



NOTICE

THE MAYOR HAS CALLED
A SPECIAL MEETING OF COUNCIL

AT 5:30 P.M.

TUESDAY, SEPTEMBER 22, 2020

IN THE COUNCIL CHAMBERS – CIVIC SQUARE
TO DISCUSS THE FOLLOWING:

- PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES;
 - *Non-Union Vacancy*
- 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 on Empire.*
- THE SECURITY OF THE PROPERTY OF THE MUNICIPALITY OR LOCAL BOARD EMPLOYEES; PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD; AND 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;
 - *Central Fire Hall.*
- UNDER THE BUSINESS CORPORATIONS ACT - WELLAND HYDRO-ELECTRIC HOLDING CORPORATION;
 - *Welland Hydro-Electric Holdings Corporation Annual General Meeting - Election and Confirmation of Directors, and Directors Remuneration.*

AND

TO CONSIDER ANY CORRESPONDENCE, REPORTS, AND BY-LAWS

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>


Tara Stephens, City Clerk



SPECIAL COUNCIL MEETING

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1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:30 p.m.)**
(See yellow tab)
 - Personal matters about an identifiable individual, including municipal or local board employees;
- *Non-union vacancy.*
 - 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 on Empire.*
 - the security of the property of the municipality or local board employees; proposed or pending acquisition or disposition of land by the municipality or local board; and 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;
- *Central Fire Hall.*
 - Under the Business Corporations Act - Welland Hydro-Electric Holding Corporation.
- *Welland Hydro-Electric Holdings Corporation Annual General Meeting - Election and Confirmation of Directors, and Directors Remuneration.*

2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)**

3. **OPEN SPECIAL COUNCIL MEETING (7:00 p.m.)**
 - 3.1 **CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK**
 - 3.2 **ADDITIONS/DELETIONS TO AGENDA**
 - 3.3 **DISCLOSURES OF INTEREST**
 - 3.4 **COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**



COUNCIL MEETING AGENDA – Page 2

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4. ORAL REPORTS AND DELEGATIONS

4.1 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT*

20-104 A Complete application has been made by THE CITY OF WELLAND to redesignate lands generally described as bordering the City of Welland municipal boundary with the City of Thorold and the Town of Pelham to the north and west, Niagara Street (Regional Road No. 50) to the east, the existing City of Welland urban area to the south, and Clare Avenue to the west (Northwest Secondary Plan Area). Multiple municipal addresses are assigned to lands within this area. The lands are currently designated: Agricultural, Residential, Open Space and Recreation, and Core Natural Heritage System by the City of Welland Official Plan. The purpose of the Amendment is to adopt the Secondary Plan for the area, and to approve the designations as shown on the Secondary Plan for the Northwest Area. (See Report P&B-2020-44 Pages 30 to 34)

(Recess the Special Council Meeting to hold the Annual Shareholder Meeting of Welland Hydro-Electric Holding Corporation).

4.2 PRESENTATION(S)

07-144 Bill Elliot, Consultant, CQNS re: Economic Development Strategic Plan.

4.3 DELEGATION(S) (maximum 5/10/5 policy) - Nil

4.4 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil

5. BY-LAWS (SEE AGENDA INDEX)

6. 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 22nd day of September, 2020. Ref. No. 20-1

7. ADJOURNMENT



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AGENDA BLOCK

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

Referred from the Special Council Meeting of September 8, 2020.

- 1 - 29** **P&B-2020-38** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Application for Official Plan Amendment OPA NO. 27) and Zoning By-law Amendment (File No. 2020-04) submitted by Joseph Tomaino on behalf of 2694686 Ontario Inc. for lands on the east side of Patricia Avenue, north of Thorold Road and west of Aqueduct Street, municipally known as 12 Patricia Avenue. Ref. No. 20-86 (See By-laws 1 and 2)

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**

- 30 - 34**
Remove From
Block **P&B-2020-30** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Northwest Welland Official Plan Amendment (OPA 29) and Urban Design Guidelines - Northwest Welland Secondary Plan. Ref. No. 20-104

- 35 - 38** **P&B-2020-30** Gen. Mgr., Infrastructure and Development Services, T. Fitzpatrick - Proposal to Declare Surplus a portion of city owned land, south of Shaw Street, north of Highway 58A, east of Prince Charles Drive south and west of the Welland Recreational Canal. Ref. No. 20-105



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39 - 41 **HR-2020-05** Interim CAO/Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Christmas and New Year Closure of City Hall Operations 2021-2011. Ref. No. 20-33

3. NEW BUSINESS

42 - 43 1. Nora Reid, Secretary/Treasurer, Researcher, City of Welland Heritage Advisory Committee re: Recommendations for approval of alterations to 28 Young Street 'the Morwood House' and to 140 King Street, Welland Museum, Carnegie Building. Ref. No. 04-91

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the request from the City of Welland Heritage Advisory Committee recommendations for approval of alterations to 28 Young Street 'the Morwood House' and to 140 King Street, Welland Museum, Carnegie Building.

44 2. Carlene Blackwood-Brown, Information Systems with Information Systems with Information Security/Cybersecurity re: Request to declare the month of October as "Cybersecurity Awareness Month". Ref. No. 20-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND declares the month of October as "Cybersecurity Awareness Month" in the City of Welland.

4. BY-LAWS

1. A By-law to amend City of Welland Zoning By-law 2017-117 (File 2020-04) 12 Patricia Avenue. Ref. No. 20-86
(See Report P&B-2020-38)
2. A By-law to adopt Official Plan Amendment No. 27. Ref. No. 20-86
(See Report P&B-2020-38)
3. A By-law to authorize the appointment of Adam Eckhart as acting Fire Chief for the Welland Fire and Emergency Department. Ref. No. 20-15
(Appointment of an Acting Fire Chief).



APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

20-86

COUNCIL

INFRASTRUCTURE AND DEVELOPMENT SERVICES

**REPORT P&B-2020-38
SEPTEMBER 1, 2020**

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA NO. 27) AND ZONING BY-LAW AMENDMENT (FILE NO. 2020-04) SUBMITTED BY JOSEPH TOMAINO ON BEHALF OF 2694686 ONTARIO INC. FOR LANDS ON THE EAST SIDE OF PATRICIA AVENUE, NORTH OF THOROLD ROAD AND WEST OF AQUEDUCT STREET, MUNICIPALLY KNOWN AS 12 PATRICIA AVENUE

**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 adopts Official Plan Amendment No. 27 to designate a portion of the lands on the east side of Patricia Avenue, north of Thorold Road, and west of Aqueduct Street, more specifically described as Lots 17 and 18 Plan 649, City of Welland, municipally known as 12 Patricia Avenue from Low Density Residential to site specific Community Commercial Corridor; and further,
2. THAT Welland City Council Approves Zoning By-law Amendment to Zoning By-law 2017-117 for the lands on the east side of Patricia Avenue, north of Thorold Road, and west of Aqueduct Street, more specifically described as Lots 17 and 18 Plan 649, City of Welland, municipally known as 12 Patricia Avenue from Residential Low Density 1 – RL1 to Site Specific Community Commercial Corridor – CC2.

ORIGIN AND BACKGROUND:

Applications for Official Plan Amendment and Zoning By-law Amendment were submitted on April 2, 2020. The applications were deemed complete on April 21, 2020.

COMMENTS AND ANALYSIS:**The Proposal**

The purpose of the Official Plan Amendment is to redesignate the property from Low Density Residential to Community Commercial Corridor with a special exemption to allow for only warehousing uses. The application for Zoning By-law Amendment is to rezone the property from Residential Low Density 1 – RL1 to site specific Community Commercial Corridor – CC2 to allow for only warehousing uses on the property. The purpose of the applications for Official Plan Amendment and Zoning By-law Amendment are to allow the property to be used for a warehouse facility. This is currently an auto parts retailer and the proposed warehouse will be used to store auto parts. 12 Patricia Avenue is currently being used for parking and loading related to 26 Thorold Road. The existing house is currently being used for warehousing. The use of the subject lands for this purpose has existed prior to October 17, 2017 and therefore has a legal non-conforming status.

The Site

The lands are located on the east side of Patricia Avenue, north of Thorold Road, and west of Aqueduct Street. The lands currently have a single detached dwelling that is currently being used as part of the warehousing operation and gravel area on the property. The dwelling will be demolished as a result of these applications.

Surrounding Land Uses

The lands are within an area of mixed use, with commercial uses along Thorold Road, and residential uses along Patricia Avenue. The subject lands are intended to be used for warehousing purposes for the commercial operation on the lot directly south. Which is currently used as an auto parts retailer.

Development and Agency Comments Received

City of Welland Infrastructure & Development Services – Engineering Division (July 3, 2020)	<ul style="list-style-type: none"> No objection or requirements for the Official Plan Amendment and Zoning By-law Amendment for this property. Comments will be provided at Site Plan Application.
City of Welland Infrastructure and Development Services – Traffic Division (April 20, 2020)	<ul style="list-style-type: none"> The applicant will need to acquire a road occupancy permit for any new driveways.
Region of Niagara Planning & Development Services (April 30, 2020)	<ul style="list-style-type: none"> The subject lands are within the Welland Urban Area, as defined in the Regional Official Plan (ROP). A full range of residential and commercial uses are permitted in this designation subject to the

	<p>availability of adequate municipal services and infrastructure.</p> <ul style="list-style-type: none"> • The property is designated and zoned low density residential in the City's Official Plan and Zoning By-law, and currently being used as a detached dwelling and parking lot associated with the adjacent automobile parts and service shop. Although the property has frontage of Patricia Avenue, it is recognized that the property functions with 26 Thorold Road as one lot. • Staff notes that the requested amendments have been submitted to recognize an existing operation and allow for the construction of a warehouse to be used for the storage of automobile parts on the subject property. It is important to note that the site specific zoning also incorporates a 10.2 metre northerly side yard setback from the nearest residential area to reduce any land use conflict. As such, Regional staff considers the amendments to generally align with the direction of Regional and Provincial policy. • Niagara Region provides curb-side waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. • The Region will require at the time of Site Plan submission that water quality treatment to a Normal standard be implemented if the existing gravel area on site is to be paved. If the site is to have no increase in paved area, the Region has no stormwater management requirements for the proposed development.
<p>Enbridge Gas Inc. (April 21, 2020)</p>	<ul style="list-style-type: none"> • No objection.
<p>Welland Hydro Electrical Company (April 21, 2020)</p>	<ul style="list-style-type: none"> • No objection.

A virtual Public Open House was held on July 15, 2020 to gain public input regarding the proposed applications. One (1) 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:

- Location of loading doors;
- Fencing and screening from the warehouse;
- What would be located within the buffer area;
- Drainage on the site and storm water.

At the time of writing this report, one (1) letter has been submitted from a member of the public regarding the applications. 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 was held on August 4, 2020. One member of the public intended on participating in the meeting, but had technological problems that prevented their participation. A copy of the draft Site Plan was sent to this individual for review and comment prior to the recommendation being presented to Council.

Provincial Policy

The Provincial Policy Statement (PPS) identifies that settlement areas shall be the focus of growth and development. The subject lands are within the settlement boundary of the City of Welland. The PPS encourages a mix of densities and land uses within these areas, and encourages that a mix of employment opportunities be provided to promote economic development and competitiveness. The lands are in an area with existing municipal services (water, sanitary, and storm) and are on a transit line (Route 509). The proposed applications are consistent with the policies in the PPS as they are creating employment uses in an area of mixed use development, that is on municipal services, and close to transit routes. The proposed site specific amendments will ensure that there is an appropriate buffer between the proposed commercial uses and the existing residential uses to minimize any negative impacts. City staff are of the opinion that the applications are consistent with the policies in the PPS.

The lands are within the designated Built-up Area of the City of Welland according to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (P2G). The P2G encourages a range of land uses, including a mix of residential and employment uses, to provide services and jobs for residents. The P2G encourages the creation of complete communities, which provide for the daily needs of residents within walking or cycling distance, thereby reducing the dependence on cars. The lands have access to municipal services and are on Welland Transit Route 509 and within walking distance to Route 503. The proposal is to redevelop an existing lot to allow for the expansion of an existing commercial operation, with the potential to increase the number of employees. The P2G encourages both residential and employment growth within communities

to provide a range of housing and job opportunities for residents. The proposed applications meet the intent of the P2G.

Region of Niagara Official Plan

The lands are designated as being part of the Urban Area of the City of Welland in the Region's Official Plan. The Region's OP, much like the policies of the PPS and the P2G encourage that urban areas be the focus of growth and development for residential and employment uses.

City of Welland Official Plan

The lands are currently designated as Low Density Residential in the City's Official Plan, and are within the City's Urban Area. The proposal has been made for a site specific amendment to redesignate the lands to Community Commercial Corridor and permit only warehousing uses on the property. The application has been made to include the site specific amendments to limit the potential for negative impacts being felt by the residential uses to the north. The lands are within an area of mixed use development, with the lands along Thorold and Niagara Street being designated for commercial uses, while residential uses are located along Patricia and Douglas Avenues.

The City's OP encourages infilling and intensification within the urban serviced area of the City by redeveloping existing underutilized lots. The proposed applications will redevelop these lands to allow a new use, allowing an existing business to expand. The proposed applications meet the intent of the City's policies encouraging infilling and intensification.

Policy 4.4.3.8 of the Official Plan identifies criteria that should be used when considering proposals to amend the Official Plan to create additional commercial areas. The criteria are as follows:

- How the proposed amendment implements the Objectives set forth in this Plan;
- The Official Plan encourages that there be an appropriate distribution of commercial areas through the City, and to ensure that future growth in an orderly manner, to promote a range of commercial uses, to promote intensification, and to balance the supply of land with the demand.
 - The subject lands are within an area that has a mix of residential and commercial uses, and are directly adjacent to lands that are designated and zoned for commercial uses. The proposal to put these lands into a commercial designation is appropriate and consistent with the neighbourhood. The

proposed redesignation to a commercial use will allow an existing commercial operation to expand.

- The need for the proposed use;
- The applicant has provided information that their operation at 26 Thorold Road can no longer accommodate their storage needs, and therefore requires an additional building.
 - The subject lands are directly north and can accommodate the building size needed to allow the business to continue to grow, and will not require the owner to relocate the business elsewhere in the City.
- Location, size, and scale of the proposed development;
- The proposed building will be smaller than the current buildings on 26 Thorold road, being approximately 348 square metres (3,750 square feet). The proposed building has been located on the property to provide a minimum northerly side yard setback of 10 metres, maximizing the distance the new building is from the residential uses to the north. The development is consistent with the scale of the existing commercial operation to the south.
- Potential for compatibility issues;
- As previously identified, the proposed building will be situated on the site to maximize the setback between the residential uses to the north and the new commercial building. It should be noted that the existing dwelling that is on the property is being used for some storage associated with the commercial operation on 26 Thorold Road, as well as a parking area. The proposed building will result in the demolition of this building.

- As part of the public process, concerns were raised regarding the compatibility with the residential uses to the north, privacy concerns, and concerns with noise from deliveries. The proposed setback of 10 metres to the northerly side yard will ensure that there is an appropriate buffer area between the two uses. The applicant has identified that they are willing to put up a privacy fence in compliance with the Fence By-law (which allows a maximum height of 2.5 metres in a commercial zone). The applicant has also confirmed that deliveries will continue to come to the 26 Thorold Road address, although, a loading space is identified on the draft Site Plan to conform to Zone requirements.

Potential market impacts and the potential for adverse effects on the City's planned commercial structure;

- There is no potential for negative impact on the City's planned commercial structure if the application to redesignate these lands to commercial from residential. The reason the request has been made is to allow for the existing business to grow at their current location. There is a greater potential for a negative impact to the City if the expansion is not permitted as it may result in the business needing to relocate to another municipality if suitable lands are not found within Welland.

The potential for negative impacts on the natural environment; and,

- There are no natural environment features on the property. The proposed development of the site for commercial purposes will have no impact on the natural environment.

The adequacy of the existing transportation infrastructure, including pedestrian and cycling infrastructure, serving the proposed use.

- The lands have access to Patricia Avenue, which is a municipally maintained road. The property is approximately 31 metres from the intersection with Thorold Road, which will provide connections throughout the City, as well as to adjacent municipalities. The lands are within walking distance to bus routes, and can access sidewalks along Thorold Road.

There is no cycling infrastructure immediately in front of the property, but there are options for transit and pedestrians, as well as vehicular trips, to the site.

The applications meet the intent of the City's Official Plan, and the proposed site specific policy will limit any negative impacts on neighbouring residential uses. As such, City staff can recommend the approval of this application.

City of Welland Zoning By-law 2017-117

The lands are currently zoned Residential Low Density 1 – RL1 in the City of Welland Zoning By-law 2017-117. The application has been made to rezone the property to Site Specific Community Commercial Corridor – CC2. The site specific provisions have been requested to:

- Allow warehousing uses only on the property;
- Require a northerly side yard setback for all buildings of 10 metres to provide an appropriate setback to neighbouring residential uses; and,
- Permit a rear yard setback of 2.5 metres, whereas 3 meters is required.

The request for these site specific amendments have been made to ensure that there is appropriate setback between the existing residential uses and the proposed warehouse use. Planning staff are of the opinion that the proposed site specific amendments are appropriate. The property is currently being used in conjunction with the commercial use at 26 Thorold Road for parking and storage of materials. The application for Official Plan Amendment and Zoning By-law Amendment will formalize the use of the property for warehousing and commercial purposes.

Noise By-law 2015-23

Staff were also asked to review the City's Noise By-law in relation to vehicles unloading at the subject lands and the lands to the south. Staff are of the opinion that unloading of a delivery vehicle would not be in violation of this By-law provided it is being done in a reasonable manner. The loading of loading of delivery vehicle would need to be done in a manner which does not create noise. The sound and noise from a vehicle engine with a muffler is not in violation of this By-law.

Neighbour Comments

Comments were received from the neighbour to the north with concerns regarding:

- Location of loading doors;
- Fencing and screening from the warehouse;
- What would be located within the buffer area;
- Drainage on the site and storm water.

After the Public Information Meeting and the Public Meeting the comments were provided to the applicant and their agent for review and comment. A Site Plan was provided to the neighbour to show the location of the building, parking, and access doors to the building. The applicant has also identified that they are willing to construct a privacy fence along the shared property line, up to a maximum height of 2.5 metres (maximum height in a non-residential zone). This information was provided to the neighbour, who has identified that they are satisfied with the building location and the fencing.

FINANCIAL CONSIDERATION:

All financial considerations associated with the development of the subject lands will be the responsibility of the owner.

OTHER DEPARTMENT IMPLICATIONS:

City Departments and outside agencies were circulated copies of the applications for review and comment. Where comments were provided, they have been included as part of this report.

SUMMARY AND CONCLUSION:

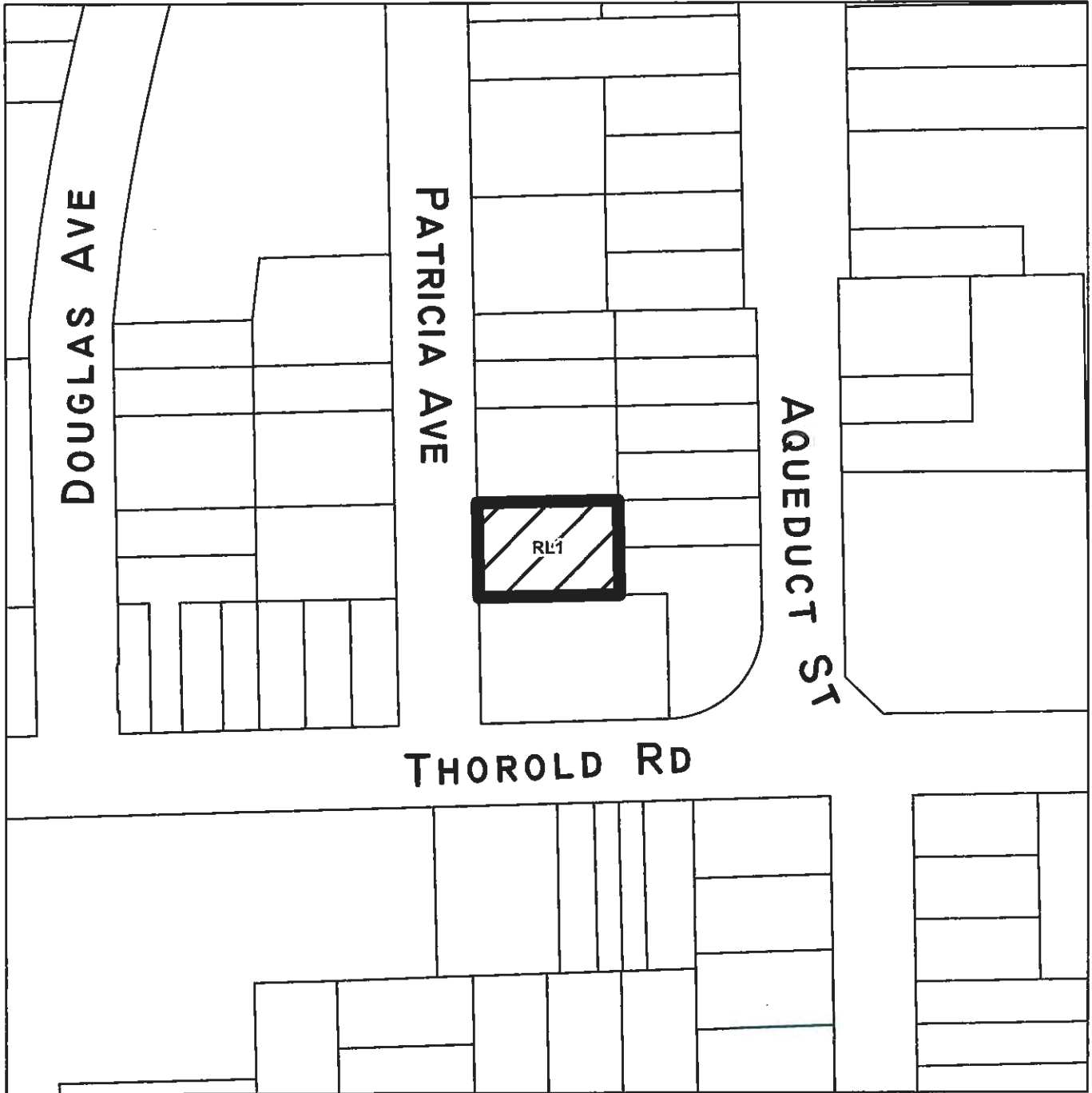
The application for Official Plan Amendment to re-designate the Lands from Low Density Residential to Special Exception Community Commercial Corridor to allow for the property to be used only for warehousing uses and Zoning By-law Amendment to rezone the lands from Residential Low Density 1 – RL1 to Site Specific Community Commercial Corridor – CC2 to allow for warehousing uses only, a northerly side yard setback of 10 metres, and a rear yard of 2.5 metres, is appropriate as:

- Allows for the expansion of an existing commercial operation;
- Is within an area of mixed commercial and residential uses;
- Is consistent with Provincial, Regional, and City policies;
- Appropriate buffering will be provided to adjacent residential uses.

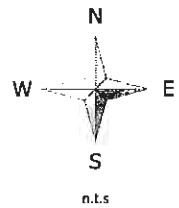
ATTACHMENTS:

- | | | |
|--------------|---|---|
| Appendix I | - | Location Map |
| Appendix II | - | Draft Site Plan |
| Appendix III | - | Draft Official Plan Amendment (excerpt) |
| Appendix IV | - | Correspondence |

2020-04 & OPA 27



KEY MAP



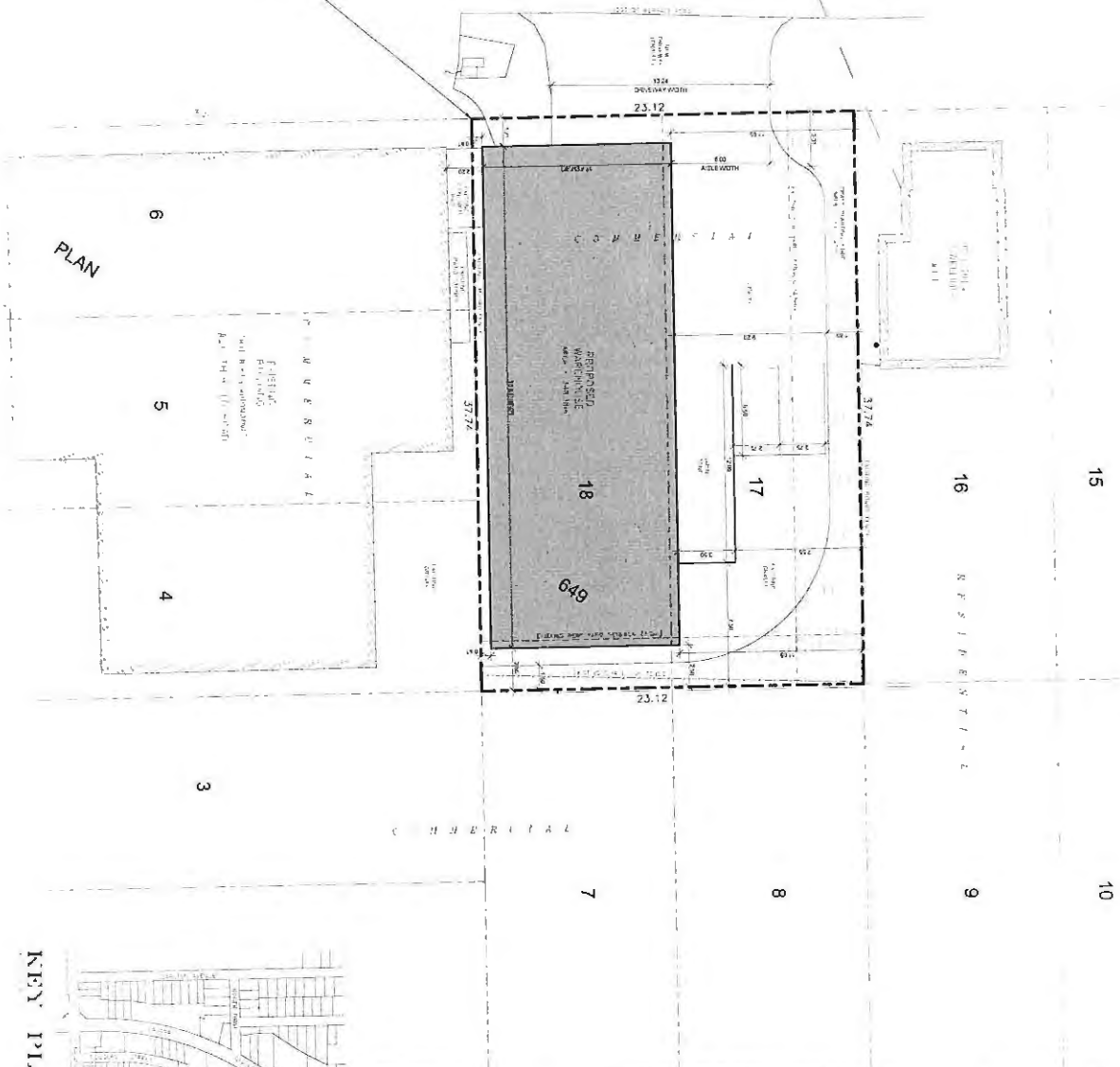
SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

PATRICIA AVENUE

THOROLD ROAD



SITE STATISTICS

LOT AREA 102.53 m²
 PROPOSED BUILDING COVERAGE 4143.45 m² (48.31%)
 PROPOSED LANDSCAPING AREA 4115.45 m² (124.27%)
 TOTAL PARKING SPACES PROVIDED 11
 PROPOSED BUILDING HEIGHT 11 STOREY / 117.04 m
 PROPOSED GROSS FLOOR AREA 11391.00 m²
 GROUND FLOOR 11391.00 m²

BUILDING OCCUPANCY

INDUSTRIAL

SETBACKS

PROPOSED SETBACKS
 FRONT SETBACK 1.17%
 REAR SETBACK 4.25%
 NORTH SIDE SETBACK 4.11 0%
 SOUTH SIDE SETBACK 4.00%

BUILDING DESCRIPTION
 GROUP F3 - 'INDUSTRIAL' WAREHOUSE (LOW FIRE LOAD)
 MUNICIPAL ADDRESS
 12 PATRICIA AVENUE,
 WELAND, ONTARIO

LAND ZONING
 CG3 - COMMUNITY COMMERCIAL CORRIDOR

GENERAL NOTES

1. ALL WORK INDICATED IN THE CONSTRUCTION PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF WELAND ZONING BY-LAW AND THE CITY OF WELAND BUILDING BY-LAW. THE CITY ENGINEER SHALL BE NOTIFIED OF THE PROPOSED WORK AND APPROVED BY THE CITY ENGINEER.
2. THE DIMENSIONED AREAS AND LOCATIONS SHOWN ON THE PLAN ARE PRELIMINARY AND MAY BE THE SUBJECT OF CHANGE. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN AND APPROVED BY THE CITY ENGINEER.
3. THE DIMENSIONED AREAS AND LOCATIONS SHOWN ON THE PLAN ARE PRELIMINARY AND MAY BE THE SUBJECT OF CHANGE. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN AND APPROVED BY THE CITY ENGINEER.

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. 27 BY BY-
LAW 2020- PASSED BY COUNCIL OF THE
CORPORATION OF THE CITY OF WELLAND
ON SEPTEMBER 1, 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, July 2, 2020. I hereby certify that the required Public Meeting was virtually held on Tuesday, August 4, 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 DATEth day of MONTH, 2020.

SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT

List of individuals who made oral submission at the Statutory Public Meeting conducted August 4, 2020 concerning Amendment No. 27 to the Official Plan of the Corporation of the City of Welland .

In Support
Joe Tomaino

DRAFT

Rachelle Larocque

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: April 21, 2020 7:54 AM
To: Rachelle Larocque
Subject: RE: Notice of Application - 12 Patricia Avenue Official Plan Amendment and Zoning By-law Amendment

WARNING: This email originated from an external sender. eMail from City of Welland email accounts will not begin with this warning! Please do not click links or open attachments unless you are sure they are safe!

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com
Safety. Integrity. Respect.

From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: Monday, April 20, 2020 2:36 PM
To: Jack Tosta <jack.tosta@welland.ca>; CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>; randy.leppert@cogeco.com; planification@cscmonavenir.ca; hunter-perreaultg@csviamonde.ca; Amanda Degazio <amanda.degazio@welland.ca>; Dave Stuart <dave.stuart@welland.ca>; Sue Mabee <Sue.Mabee@dsbn.org>; McPhee, Michelle <Michelle.McPhee@dsbn.org>; Municipal Planning <MunicipalPlanning@enbridge.com>; Brian Kennedy <brian.kennedy@welland.ca>; Tanya Lamb <tanya.lamb@welland.ca>; Scott Richardson <scott.richardson@welland.ca>; Sherri-Marie Millar <sherri-marie.millar@welland.ca>; Ali Khan <ali.khan@welland.ca>; mmm@mmm.ca; scott.whitwell@ncdsb.com; info@niagarahomebuilders.ca; plan@niagararegion.ca; Lindsay Earl <lindsay.earl@niagararegion.ca>; dpresley@mhbcplan.com; Dan Degazio <dan.degazio@welland.ca>; eng@wellandhydro.com; Matt Richardson <matt.richardson@welland.ca>; Paula Albano <paula.albano@welland.ca>;

Sherri-Marie Millar <sherri-marie.millar@welland.ca>

Cc: Grant Munday <grant.munday@welland.ca>

Subject: [External] Notice of Application - 12 Patricia Avenue Official Plan Amendment and Zoning By-law Amendment

EXTERNAL: PLEASE PROCEED WITH CAUTION.

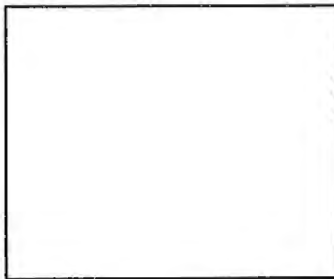
This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good afternoon,

Please find attached the Notice of Application for Official Plan Amendment and Zoning By-law Amendment for 12 Patricia Avenue.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP

Planning Supervisor

Planning Division

Infrastructure and Development Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Hours: 8:30am-4:30PM

Phone: (905)735-1700 Ext. 2310 Fax: (905)735-8772

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Rachelle Larocque

From: Scott Richardson
Sent: July 3, 2020 8:34 AM
To: Rachelle Larocque
Subject: RE: Formal Notice of Public Meeting - 12 Patricia Avenue

Rachelle,

Engineering has no objection or requirements for the OPA and ZBA for this property. Comments will be provided at the official site plan application stage.

Regards,



C. Scott Richardson, C.E.T.
 Development Supervisor
 Engineering Division
 Infrastructures and Development Services
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2222 **Fax:** (905)735-7184
www.welland.ca



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From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: July 2, 2020 5:24 PM
To: Grant Munday <grant.munday@welland.ca>; Irene McDonald <irene.mcdonald@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>; randy.leppert@cogeco.com; planification@cscmonavenir.ca; hunter-perreaultg@csviamonde.ca; Richard Dalton <richard.dalton@welland.ca>; Dave Stuart <dave.stuart@welland.ca>; Mabee, Sue <Sue.Mabee@dsbn.org>; Municipal Planning <MunicipalPlanning@enbridge.com>; Matt Richardson <matt.richardson@welland.ca>; Paula Albano <paula.albano@welland.ca>; Brian Kennedy <brian.kennedy@welland.ca>; Tanya Lamb <tanya.lamb@welland.ca>; Scott Richardson <scott.richardson@welland.ca>; Peter Boyce <peter.boyce@welland.ca>; Vince Beaudoin <vince.beaudoin@welland.ca>; Ali Khan <ali.khan@welland.ca>; mmm@mmm.ca; scott.whitwell@ncdsb.com; Lynda Busch (info@niagarahomebuilders.ca) <info@niagarahomebuilders.ca>; Lindsay Earl <lindsay.earl@niagararegion.ca>; plan@niagararegion.ca; propanelicensing@tssa.org; dpresley@mhbcpplan.com; Dan Degazio <dan.degazio@welland.ca>; Kevin Carver <kcarver@wellandhydro.com>
Subject: Formal Notice of Public Meeting - 12 Patricia Avenue

Good afternoon,

Please find attached the formal Notice of Public meeting for Official Pan Amendment and Zoning By-law Amendment. Informal request for comments was circulated on April 20, 2020. If you have already provided comments, there is no further need to do so.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours: 8:30am-4:30PM
Phone: (905)735-1700 Ext. 2310 **Fax:** (905)735-8772
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Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free:1-800-263-7215

Via Email Only

April 30, 2020

Files: D.10.11.OPA-20-0010
D.18.11.ZA-20-0025

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

Dear Ms. Larocque:

**Re: Regional and Provincial Review Comments
Official Plan and Zoning By-law Amendments
Agent: Joseph M. Tomaino
Applicant: 2698646 Ontario Inc.
12 Patricia Avenue
City of Welland**

Regional Planning and Development Services staff has reviewed the above noted applications and supporting materials submitted by Joseph M. Tomaino on behalf of 2698646 Ontario Inc. for the lands known as 12 Patricia Avenue in the City of Welland. The application for Official Plan Amendment has been made to redesignate the lands from Low Density Residential to Site Specific Community Commercial Corridor to permit warehousing on the property. The application for Zoning By-law Amendment has been made to rezone the lands from Residential Low Density 1 (RL1) to Site Specific Community Commercial Corridor (CC2) to allow the property to be used for a warehouse facility only.

A pre-consultation meeting for the proposal was held on September 19, 2019, with staff from the City and Region in attendance. The applications were received by Regional staff on April 20, 2020. In support of the applications, a Planning Justification Report prepared by Joseph M. Tomaino (dated April 6, 2020) was submitted and reviewed by Regional staff.

The following comments are provided from a Regional and Provincial perspective to assist the City in considering these applications.

Provincial and Regional Policies

The subject property is located within the Welland Urban Area, as defined by the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2014 and 2020 Provincial Policy Statement (PPS). The subject property is also located within the Provincially designated Built Boundary for the City of Welland. A full range of residential and commercial uses are permitted in this designation subject to the availability of adequate municipal services and infrastructure.

The ROP, 2014/2020 PPS and the 2019 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of uses, employment opportunities, and high quality public open spaces.

The subject property is designated and zoned low density residential in the City's Official Plan and Zoning By-law; however, the lands are currently being used by a single detached dwelling and parking lot associated with the adjacent automobile parts and service shop. The proposed Official Plan designation and Zoning aligns with those on adjacent properties throughout the Thorold Road and Niagara Street commercial corridor. Although the property has frontage on Patricia Street, it is recognized that the property functions with 26 Thorold Road as one lot.

Staff notes that the requested amendments have been submitted to recognize an existing operation and allow for the construction of a warehouse to be used for the storage of automotive parts on the subject property. It is important to note that the site specific zoning also incorporates a 10.2 m northerly side yard setback from the nearest residential area to reduce any land use conflict. As such, Regional staff considers the amendments to generally align with the direction of Regional and Provincial policy.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The proposed development is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit blue/grey containers;
- No limit green containers; and,
- 4 garbage containers.

OPA-20-0010, ZA-20-0025

April 30, 2020

Stormwater Management

Niagara Region staff has no objection to the Official Plan and Zoning By-law Amendments with respect to stormwater management. The Region will require at the time of Site Plan submission that water quality treatment to a Normal standard be implemented if the existing gravel area on site is to be paved. If the site is to have no increase in paved area, the Region has no stormwater management requirements for the proposed development.

Conclusion

In conclusion, Regional Planning and Development Services staff would offer no objection to the proposed Official Plan and Zoning By-law Amendments from a Provincial and Regional perspective, subject to the satisfaction of any local requirements.

Given the site specific nature of the amendment, Regional staff notes that in accordance with the Memorandum of Understanding and exemption policies in the Regional Official Plan, the proposed Official Plan Amendment is exempt from Regional Council approval.

Should you have any questions concerning the above noted comments, please contact me at extension 3387. Please send notice of Council's decision on these applications.

Best regards,



Lindsay Earl, MES, MCIP, RPP
Senior Development Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Approvals, Niagara Region

Rachelle Larocque

From: Ali Khan
Sent: April 20, 2020 2:43 PM
To: Rachelle Larocque
Subject: RE: Notice of Application - 12 Patricia Avenue Official Plan Amendment and Zoning By-law Amendment

Hi Rachelle,

They will need to acquire a R.O.P for driveway. Please ask them to contact Mark Slade.

Regards,



Muhammad Ali Khan, M.A.Sc; P.Eng.
 Supervisor Traffic, Parking & Bylaws
 Infrastructure and Development Services
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2202 **Fax:** (905)735-7184
www.welland.ca



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From: Rachelle Larocque
Sent: April 20, 2020 2:36 PM
To: Jack Tosta <jack.tosta@welland.ca>; CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>; randy.leppert@cogeco.com; planification@cscmonavenir.ca; hunter-perreaultg@csviamonde.ca; Amanda Degazio <amanda.degazio@welland.ca>; Dave Stuart <dave.stuart@welland.ca>; Sue Mabee <Sue.Mabee@dsbn.org>; McPhee, Michelle <Michelle.McPhee@dsbn.org>; Municipal Planning <MunicipalPlanning@enbridge.com>; Brian Kennedy <brian.kennedy@welland.ca>; Tanya Lamb <tanya.lamb@welland.ca>; Scott Richardson <scott.richardson@welland.ca>; Sherri-Marie Millar <sherri-marie.millar@welland.ca>; Ali Khan <ali.khan@welland.ca>; mmm@mmm.ca; scott.whitwell@ncdsb.com; info@niagarahomebuilders.ca; plan@niagararegion.ca; Lindsay Earl <lindsay.earl@niagararegion.ca>; dpresley@mhbcpplan.com; Dan Degazio <dan.degazio@welland.ca>; eng@wellandhydro.com; Matt Richardson <matt.richardson@welland.ca>; Paula Albano <paula.albano@welland.ca>; Sherri-Marie Millar <sherri-marie.millar@welland.ca>
Cc: Grant Munday <grant.munday@welland.ca>
Subject: Notice of Application - 12 Patricia Avenue Official Plan Amendment and Zoning By-law Amendment

Good afternoon,

Please find attached the Notice of Application for Official Plan Amendment and Zoning By-law Amendment for 12 Patricia Avenue.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours: 8:30am-4:30PM
Phone: (905)735-1700 Ext. 2310 **Fax:** (905)735-8772
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April 21, 2020

Grant Munday, B.A.A, MCIP, RPP
Manager of Development Approvals
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Mr. Munday,

**RE: Application for Official Plan Amendment (OPA 25) and Zoning By-Law Amendment
(2020-04) – 12 Patricia Avenue (Hill Boles Automotive).**

Welland Hydro Electric System Corp. (WHESC) does not object to the proposed applications(s).

The applicant shall contact WHESC's Engineering Department to determine servicing details and requirements by emailing Engineering@wellandhydro.com.

If existing WHESC's infrastructure is required to be relocated or temporary Hydro service is required, all costs are the responsibility of the applicant.

If easement(s) are required by WHESC to service this development or any future adjacent developments, the applicant will provide at their expense all necessary registered easements.

The proposed development must meet the clearance requirements of section 3.1.19.1 "Clearance to Buildings" of the Ontario Building Code.

WHESC reserves the right to amend or remove development conditions.

If you require further information, please contact our Engineering Department.

Sincerely,

A handwritten signature in black ink that reads "Kevin Carver, P. Eng." with a stylized flourish at the beginning.

Kevin Carver, P. Eng., ME
Director of Engineering & Operations
WELLAND HYDRO-ELECTRIC SYSTEM CORP.



Rachelle Larocque

From: Jim Pearson
Sent: July 17, 2020 2:18 PM
To: Rachelle Larocque
Subject: Re: public meeting,to be held by city staff,at 6pm thursday ,july 16, 2020.Concerning rezoning of 12 particia ave welland ont. i live at 14 patricia ave and have received a letter of notice to this change and wish to take part in the meeting . Thanks from

WARNING: This email originated from an external sender. eMail from City of Welland email accounts will not begin with this warning! Please do not click links or open attachments unless you are sure they are safe!

From jim pearson ,concerns to request for zoning change to 12 Patricia ave Welland,#1-undue hardship that will or could result from large delivery trucks,transports backing in just feet from 14 patricia ave ,especially in morning hours ,such as anywhere between 12 midnight and 430 am as is the case right now,The placement of bay doors , service doors or service dock on north side of warehouse will have a very large impact on the quality of life at 14 patricia ave, and all residents within 500 feet of warehouse. # 2--If this is allowed to proceed , my property as well as surrounding properties will drastically be reduced . #3--What kind of buffer is being asked for? If buffer is to be a parking lot or a driveway,large trucks will use this as a turnaround area even if deliveries are not in buffer area,so then my concerns are what effects will the heavy truck traffic have on my yard or foundation from vibration next to warehouse driveway/parking lot.Also any excess noise.A larger warehouse only means much more traffic and more noise.The house at 12 patricia has helped block a good portion of noise the delivery truck produce now ,but once that house is demolished the noise level will increase a lot..In the meeting on july 16th,it was noted that 12 patricia was being used as a warehouse currently ,for the 20 years i have been here .never seen any deliveries to or from 12 patricia ave, always thought this was used as office .Only ever seen gardening equipment come out of rear doors.Besides obviously it was never zoned for warehouse use .

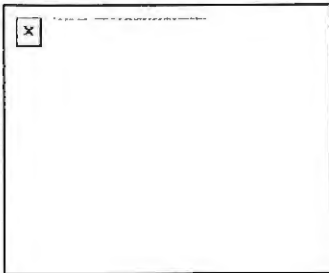
On Fri, Jul 17, 2020 at 11:10 AM Jim Pearson <jim.pearson@welland.ca> wrote:
 Great, thank you.

On Fri, Jul 17, 2020 at 8:52 AM Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Good morning Jim,

An email is absolutely fine. No need to mail a letter.

Take care,


Rachelle Larocque, BES, M.Sc., MCIP, RPP

Planning Supervisor

Planning Division

Infrastructure and Development Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Hours:8:30am-4:30PM

Phone:(905)735-1700 Ext. 2310 Fax:(905)735-8772

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From: Jim Pearson

Sent: July 17, 2020 7:15 AM

To: Rachelle Larocque <rachelle.larocque@welland.ca>

Subject: Re: public meeting,to be held by city staff,at 6pm thursday ,july 16, 2020.Concerning rezoning of 12 patricia ave welland ont. i live at 14 patricia ave and have received a letter of notice to this change and wish to take part in the meeting . Thanks from

On Tue, Jul 14, 2020 at 1:08 PM Jim Pearson <jim.pearson@welland.ca> wrote:

afternoon Rachelle,I have installed a web cam and mic so i hope i will be able to participate better on thursday night,okay.

On Mon, Jul 13, 2020 at 11:23 AM Jim Pearson <jim.pearson@welland.ca> wrote:

Thank you, I will do that.

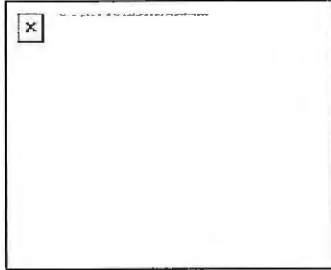
On Mon, Jul 13, 2020 at 10:19 AM Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Hi Jim,

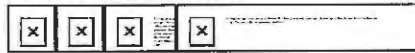
You will still be able to hear if you don't have a webcam or microphone. There's also a feature that you can type in any questions that you have and we'll be able to answer them for you.

Please let me know if you have any questions.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
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From: Jim Pearson
Sent: July 13, 2020 9:36 AM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: Re: public meeting, to be held by city staff, at 6pm thursday, July 16, 2020. Concerning rezoning of 12 Patricia Ave Welland Ont. I live at 14 Patricia Ave and have received a letter of notice to this change and wish to take part in the meeting. Thanks from

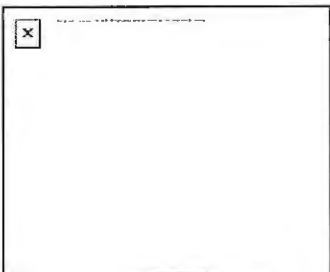
On Mon, Jul 6, 2020 at 3:08 PM Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Hi Jim,

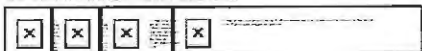
I will send you the link later this week. Thank you for reaching out.

If you have any questions, or want to submit written comments, please feel free to contact me.

Take care,



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
Planning Division
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street, Welland, Ontario L3B 3X4
Hours:8:30am-4:30PM
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From: Jim Pearson
Sent: July 6, 2020 2:50 PM
To: Rachelle Larocque <rachelle.larocque@welland.ca>
Subject: public meeting, to be held by city staff, at 6pm thursday, july 16, 2020. Concerning rezoning of 12 patricia ave welland ont. i live at 14 patricia ave and have received a letter of notice to this change and wish to take part in the meeting . Thanks from ...

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APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

REPORT P&B-2020-44
SEPTEMBER 22, 2020

20-104

SUBJECT: NORTHWEST WELLAND OFFICIAL PLAN AMENDMENT (OPA No.: 29) AND URBAN DESIGN GUIDELINES – NORTHWEST WELLAND SECONDARY PLAN

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

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

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2020-44 regarding the proposed Official Plan Amendment and Urban Design Guidelines applicable to the Northwest Welland Secondary Plan; and further,
2. That Welland City Council directs Staff to report back to Council at such time as input from the public, prescribed agencies and City departments has been received and assessed.

ORIGIN AND BACKGROUND:

On December 17, 2019 Council adopted Official Plan Amendment No.: 24 for that portion of the City referred to as the Northwest Area the purpose of which was to expand the City's Urban Boundary to include lands in northwest Welland to within the City's urban area boundary to permit future urban type uses and to provide text amendments to the City's Official Plan to reflect new Provincial policies regarding urban area expansions. Niagara Region is the approval authority for Official Plan Amendment No.: 24. OPA 24 is currently awaiting approval by Niagara Region and would be subject to an appeal period following the Region's decision.

With the completion of the Northwest Welland Secondary Planning exercise, the City has initiated a related Official Plan Amendment, OPA No.: 29 that will implement the land use designations and policies of the Secondary Plan. As well, Urban Design Guidelines for the subject area have been prepared to ensure that the implementation of future new development is consistent with principles set out by the Secondary Plan. For information purposes, a Key Map identifying the location of the Amendment Area is attached as Appendix I. The subject area encompasses approximately 190 hectares

(470 acres) of land generally bounded by the City's northern municipal boundary with the City of Thorold and the Town of Pelham, Niagara Street to the east, the existing City urban boundary to the south and Clare Avenue to the west. Appendix II shows the Northwest Secondary Plan. All background studies regarding the urban area expansion and the proposed Northwest Secondary Plan including natural heritage, transportation, municipal servicing, cultural resource, archaeological resource, agricultural impact, stormwater management and financial impact which support the urban area expansion and proposed Secondary Plan can be viewed on the City's website at the following link: (<https://www.welland.ca/ReportsStudies.asp>) (scroll down to Northwest Studies).

The purpose of this Report is to provide Council with an overview of the engagement component of the process as of the date of the writing of this Report.

A Virtual Public Information Meeting was held by Staff on September 10, 2020. In addition to Planning Staff and the Planning consultants retained by the City, approximately ten (10) members of the public participated in this virtual meeting. The comments/questions raised during the meeting included:

- Questions regarding the location of the road north of Quaker Road between Niagara Street and First Avenue;
- Questions regarding the location of the proposed parklands;
- Questions regarding laneways and window roads with respect to the City's municipal standards;
- Whether the lands fronting onto Niagara Street north of Quaker Road were included in the secondary plan; and,
- Whether there would be upgrades to Milkweed Trail.

A total of three (3) letters have been received from members of the public regarding the Secondary Plan. The comments/questions in the letters include:

- Submission of a natural environment review of a property to identify any features on the site that would prevent the development. The Secondary Plan currently identifies that the site is extensively impacted by natural heritage features.
- Letter in objection to the proposed secondary plan and proposed mixed use designation for lots with existing houses.
- Letter with questions regarding construction practices and dust control measures.

In addition, various issues/comments were raised/made via e-mail. These include:

- Support for the Secondary Plan in the context of addressing the preservation of the heritage of the area and green spaces.
- Support for the minimum number of vehicular access points into the existing VLA subdivision.
- Acknowledgement of the waterfowl and birds that frequent the area.
- Support for the proposed Secondary Plan without any modifications.

COMMENTS AND ANALYSIS:

Details concerning the proposed Secondary Plan and Urban Design Guidelines were circulated to property owners within the subject area, a 120 metre radius outside the subject area as well as to legislative and required agencies for input. In addition, Notice was published in the Niagara This Week on August 27th and advertised on the City's website.

At the September 10th Public Information Meeting, as noted previously, interested parties raised various concerns and provided comments. These comments/concerns will be assessed in the context of required modifications to the OPA, Secondary Plan and/or the Urban Design Guidelines in the forthcoming Recommendation Report. It is Staff's intent to bring back, in the near future, this Report for Council's consideration assessing comments received. Staff will prepare a Recommendation Report regarding the Official Plan Amendment document, the Secondary Plan and the Urban Design Guidelines and any modifications thereto in the forthcoming Report.

FINANCIAL CONSIDERATION:

There are no financial considerations as a result of the contents of this Report.

OTHER DEPARTMENT IMPLICATIONS:

There are no implications to other Departments from the contents of this Report. Staff from various departments participated on the project Steering Committee.

SUMMARY AND CONCLUSION:

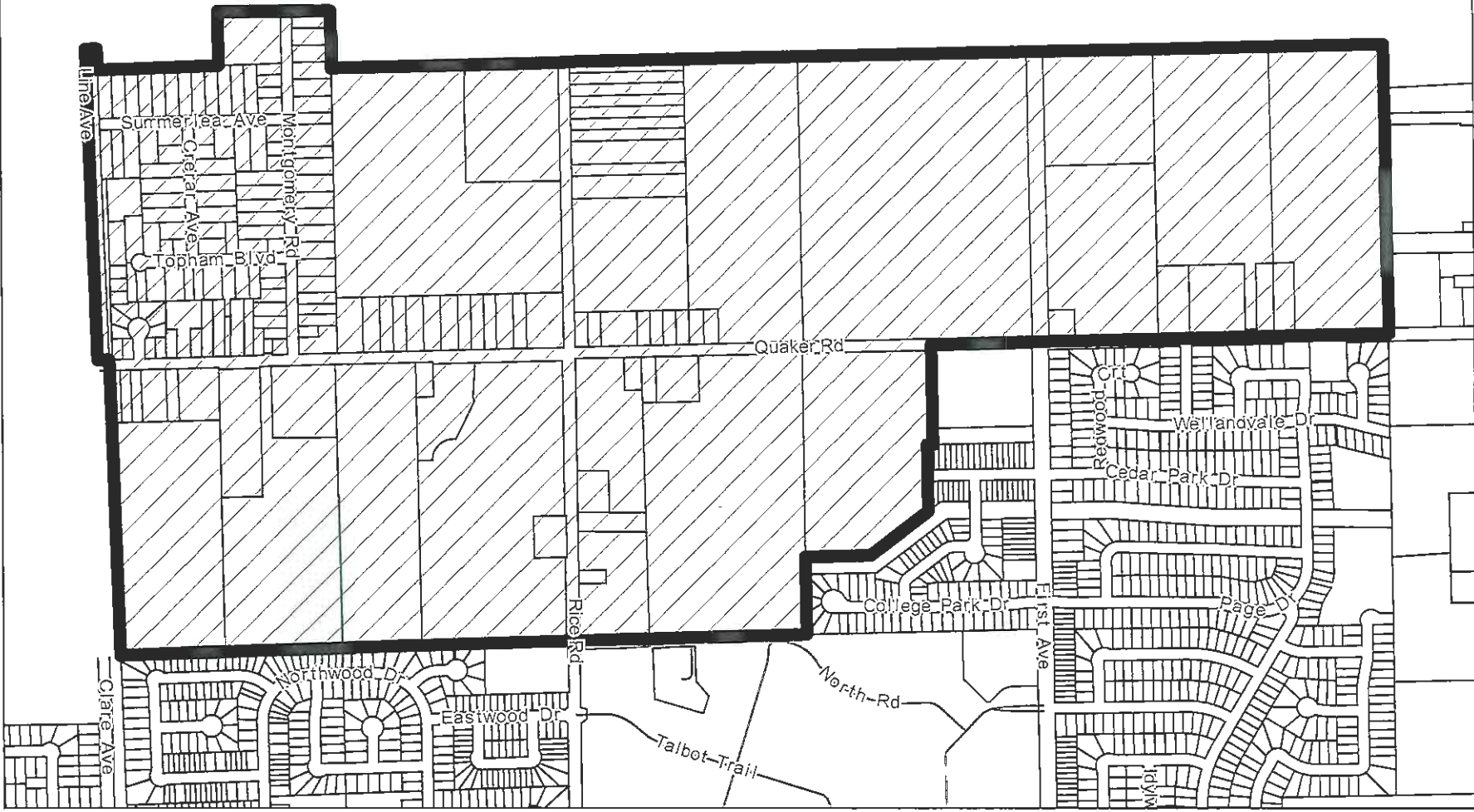
It is recommended that Council receive this Report for information purposes. Any recommendations emerging from the circulation of the details of the proposal and the public component of the planning process will be incorporated into the final Recommendation Report that will be prepared for Council's consideration subsequent to tonight's Statutory Public Meeting.

ATTACHMENTS:

Appendix I – Key Map
Appendix II – Secondary Plan

TOWN OF PELHAM

CITY OF THOROLD



KEY MAP

Northwest Area

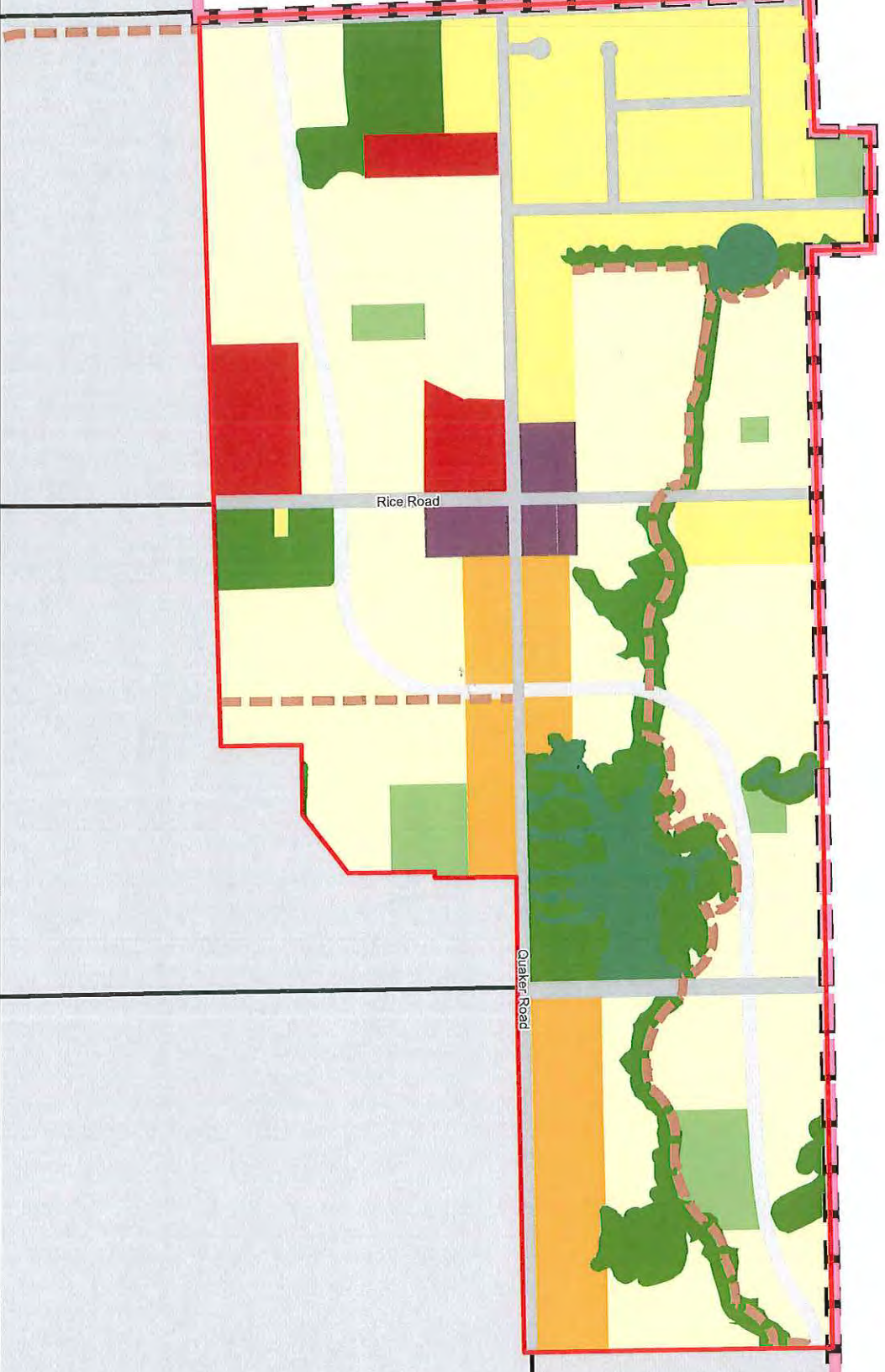


SUBJECT LANDS



Infrastructure and
Development Services
Planning Division


The City of Thorold



E G: NORTHWEST WELLAND SECONDARY PLAN

- | | | | |
|-------------------------|------------|----------------------------|---------------------------------|
| Plan Boundary | Orange | Medium Density Residential | Trails |
| Secondary Line | Purple | Mixed Use | Open Space & Recreation |
| Established Residential | Red | General Institutional | Environmental Conservation Area |
| Greenfield Residential | Light Grey | Existing Roads | Environmental Protection Area |
| | White | Proposed Roads | |



APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2020-45
SEPTEMBER 22, 2020

10-105

SUBJECT: PROPOSAL TO DECLARE SURPLUS A PORTION OF CITY OWNED LAND, SOUTH OF SHAW STREET, NORTH OF HIGHWAY 58A, EAST OF PRINCE CHARLES DRIVE SOUTH AND WEST OF THE WELLAND RECREATIONAL CANAL

AUTHOR: GRANT MUNDAY, B.A.A., MCIP, RPP

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

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND declares surplus to the City's needs a portion of land on the south of Shaw Street, north of Highway 58A, east of Prince Charles Drive South and west of the Welland Recreational Canal shown as Part 5 on Plan 59R-10161, Part of Lot 27, Concession 7, former Township of Crowland, City of Welland.

ORIGIN AND BACKGROUND:

With reference to Appendix I, the subject lands are located on the south of Shaw Street, north of Highway 58A, east of Prince Charles Drive South and west of the Welland Recreational Canal shown as Part 5 on Plan 59R-10161, Part of Lot 27, Concession 7, former Township of Crowland, City of Welland. The subject lands have a width of 20.29 m (66.56') by 298.85m (980.47'). They are located immediately west of lands that the City declared surplus on July 25, 2017.

COMMENTS AND ANALYSIS

Staff are bringing this request to declare the subject lands forward in order to increase the marketability of the City surplus lands to the east. capitalize on opportunities for development of these land. The proposal has been circulated to commenting department, agencies and utilities. No objections have been received as a result of this circulation.

The subject lands are currently Zoned LI – Light Industrial and are designated Light Industrial in the Official Plan. The Official Plan and Zoning By-law permissions are the same for the abutting surplus City lands to the east and make it the two perfectly suited to market together.

Should Council declare these lands surplus to the City's needs, as per City Policy, an ad will be placed in the Civic Corner of the Welland Tribune and on the City's website.

FINANCIAL CONSIDERATION:

There are no financial implications related to the contents of this Report as the developer is responsible for the construction of Caroline Avenue.

OTHER DEPARTMENT IMPLICATIONS:

The Economic Development Division will market the lands for economic development purposes accordingly.

SUMMARY AND CONCLUSION:

Staff have reviewed the subject lands to determine if they are surplus to the City needs. There were no objections received from commenting departments, agencies, or utilities. The lands are located immediately west of lands that are surplus City lands and which are currently being marketed for economic development purposes. Both parcels have the same zoning classification and are perfectly suited to be marketed together for economic development purposes. Therefore, Staff are of the opinion that the subject lands can be declared surplus of the City's needs thereby placing the City in the position of capitalizing on the opportunities for development of these lands.

ATTACHMENTS:

Appendix I - Location Plan
Appendix II - Plan 59R-10161



OPTION 3



**Infrastructure and
Development Services**
Planning Division

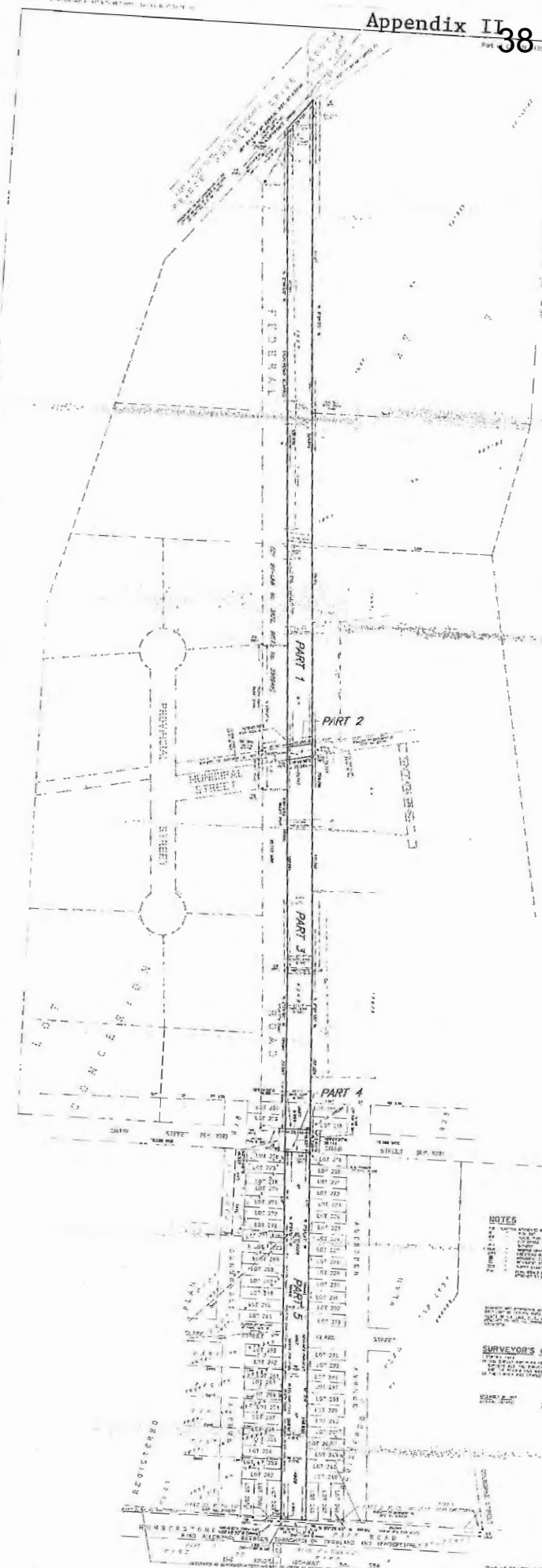
 Subject Properties



NO.	LOT	CON.	AREA	DATE
1	1			
2	2			
3	3			
4	4			
5	5			
6	6			
7	7			
8	8			
9	9			
10	10			

PLAN OF SURVEY
 OF PART
LOT 27
CONCESSION 7
 (GEOGRAPHIC RANGE-P OF ENCLAVE)
 COUNTY OF WELLSLAND
 CITY OF WELLSLAND
 FEDERAL MUNICIPALITY OF ALBERTA
 1997

METRIC:
 1:5000



- NOTES**
- 1. ALL DIMENSIONS ARE IN METERS
 - 2. ALL DIMENSIONS ARE TO CENTRE OF ROAD
 - 3. ALL DIMENSIONS ARE TO FACE OF CURB
 - 4. ALL DIMENSIONS ARE TO FACE OF WALL
 - 5. ALL DIMENSIONS ARE TO FACE OF CURB
 - 6. ALL DIMENSIONS ARE TO FACE OF WALL
 - 7. ALL DIMENSIONS ARE TO FACE OF CURB
 - 8. ALL DIMENSIONS ARE TO FACE OF WALL
 - 9. ALL DIMENSIONS ARE TO FACE OF CURB
 - 10. ALL DIMENSIONS ARE TO FACE OF WALL




SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above is a true and correct copy of the original plan as filed in my office.

[Signature]
 SURVEYOR



COUNCIL
HUMAN RESOURCES DEPARTMENT

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT HR-2020-05
SEPTEMBER 22, 2020

20-33

**SUBJECT: CHRISTMAS AND NEW YEAR CLOSURE OF CITY HALL
OPERATIONS 2021-2022**

AUTHOR: ANDREA DAISLEY, MANAGER OF HUMAN RESOURCES

**APPROVING STEVE ZORBAS, INTERIM CAO, GENERAL MANAGER,
GM: CORPORATE SERVICES, CFO**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the closure of City Hall operations for the 2021-2022 holiday season from the close of business on Thursday, December 23, 2021 up to and including Friday, December 31, 2021.

ORIGIN AND BACKGROUND:

Since 1993, City Hall operations have been closed between Christmas and New Years and with careful planning, administration and early notification the closures have been achieved with little or no inconvenience to the citizens.

It is recommended that this practice continue with the proposed period of closure being from the close of business on Thursday, December 23, 2021 up to and including Friday, December 31, 2021 for a total of six (6) business days.

This report is being submitted at this time to ensure CUPE members can plan for the 2021-2022 closure accordingly when scheduling next year's vacation which takes place in October of this year.

COMMENTS AND ANALYSIS:

To provide for this closure, staff will utilize Statutory Holiday entitlements for Christmas Day, Boxing Day and New Year's Day (respectively being, Friday, December 24, 2021, Monday, December 27, 2021 and Friday, December 31, 2021).

The "floater" holiday entitlement for affected staff would be utilized on Thursday, December 30, 2021.

The two (2) remaining days, being Tuesday, December 28th, 2021 and Wednesday, December 29th, 2021 are to be taken at the individual employee's discretion, from banked time, vacation, pro-rating or as unpaid leave.

FINANCIAL CONSIDERATION:

None

OTHER DEPARTMENT IMPLICATIONS:

None

SUMMARY AND CONCLUSION:

That the Council of the City of Welland continues with the long standing practice by approving the recommendation contained herein for the closure of City Hall operations for the 2021-2022 holiday season.

ATTACHMENTS:

Appendix I – Calendar indicating closure dates

December

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24 Christmas Day Observed	25 Christmas Day
26 Boxing Day	27 Boxing Day Observed	28 Vacation/Pro-rate	29 Vacation/Pro-rate	30 Floater	31 New Year's Day Observed	1 New Year's Day
2	3 Return to regular hours	4				

Good Morning Tara:

At its regular meeting of September 2, 2020, the City of Welland Heritage Advisory Committee approved the following two motions:

“Moved by Joanne Lynes, seconded by Connie McCutcheon, that the request from Sandra Vander Veer, owner of 28 Young Street, “the Morwood House” to repair and/or rebuild and expand the existing porch steps and floor on the front (south) side of the house be approved by the City of Welland. Carried”

“Moved by Connie McCutcheon, seconded by Joanne Lynes, that the request from Gage Stephens, City of Welland Facilities Maintenance Manager to allow two new HVAC duct penetrations to be cut into the brickwork of the exterior north end gable of the Welland Museum (Carnegie Building) at 140 King Street as sketched in the attached photo be approved by the City of Welland. Carried.”

Would you kindly put these on City Council’s agenda for final approval?

Thanks so much,

Nora A. Reid M.A.
Secretary/Treasurer; Researcher
City of Welland Heritage Advisory Committee
905 735 4708
cell 905 931 0440
nora.reid@wellandheritage.ca

04-91



Dear Mayor Campion,

I hope that you and family are doing great, amidst the pandemic.

My name is Carlene Blackwood-Brown and last November, I moved from Brampton with my family (husband and son) to Welland. Both my husband and I are Adjunct Professors in the Pilon School of Business at Sheridan College at the Brampton and Mississauga campuses. My husband teaches Accounting-related courses while I teach Information Systems-related courses.

Internationally, October is celebrated as Cybersecurity Awareness Month, and as a new resident in Welland, I would like to know if there are any plans to promote cybersecurity in October, as well as how I can get involved. I have some ideas that I can share and would love the opportunity to participate in a Cybersecurity Awareness campaign to raise the awareness levels of our residents so that they can better protect themselves when they go online. This is especially critical since COVID-19 has forced almost everyone online for work and/or to access goods and services.

I welcome the opportunity to have further discussions on this. I can be contacted by telephone (647-854-8619) or email (carlandos@yahoo.com), since in-person meetings are limited.

Thank you for your time and I look forward to speaking with you on this very important issue.

Regards,

Carlene Blackwood-Brown, Ph.D.
Information Systems with Information Security/Cybersecurity
Email: carlandos@yahoo.com
Cell: 647-854-8619

20-06