



**MINUTES OF**  
**COUNCIL MEETING, SEPTEMBER 1, 2020**  
**CIVIC SQUARE, COUNCIL CHAMBERS**  
**60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:31 p.m. and in open session at 7:14 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiochio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi, J. Larouche (6:43 p.m.), D. McLeod, A. Moote, G. Speck, L. Spinosa (until 10:28 p.m.), C. Richard and L. Van Vliet.

**Members of Staff and Others Present:**

City Clerk, T. Stephens  
Deputy Clerk, M. Corbett  
General Manager, Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas  
General Manager, Economic Development & Recreation & Culture, D. Degazio  
Deputy Fire Chief, A. Eckhart.  
Manager of Engineering Services, S. Millar (7:14 p.m.)  
Manager of Development Services, G. Munday (7:14 p.m.)  
Manager of Human Resources, A. Daisley (6:31 p.m. - 7:13 p.m.)

**2020 - 274**

**20-25**

Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:31 p.m. to consider:

- a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
  - *Update regarding developments*
- proposed or pending acquisition or disposition of land by the municipality or local board; and
  - *Commercial Leases - Welland Arena, Youngs Sportsplex, Market Square and Quaker Road Sports Complex.*
- personal matters about an identifiable individual, including municipal or local board employees;
  - *Identifiable individual.*

***(Councillor Moote was not present during Committee-of-the-Whole discussions on a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization).***

**CARRIED**

**2020 - 275****20-25**

Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:13 p.m. without report.

**CARRIED****2020 - 276****16-61**

Moved by DiMarco and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to allow for a Human Resources Committee Report.

**YEAS:** Councillors Larouche, Green, Speck, Chiocchio, DiMarco, Richard, Grimaldi, Spinosa, Fokkens, Moote and Van Vliet.

**NAYS:** Councillor McLeod and Mayor Campion.

**CARRIED****2020 - 277****20-14**

Moved by Green and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to bring forward the Notice of Motion submitted by Councillor Green.

**YEAS:** Councillors Larouche, Green, Speck, Chiocchio, DiMarco, Richard, Grimaldi, Spinosa, Fokkens, Moote and Van Vliet.

**NAYS:** Councillor McLeod and Mayor Campion.

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

Councillor Van Vliet presided as Chair of the Public Hearing:

**20-92** A complete application has been made by QUARTEK GROUP INC. on behalf of 1969578 ONTARIO INC. for Draft Plan of Vacant Land Condominium Approval for lands described as Part of Block 4 Registered Plan 59M-473, City of Welland, municipally known as 69 Denistoun Street. The subject lands are designated Urban Area in the Regional Official Plan, as High Density Residential in the City of Welland Official Plan, and zoned Site Specific High Density Residential - RH-41 by By-law 2010-117. The application proposes the development of 1.33 hectares of land for a vacant land condominium for the purposes of creating 43 condominium townhouses and one common element block.

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

Susan Smyth, Consultant, Quartek Group Inc., 89-91 St. Paul Street, Suite 100, St. Catharines, ON L2R 3M3

**In support of the application:**

- No one spoke.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

**In opposition of the application:**

- Maria Alvarez, 169 West Main Street, Welland, ON L3C 5A3.

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

**20-93** Complete applications have been made by UPPER CANADA CONSULTANTS on behalf of ROWT INC. for Draft Plan of Vacant Land Condominium Approval for Official Plan Amendment (OPA 28) and to rezone lands described as Part Lot 1, Concession 13, former Township of Pelham, Parts 1 & 2 59R-15268 for lands at 395 and 401 South Pelham Road from the existing Residential Low Density 1 - RL1, Residential Multiple - RM, Site Specific RM-34, and Environmental Protection Overlay - EP to Site Specific Residential Multiple - RM and Environmental Protection Overlay in Zoning By-law 2017-117. The purpose of the amendment is to rezone the property to Site Specific Residential Multiple and Environmental Protection Overlay to provide zoning guidance and interpretation, create a definition for block townhouses; require a front yard setback of 6 metres to South Pelham Road; allow a 2.6 metre rear yard setback (Unit 18); allow covered and uncovered decks to encroach into the rear yard 3.75 metres; to allow for a required parking space to be located between the façade and the street line; and, to allow parking spaces within 3 metres of the street line. The official Plan designation is Low Density Residential, Medium Density Residential, and Core Natural Heritage.

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

Craig Rohe, Consultant, Upper Canada Consultants, 3-30 Hannover Drive, St. Catharines, ON L2W 1A3

**In support of the application:**

- No one spoke.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

**In opposition of the application:**

- Annie Skerlak, 564 Fitch Street, Welland, ON L3C 4X1
- Pippa Turner, 558 Fitch Street, Welland, ON L3C 4X1
- Susan Catti, 389 South Pelham Road, Welland, ON L3B 5N8
- Sean Bagnulo, 385 South Pelham Road, Welland, ON L3B 5P8

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

**2020 - 278**

**20-1** Moved by Richard and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of August 4, 2020 and Special Council Meeting of August 18, 2020, as circulated.

**CARRIED**

**2020 - 279**

**02-160** Moved by Spinosa and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2020-18, Updates to the Outstanding Council Resolutions List; and further THAT Welland City Council approves removing all items included in "Appendix I" from the Outstanding Council Resolution List.

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**02-160** Moved by Spinosa and Van Vliet

THAT Welland City Council refers to staff Report CLK-2020-18 to the 2<sup>nd</sup> meeting in September.

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

**NAYS:** None.

**CARRIED**

**2020 - 280**

**20-6** Moved by Larouche and Van Vliet (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND declares October 22, 2020 as "Early Childhood Educator Appreciation Day" in the City of Welland.

**CARRIED**

**2020 - 281**

**16-61** Moved by DiMarco and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND to receive for information the Human Resources Committee Report of July 16, 2020.

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

**NAYS:** Councillors McLeod and Mayor Campion.

**CARRIED**

**2020 - 183**

**20-78** Moved by Moote and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2020-19, regarding council composition and ward boundaries; and further THAT Welland City Council provide direction to staff on next steps regarding council composition and the number of wards.

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**20-78** Moved by Speck and DiMarco

THAT Welland City Council authorizes staff to hire a consultant for a ward boundary review, specifically 8 wards and 8 Councillors.

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**2020 - 184**

**20-92**

Moved by Chiocchio and Spinosa

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report No. P&B-2020-35 regarding application for Draft Plan of Vacant Land Condominium (File No. 26CD-14-20006) for lands on the west side of Denistoun Street, north of West Main Street, east of Prince Charles Drive, and south of the Welland River.

**CARRIED**

**2020 - 185**

**20-93**

Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information purposes Report No. P&B-2020-36 regarding applications for Official Plan Amendment (OPA No. 28), Zoning By-law Amendment (2020-06), and Draft Plan of Vacant Land Condominium (File No. 26CD-14-20005) for lands on the west side of South Pelham Road, north of Webber Road, and at the terminus of Fitch Street, municipally known as 395 & 401 South Pelham Road.

**CARRIED**

**2020 - 186**

**02-160**

Moved by DiMarco and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to go in Committee-Of-The-Whole.

**LOST**

**2020 - 187**

**20-14**

Moved by Green and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND reconsiders the Council Remuneration Report CLK-2020-16: Remuneration of Council.

**CARRIED**

**2020 - 188**

**20-14**

Moved by Green and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to discuss Report CLK-2020-16: Remuneration of Council.

**CARRIED**

**2020 - 189**

**20-14**

Moved by Green and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND approves the concept and principle of remuneration for Mayor and Councillors of the comparator group established in 2020 as part of the council remuneration review; and  
THAT Welland City Council approves the amendment to the council remuneration to be retroactive to July 1, 2020; and  
THAT Welland City Council approves extending health benefits to all members of council; and further  
THAT the adjustment in council remuneration adjustment be funded through the 2020 Corporate Contingency budget.

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**20-14**

Moved by Campion and Moote

THAT Welland City Council removes Mayor from the recommendation.

**YEAS:** Councillors McLeod, Grimaldi, Spinosa, Fokkens, Moote and Mayor Campion.

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

**LOST**

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

**YEAS:** Councillors Larouche, Green, Speck, Chiocchio, Richard, Grimaldi, Fokkens, And Van Vliet.

**NAYS:** Councillors McLeod, DiMarco, Spinosa, Moote and Mayor Campion.

**CARRIED**

**2020 - 190**

**02-15**

Moved by Chiocchio and Larouche

THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to bring forward the Central Fire Hall, new business item.

**YEAS:** Councillors Larouche, Green, Speck, Chiocchio, DiMarco, Richard, Fokkens, Moote and Van Vliet.

**NAYS:** Councillor McLeod, Grimaldi and Mayor Campion.

**CARRIED**

**20-15** Moved by Chiocchio and Larouche  
 THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the written delegation from the Central Station Education Initiative, leased property at 30 Hellems Avenue; and further That Welland City Council refers to the Budget Review Committee for review and consideration.

**CARRIED**

**2020 - 191**

**02-160** Moved by Larouche and Speck  
 THAT THE COUNCIL OF THE CITY OF WELLAND suspends the rules to extend the meeting to 11:30 p.m.

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

**NAYS:** Councillor McLeod, DiMarco, Richard, Grimaldi, Moote, Van Vliet and Mayor Campion.

**LOST**

### **BY-LAWS**

Moved by Grimaldi and Van Vliet  
 THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**20-24**

BYL 2020 - 94

A By-law to authorize the appointment of Steve Zorbas as Interim Chief Administrative Officer of the Corporation of the City of Welland.

**CARRIED**

Moved by McLeod and Van Vliet  
 THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**20-1**

BYL 2020 - 95

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 1<sup>st</sup> day of September, 2020.

**CARRIED**

Council adjourned at 10:57 p.m.

These Minutes to be approved and adopted by Motion of Council this 15<sup>th</sup> day of September, 2020.

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**MAYOR**

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**CITY CLERK**