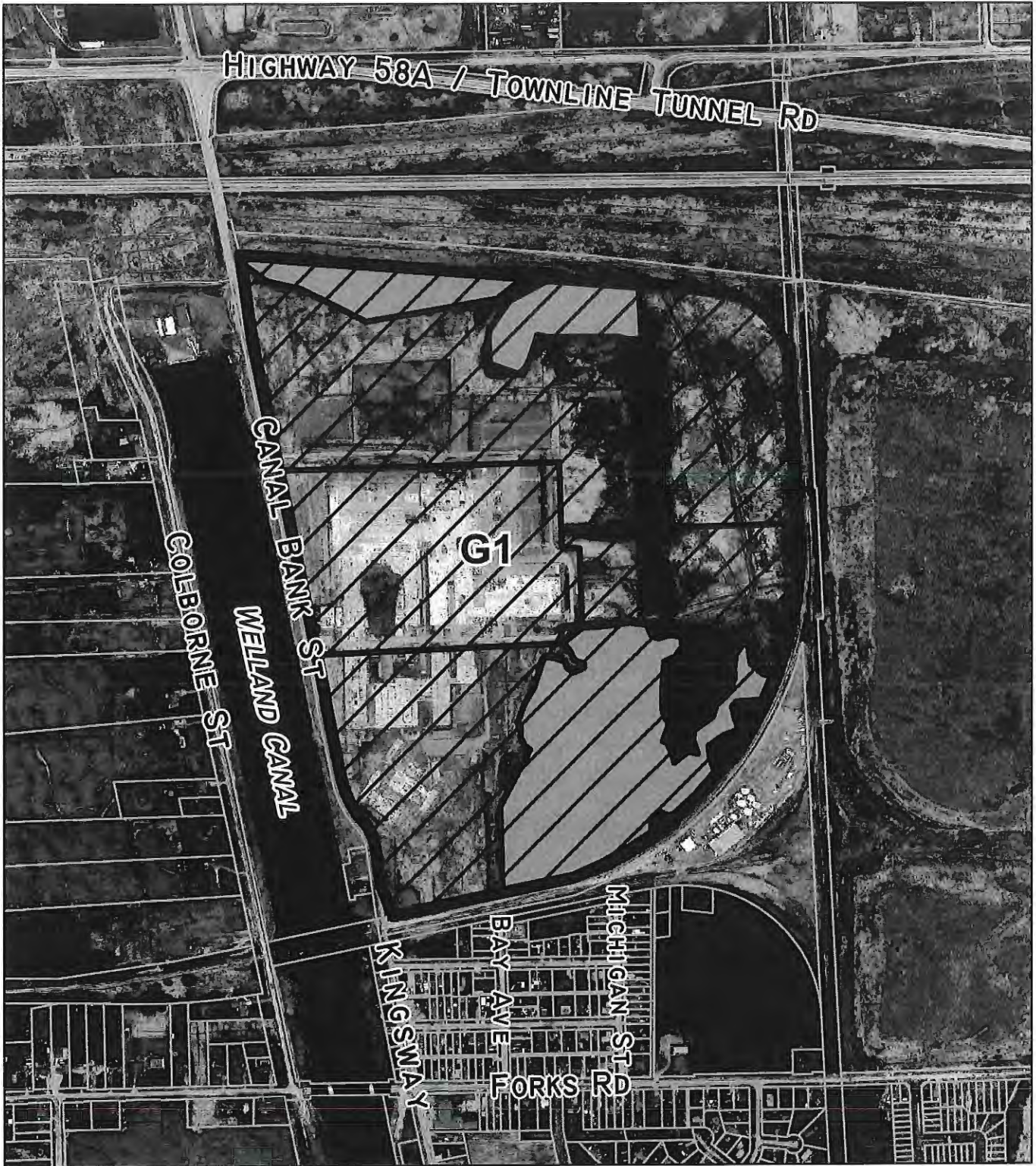
KEY MAP



-  EP
-  EC
-  SUBJECT LANDS

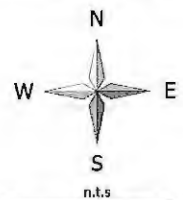





*Infrastructure and
Development Services*
Planning Division



AERIAL PHOTO OF THE SUBJECT LANDS

2020-07

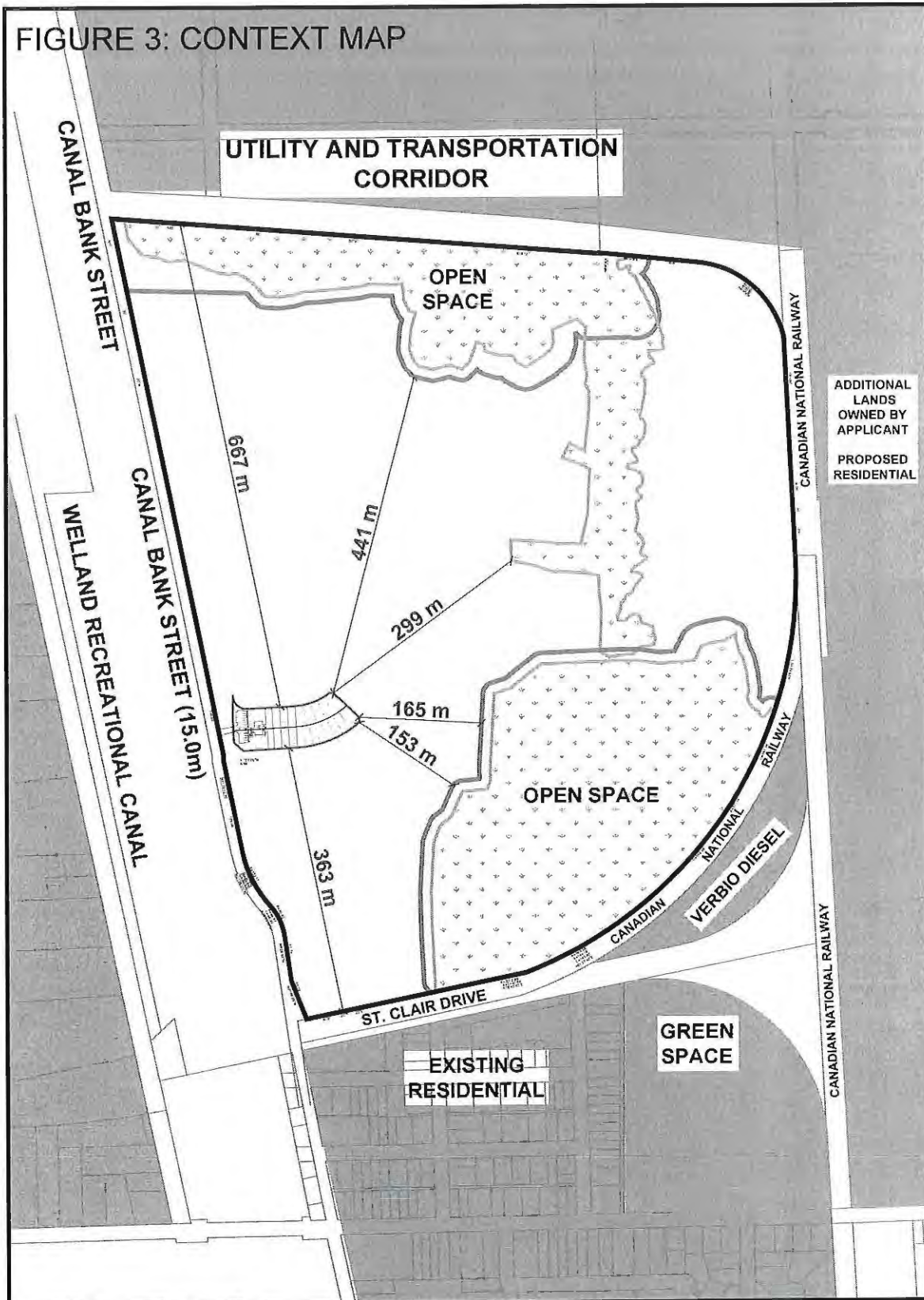


-  EP
-  EC
-  SUBJECT LANDS



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FIGURE 3: CONTEXT MAP



	Proposed Sales Office		Subject Site
	Proposed Model Homes		Greatest Limit of the Recommended Natural Features Setback
	Natural Heritage Features		

APPROVALS	
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COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-43
SEPTEMBER 15, 2020

20-98

SUBJECT: REQUEST FOR PART LOT CONTROL EXEMPTION –
PART OF LOTS 23 AND 24, PLAN 586, SHOWN AS
PARTS 1, 2, 3, 4 ON PLAN 59R-16754, EDIT BOLDOG
AND TIBOR NEZEZON

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.: TRAVERS FITZPATRICK
GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATION:

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves the Exemption of Part Lot Control for Part Lots 23 and 24, Plan 586, shown as Part 1, 2, 3, 4 on Plan 59R-16754 to realize the sale of these lands for future residential development purposes; and further
2. THAT Welland City Council authorizes Staff to prepare the necessary By-laws.

ORIGIN AND BACKGROUND:

The subject lands (Parts 1, 2, 3, 4 on Plan 59R-16754) have recently been redeveloped with four townhouse units on one property. A number of variances were previously approved by the Committee of Adjustment to permit the development of the property with the townhouse building.

The site was previously developed with five townhouse units with parking located at the rear, accessed from Duncan Street. The current owners demolished that building and reconstructed four units, each with a separate driveway and garage onto York Street and provided each unit with rear yard amenity space. Now that the construction is complete, the owners would like to put each of these units on a separate lot to allow for individual sale of the lots.

Once Parts 1, 2, 3, 4 on Plan 59R-16754, 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 parcels.

The granting of an Exemption to Part Lot Control, under Section 50(5) of the Planning Act will permit the Owner to establish each townhouse unit on an individual lot. 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 Part Lots 23 and 24, Plan 586, shown as Part 1, 2, 3, 4 on Plan 59R-16754 to realize the sale of the individual townhouse units. Staff will prepare the necessary By-law in this regard.

ATTACHMENTS:

Appendix I - Registered Reference Plan

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COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT ENG-2020-31
SEPTEMBER 15, 2020

SUBJECT: ROADWAY SURFACE TREATMENT PROGRAM 2020 – TENDER AWARD

AUTHOR: RAY CHAMBERLAIN, A.Sc.T.
GENERAL FOREMAN PUBLIC WORKS

APPROVING MANAGER: VINCE BEAUDOIN C.E.T, C.R.S
MANAGER OF PUBLIC WORKS

APPROVING G.M.: TRAVERS FITZPATRICK, GENERAL MANAGER,
INFRASTRUCTURE AND DEVELOPMENT SERVICES

RECOMMENDATIONS:

1. THAT COUNCIL approves and accepts the Tender of Norjohn Contracting and Paving Limited in the amount of **\$143,245.00** (plus HST) being the sole bid received for the Roadway Surface Treatment Program 2020 tender;
2. THAT Council directs staff to prepare the necessary by-law and documents to execute the project; and
3. THAT Council authorizes the Mayor and Clerk to execute all necessary documents to execute the project.

ORIGIN AND BACKGROUND:

Approximately one-third of the City's 360 kilometer roadway network consists of surface treated roadways, primarily located in rural areas. Surface treatment provides a cost effective alternative to hot mix asphalt for low-volume roadways and maintains an adequate level of service.

Regular road patrols conducted by staff identify deficiencies on surface treated roadways that warrant additional road surface maintenance to maintain road surface integrity and prevent future extensive remediation.

In 2013, the Corporation worked in conjunction with Norjohn Contracting and Paving Limited and applied a surface treatment product called "Bonded Wearing Course" to both Colbeck Drive and Foss Road. This application varies from standard surface treatment applications in that the final surface is free from loose aggregate. The hot

application seals out water and does not ravel and or delaminate. Both Engineering staff and Public Works staff have monitored the performance of the application completed in 2013 and noted much lower life cycle costs (maintenance) mostly due to its durable and crack resistance surface. In addition, the drivability of the road surface is greatly enhanced.

Since the initial applications of the product on Colbeck Drive and Foss Road, the Corporation has continued to have the product applied to roadways based on road patrol information and priorities focusing on boundary roads. The product has continued to perform well and hold up in areas where it has been applied.

COMMENTS AND ANALYSIS:

This year's project consists of approximately 2.5 km of road improvements carrying on from the project undertaken in 2018 - River Road, from Colbeck Drive to City Limits and Darby Road from Schisler Road to Young Road.

The tender for the roadway improvement works was released on Monday August 17, 2020 and was publicly advertised and listed with the Niagara Construction Association, and as well, posted with a major Canadian tendering website for two (2) weeks.

One tender was received on closing day, Monday August 31, 2020. The Submission has been reviewed for accuracy and verify they are in compliance with City of Welland tender requirements and the provisions of the current Purchasing Policy.

The summary of all the tenders received, excluding taxes, is as shown in the following table:

CONTRACTOR NAME & ADDRESS	TENDER PRICE (excl. HST)
Norjohn Contracting and Paving Limited 9101 Brown Road, Niagara Falls, ON L2H 0X1	\$143,245.00

FINANCIAL CONSIDERATION:

A breakdown of both the cost and funding structures for this project is summarized in the following tables.

Roadway Surface Treatment Program 2020 – Project Costs	Amount
Roadway Surface Treatment Program 2020 Tender	\$143,245.00
Subtotal:	\$
City's Portion of HST (1.76%)	\$2521.11
Total Anticipated Costs:	\$145,766.11

Project Funding Breakdown	Amount
Surface Treatment Program (10-320-20425)	\$145,000.00
Total Approved Funding:	\$145,000.00

The tender price from the low bidder plus 1.76% for the City's portion of the HST is approximately **\$145,766.11**. There is sufficient funding approved for this project.

OTHER DEPARTMENT IMPLICATIONS:

Engineering Department and Clerks Department will play a role in preparation of tender documents and contract documents.

SUMMARY AND CONCLUSION:


The application of a bonded wearing course to roadways continues to be a cost and effective measure as part of the City's overall roadway maintenance and improvement obligations. City staff continue to prepare and work on roadways on \ boundary roads and working in towards the core.

Staff recommends awarding Norjohn Contracting and Paving Limited the Roadway Surface Treatment Program 2020 tender.

ATTACHMENTS:

None

COUNCIL
ECONOMIC DEVELOPMENT
RECREATION AND CULTURE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

99-99

REPORT R&C-2020-04
SEPTEMBER 15, 2020

SUBJECT: INFLATABLE WATER PARK RFP UPDATE

AUTHORS RICHARD DALTON, MANAGER, RECREATION & CULTURE DIVISION, ECONOMIC DEVELOPMENT

ADAM BERES, MANAGER OF FLEET, EQUIPMENT & PURCHASING

APPROVING G.M.: DAN DEGAZIO, GENERAL MANAGER, ECONOMIC DEVELOPMENT, RECREATION & CULTURE

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receive for information report R&C-2020-04 Inflatable Water Park RFP Update; and further,

THAT COUNCIL authorizes staff to reissue an RFP in an open call for proposals to operate a new inflatable water park along the Recreational Waterway

ORIGIN AND BACKGROUND:

RFP 20-07 was issued in March, 2020 calling for proposals to operate a new inflatable water park along the Recreational Waterway; in response to the RFP there was a total of six document takers with one submission received. The sole submission was from PT Watersports Inc., which met or exceeded the stated criteria for selection. Council approved the staff recommendation to award PT Watersports a contract to operate an inflatable water park starting in 2021.

COMMENTS AND ANALYSIS:

In the intervening months since the selection of PT Watersports Inc. the company has faced significant COVID-19 related impacts to their operations, including closure of all their existing water park facilities for 2020. Due to this impact PT Watersports have

indicated they are not ready to proceed with the financial and operational commitment of entering a contract to open a new facility in the City of Welland at this time.

Staff recommend reissuing an RFP to the market to identify potentially interested parties to operate a new inflatable water park on Welland's Recreational Waterway.

FINANCIAL CONSIDERATION:

Upon closure of the reissued RFP an updated recommendation to Council shall be provided.

OTHER DEPARTMENT IMPLICATIONS:

Assistance from Purchasing will be required to reissue the RFP document.

SUMMARY AND CONCLUSION:

Based on the expressed interest of PT Watersports Inc. to cease contract negotiations with the City of Welland, staff recommend reissuing the RFP to identify a potential new entity to install and operate an inflatable water park on the Recreational Waterway.

ATTACHMENTS

None

August 24, 2020

Mayor Frank Campion

C/O Theresa Ettore, Administrative Assistant to the Mayor

60 East Main St

Welland ON L3B 3X4

Subject: Request for Recognition of Respiratory Therapists During Respiratory Therapy Week (October 25-31, 2020)

The Canadian Society of Respiratory Therapists (CSRT) celebrates Respiratory Therapy Week annually. This week-long celebration serves to educate the public about the varied roles and responsibilities of respiratory therapists and to raise awareness of the significant contribution made by respiratory therapists across our health care system. This year, Respiratory Therapy Week runs from **October 25-31, 2020**.

Working across Canada's healthcare system, respiratory therapists provide essential care to patients of all ages. They are highly trained health professionals dedicated providing the best possible cardio-respiratory care by staying at the forefront of all available research and technology. They use their expertise in the assessment and management of respiratory diseases, in patient and family education, and in the resuscitation and stabilization of critically ill or injured patients. Respiratory therapists work in hospitals, in clinics and in the community to help members of your community breathe easier.

This year, more than ever, our health care system is relying on respiratory therapists. As frontline workers, they have been tirelessly providing care to those infected by COVID-19. The nature of their role and the care they provide requires them to be work alongside critically ill patients, often performing life sustaining procedures at the patient's head – the most infectious region for providing patient care during a respiratory pandemic.

Respiratory therapists have also played important roles behind the front lines of the pandemic. They have been instrumental in preparing at every level: advising government, mobilizing supplies, designing pandemic ventilators and adjusting protocols to best function under the parameters of this new, highly contagious infection. And, they have continued to provide essential care to a wide range of patients across our health care system who have not been afflicted by COVID-19.

As a respiratory therapist serving the community of Welland it is an honor for me to request, on behalf of all respiratory therapists, that the community of Welland consider proclaiming the above week "Respiratory Therapy Week", in recognition of the valuable role of the respiratory therapists within the community. Niagara Region has more than 50 respiratory therapists working in many environments, and I feel that this would be an appropriate way to honor their contributions. Should a proclamation not be possible, I would welcome and appreciate any other form of public recognition that yourself and Council deem appropriate.

Sincerely,

Tracy Campbell

Registered Respiratory Therapist, Niagara Health

Mr. Mayor and City Council,

I bring before you an issue you may already be aware of. The continuous flooding from the storm sewers on David St, between Sauer and McCabe avenues. I have lived in my home for approximately 7 year now and have witnessed 29 flooding events and possibly more that I was not aware of. I have notified Public works about the potential for property damage literally dozens of times. I have been in communication with the various engineers over the years, one even came during an event and we walked the system as he opened manholes and saw the surcharging for himself. The next engineer was less than helpful as all I was told was "the system still has some time left before it should be "upgraded to the standards of today". This system on the 400 block of David St. has been flooding for decades, as verified by my 65 year old neighbor who was born and raised in the same home and still lives there. I also have a formal letter from him stating this.

On the evening of July 9, 2020 there was a major rain event that caused massive flooding on my block. My home (along with a dozen more) were filled with thousands of liters of water from the storm sewers. I know many of them had back-ups as well, however I did not. This block is now dealing with millions of dollars in damages and insurance claims – including ones with the city of Welland. My personal losses have come in at just shy of \$100,000 dollars.

I have also now been informed by a relator, that in order to sell our homes, we will need to disclose that the city infrastructure fails during rain events and puts all homes on this block in jeopardy of damage...AGAIN. This essentially, causes some of us to be trapped in a situation where our homes cannot be sold, or sold at far less than market value. For my family, this could end up being financial ruin for everything we have built over the years to provide for our 20 month old daughter.

I have reached out to my ward 6 councilors and public works in the hopes that this can at least be mitigated in some way until a permanent solution can be found. I have been told that things can be done over the years by former engineers, only to have it walked back and been left hanging with lines of communication gone silent.

The damage is always on the horizon with every storm that comes through and it causes dozens of people undue stress when these frequent storms roll through. I can attest too many, many sleepless nights during the spring/summer/fall for years.

This issue needs resolution and I would like the opportunity to present this in person, even if by electronic means during these Covid-times.

Thank you for your time and I am available to discuss at any time.

Justin and Lori Figler

20-103



August 11, 2020

Deb Reid
 Executive Director
 Niagara Regional Police Service Board
 5700 Valley Way
 Niagara Falls, ON L2E 1X8

Sent via email: Deb.Reid@niagarapolice.ca

**Re: Motion regarding Body Cameras for Police Officers - Comments from City of St. Catharines Anti-Racism Advisory Committee
 Our File 35.65.75**

Dear Ms. Reid,

At its meeting held on August 10, 2020, St. Catharines City Council approved the following motion:

WHEREAS St. Catharines City Council asked for advice from the Anti-Racism Advisory Committee on body cameras for police and other reforms;

THEREFORE BE IT RESOLVED that City Council endorse the following recommendations from the Anti-Racism Advisory Committee:

Training

- Increase Crisis Intervention Training to being offered at least 4 times a year or until as close to 100% of front line officers as possible at any given time would have completed the training;
- Add cross-cultural mental health training to its Crisis Intervention Training;
- Add implicit bias and anti-racism trainings in its refresher trainings and that these trainings be led by experts from equity seeking groups, along the lines of the African Canadian Legal Clinic's recommendations to the Ipperwash Inquiry: "That police forces develop an anti-racism curriculum and training program to be incorporated into any existing training programs on use of force and which will be mandatory for recruits, new officers, and serving officers. The training should be designed and delivered by independent experts in anti-racism to ensure a full understanding of racially biased policing, racial discrimination and the racialized communities police serve, particularly with respect to use of force. This training should be provided as a refresher on a regular basis. The training program should be independently and regularly evaluated to assess its efficacy with respect to effecting anti-racist behavioral and attitudinal change."

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Re-assessing police service standards to shift its budget

- The NRPS Chief and Board re-assess “adequate policing” requirements based on removing welfare checks, mental health, and suicide threat calls, as well as foot patrols that are only demanded because of perception;
- That the Niagara Regional municipality shift these funds from the reduction of the NRPS budget to a dispatched civilian service such as the EMS;

Civilian Review

- The establishment of a local purely civilian (no former police officers) body including members from equity seeking groups with oversight, disciplinary powers, and the power to refer charges for prosecution over police officers;
- Establish the office of a purely civilian (no former police officers) Ombudsperson with full access to police records and data;

Releasing Statistics

- Publish online details of police-reported hate crimes for each incident including location, date and time, the protected group which was attacked, and the nature of the crime;
- Publish online the use of force by race data required to be submitted to the Ministry of the Solicitor General under the Anti-Racism Act;
- Extend the collection of race data to traffic stops and publish online these statistics as well as the outcome (any charges) for traffic stops;

Hiring

- Increase diversity hiring to at least 15% of the recruiting class over three years, and further as per the African Canadian Legal Clinics recommendation to the Ipperwash Inquiry:
 “That police recruits be screened for prejudicial and racially discriminatory attitudes, similar to screening already being done for personality attributes, criminal record, and family background. That police forces be encouraged to retain independent employment equity experts to develop concrete, measurable and attainable goals to increase the number of racialized people, particularly African Canadians and Aboriginals, especially in positions of responsibility, in order to achieve a “critical mass” of representation and diversity to promote cultural and organizational change”;
- That these independent employment equity experts undertake a comprehensive review of the hiring, recruitment, selection, and management practices of the NRPS;



8 Can't Wait Campaign

- Require all officers to have a duty to intervene against excessive use of force or abuse;
- Prohibit shooting at moving vehicles;

Performance Reviews

- As per the African Canadian Legal Clinic's recommendation to the Ipperwash Inquiry:
 "That police forces ensure that complaints and concerns against police officers relating to use of force, particularly when the complainant is racialized, are reflected and factored into the assessment of each officer's performance review and or promotions."; and

BE IT FURTHER RESOLVED that St. Catharines City Council call on the Niagara Region, through the Police Services Board, to immediately begin the process of implementing the above recommendations; and

BE IT FURTHER RESOLVED that this motion be forwarded to all local municipalities; the offices of all Niagara-area MPPs and MPs; the offices of the Attorney General of Ontario Doug Downey, the Attorney General of Canada David Lametti and Federal Public Safety Minister Bill Blair; and request comment from the Solicitor General of Ontario Sylvia Jones. FORTHWITH"

If you have any questions, please contact the Office of the City Clerk at extension 1524.

Bonnie Nistico-Dunk, City Clerk
 Legal and Clerks Services, Office of the City Clerk
 :em

Cc. Hon. Bill Blair, Minister of Public Safety and Emergency Preparedness, Bill.Blair@parl.gc.ca
 Hon. David Lametti, Minister of Justice and Attorney General of Canada, David.Lametti@parl.gc.ca
 Hon. Doug Downey, Attorney General, doug.downey@pc.ola.org
 Chris Bittle, MP - St. Catharines, Chris.Bittle@parl.gc.ca
 Dean Allison, MP - Niagara West, Dean.Allison@parl.gc.ca
 Vance Badawey, MP - Niagara Centre, Vance.Badawey@parl.gc.ca
 Tony Baldinelli, MP - Niagara Falls, Tony.Baldinelli@parl.gc.ca
 Jennifer Stevens, MPP - St. Catharines, JStevens-CO@ndp.on.ca
 Jeff Burch, MPP - Niagara Centre, JBurch-QP@ndp.on.ca
 Wayne Gates, MPP - Niagara Falls, wgates-co@ndp.on.ca
 Sam Oosterhoff, MPP - Niagara West-Glanbrook, sam.oosterhoff@pc.ola.org
 Kenneth Gansel, Chair, Niagara Regional Police Service Board
 Ann-Marie Norio, Regional Clerk, Ann-Marie.Norio@niagararegion.ca
 Niagara Area Municipalities



August 17, 2020

Honourable Patty Hajdu
Minister of Health
House of Commons
Ottawa, ON K1A 0A6

Sent via email:
Patty.Hajdu@parl.gc.ca

Honourable Christine Elliott
Minister of Health
5th Floor - 777 Bay St.
Toronto, ON M7A 2J3

Sent via email:
christine.elliott@pc.ola.org

Honourable Merrilee Fullerton
Minister of Long-Term Care.
6th Floor - 400 University Ave.
Toronto, ON M7A 1T7

Sent via email:
merrilee.fullerton@pc.ola.org

**Re: Long-Term Care Homes
Our File 35.2.2**

Honourable Ministers,

At its meeting held on August 10, 2020, St. Catharines City Council approved the following motion:

WHEREAS many seniors in residing in local long term care facilities are residents of St. Catharines; and

WHEREAS the COVID-19 pandemic has demonstrated a need for additional support; and

WHEREAS subsequent outbreaks and a second wave of COVID-19 is a real possibility recurring in long term care homes;

THEREFORE BE IT RESOLVED that City Council support the current provincial review of the long term care system that will hopefully identify further changes to protect and to serve residents; and

BE IT FURTHER RESOLVED that City Council encourage the Ministry of Long Term Care to provide a minimum of 4 hours of direct care per day per resident in long term care homes; and



BE IT FURTHER RESOLVED that City Council encourage the Ministry of Long Term Care to support mandatory testing for all staff providing services to seniors in assisted living, life lease or retirement housing workplaces; and

BE IT FURTHER RESOLVED that City Council supports the Ministry of Long Term Care to build new long term care beds; and

BE IT FURTHER RESOLVED that City Council appeal to the Federal and Provincial Governments to provide funding as quickly as possible for additional personal support workers, nurses and PPE costs associated with the COVID-19 pandemic and increase staffing to adequate levels in long term care homes to sufficient capacity to provide care; and

BE IT FURTHER RESOLVED that this resolution be forwarded to all local area municipalities; all Niagara MPPs and MPs; the Honourable Patty Hajdu, Minister of Health; the Honourable Christine Elliott, Minister of Health; and the Honourable Merrilee Fullerton, Minister of Long-Term Care.

If you have any questions, please contact the Office of the City Clerk at extension 1524.

Bonnie Nistico-Dunk, City Clerk
 Legal and Clerks Services, Office of the City Clerk
 :em

Cc. Chris Bittle, MP - St. Catharines, Chris.Bittle@parl.gc.ca
 Dean Allison, MP - Niagara West, Dean.Allison@parl.gc.ca
 Vance Badawey, MP - Niagara Centre, Vance.Badawey@parl.gc.ca
 Tony Baldinelli, MP - Niagara Falls, Tony.Baldinelli@parl.gc.ca
 Jennifer Stevens, MPP - St. Catharines, JStevens-CO@ndp.on.ca
 Jeff Burch, MPP - Niagara Centre, JBurch-QP@ndp.on.ca
 Wayne Gates, MPP - Niagara Falls, wgates-co@ndp.on.ca
 Sam Oosterhoff, MPP - Niagara West-Glanbrook, sam.oosterhoff@pc.ola.org
 Niagara Area Municipalities



August 17, 2020

Ulli S. Watkiss
 City Clerk
 City of Toronto
 100 Queen St. W.
 Toronto, ON M5H 2N2

Sent via email: clerk@toronto.ca

**Re: Support to the City of Toronto in their Legal Challenge of the Amendments made under Bill 184, Section 83
 Our File 35.2.2**

Dear Ms. Watkiss,

At its meeting held on August 10, 2020, St. Catharines City Council approved the following motion:

WHEREAS the COVID-19 pandemic has caused much financial strain to residents of St. Catharines; and

WHEREAS many residents without income supports face the reality of evictions under the July 26, 2020 amendment of Provincial Bill 184 Section 83; and

WHEREAS Section 83 of Bill 184 states:

“Refusal for certain arrears of rent”

If a hearing is held in respect of an application under section 69 for an order evicting a tenant based on arrears of rent arising in whole or in part during the period beginning on March 17, 2020 and ending on the prescribed date, in determining whether to exercise its powers under subsection the Board shall consider whether the landlord has attempted to negotiate an agreement with the tenant including terms of payment for the tenant’s arrears; and

WHEREAS the City Council of Toronto voted 22-2 in support of a legal challenge of Bill 184 Section 83;

THEREFORE BE IT RESOLVED that the City of St. Catharines, City Council show support to the City of Toronto in their legal challenge of the amendments made under Bill 184, Section 83; and

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BE IT FURTHER RESOLVED that this resolution be provided to the Premier's Office; the Honourable Steve Clark, Minister of Municipal Affairs and Housing; and Niagara MPPs and MPs; and

BE IT FURTHER RESOLVED that a copy of this resolution be circulated to all Ontario municipalities requesting their support.

If you have any questions, please contact the Office of the City Clerk at extension 1524.

Bonnie Nistico-Dunk, City Clerk
 Legal and Clerks Services, Office of the City Clerk
 :em

Cc. Premier Doug Ford, doug.fordco@pc.ola.org
 Honourable Steve Clark, Minister of Municipal Affairs and Housing, steve.clark@pc.ola.org
 Chris Bittle, MP - St. Catharines, Chris.Bittle@parl.gc.ca
 Dean Allison, MP - Niagara West, Dean.Allison@parl.gc.ca
 Vance Badawey, MP - Niagara Centre, Vance.Badawey@parl.gc.ca
 Tony Baldinelli, MP - Niagara Falls, Tony.Baldinelli@parl.gc.ca
 Jennifer Stevens, MPP - St. Catharines, JStevens-CO@ndp.on.ca
 Jeff Burch, MPP - Niagara Centre, JBurch-QP@ndp.on.ca
 Wayne Gates, MPP - Niagara Falls, wgates-co@ndp.on.ca
 Sam Oosterhoff, MPP - Niagara West-Glanbrook, sam.oosterhoff@pc.ola.org
 Ontario Municipalities


CITY OF PORT COLBORNE

Municipal Offices
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Corporate Services Department, Clerk's Division

August 18, 2020

Honourable Doug Ford, Premier
 Legislative Building, Queen's Park
 Toronto, ON M7A 1Y7

Dear Premier Ford:

Re: Endorsement of Bill 164 – Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019

Please be advised that, at its meeting of January 27, 2020, the Council of The Corporation of the City of Port Colborne resolved as follows:

WHEREAS Niagara Centre MPP, Jeff Burch, introduced Private Member's Bill 164: Protecting Vulnerable Persons in Supportive Living Accommodation Act, 2019 (the "Bill") at the Legislative Assembly of Ontario;

AND WHEREAS the Province of Ontario regulates matters under the following statutes:

- a) Child, Youth and Family Services Act, 2017;
- b) Homes for Special Care Act;
- c) Long-Term Care Homes Act, 2007;
- d) Private Hospitals Act;
- e) Public Hospitals Act;
- f) Retirement Homes Act, 2010;
- g) Residential Tenancies Act, 2006;
- h) Services and Supports to Promote the Social Inclusion of Persons with Developmental Disabilities Act, 2008.

AND WHEREAS there is a need for regulating private supportive living accommodations to protect individuals requiring special care;

NOW THEREFORE the City of Port Colborne endorses the Bill and will complete the following:


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1. Send a letter to the Premier, the Minister of Government and Consumer Services; the Minister of Health; the Minister of Children, Community, and Social Services; the Minister of Long-Term Care, and carbon copy the Association of Municipalities of Ontario stating the endorsement of the Bill and reasons for its support no later than one (1) month's time from the passing of this resolution; and,
2. Circulate the resolution endorsing the Bill to all municipalities in Ontario.

Your favourable consideration of this request is respectfully requested.

Sincerely,



Amber LaPointe
City Clerk

ec: Hon. Christine Elliott, Deputy Premier
Hon. Lisa Thompson, Minister of Government and Consumer Services
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Hon. Todd Smith, Minister of Children, Community and Social Services
Hon. Merrilee Fullerton, Minister of Long-Term Care
Andrea Horwath, Leader of the New Democratic Party
Association of Municipalities of Ontario (AMO)
Local Area Municipalities
Local Area MPPs