



NOTICE

**THE MAYOR HAS CALLED
A SPECIAL MEETING OF COUNCIL
AT 5:00 P.M.**


TUESDAY, MARCH 23, 2021

TO DISCUSS THE FOLLOWING:

- **PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD:**
 - *Lease - Market Square.*
- **PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES:**
 - *CUPE Negotiations update.*
 - *Human Resources update.*
 - *Corporate Restructuring.*

**FOLLOWED BY SPECIAL COUNCIL IN OPEN SESSION
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

Tuesday, March 23, 2021

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1. **COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:00 p.m.)**
(See yellow tab)
 - Proposed or pending acquisition or disposition of land by the municipality or local board:
 - *Lease - Market Square.*
 - Personal matters about an identifiable individual, including municipal or local board employees:
 - *CUPE Negotiations update.*
 - *Human Resources Update.*
 - *Corporate Restructuring.*

2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

3. **OPEN SPECIAL COUNCIL MEETING FOLLOWING COMMITTEE-OF-THE-WHOLE (IN-CAMERA).**
 - 3.1 **ADDITIONS/DELETIONS TO AGENDA**

 - 3.2 **CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE (IN-CAMERA) TO BE ADDED TO BLOCK**

 - 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)**

4. **ORAL REPORTS AND DELEGATIONS**
 - 4.1 **PRESENTATION(S) - Nil**



SPECIAL COUNCIL MEETING AGENDA – Page 2

Tuesday, March 23, 2021

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4.2 DELEGATION(S) (maximum 5/10/5 policy)

04-91 Greg D'Amico, Welland Historical Museum Board of Management and Penny Morningstar, Welland Museum Manager/Curator, Welland Museum re: Partial Funding Opportunity of Humidity Control Units (3) for the Welland Museum.

(Background information included in Council Member's packages).

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

4.4 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE *PLANNING ACT* (TO BE HELD AT 7:00 P.M.)

17-78 A Complete Application has been made by NPG SOLUTIONS INC. on behalf of TURRIS HOLDINGS for Draft Plan of Subdivision Approval for lands located on the east side of Southworth Street, south of Laugher Ave, and north of Ontario Road, legally described as Lots 1009, 1010, 1011, and 1012, Plan 951, and Part of Lot 22, Concession 6, former Township of Crowland, City of Welland, municipally known as 175 Southworth Street. The subject lands are designated Urban Area in the Regional Official Plan, as Low Density Residential in the City of Welland Official Plan, and zoned Residential Low Density 2 - RL2 by By-law 2017-117.

(Background information included in Council member's package and see Report P&B-2021-16 Pages 23 to 62)

21-65 Complete Applications have been made by UPPER CANADA CONSULTANTS on behalf of 2597168 ONTARIO LIMITED to redesignated and to rezone lands legally described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland for lands at 215 Riverside Drive from the existing Residential Low Density 1 - RL1 to Residential Multiple - RM in Zoning By-law 2017-117. The purpose of the Amendment is to permit the construction of a four-storey apartment building with 31 residential units. The Official Plan designation is Low Density Residential. Application for Official Plan Amendment (File No. OPA 34) has also been submitted for this property.

(Background information included in Council member's package and see Report P&B-2021-15 Pages 15 to 22)

**5. COMMITTEE-OF-THE-WHOLE (OPEN)
(to discuss items removed from Agenda Block)**

6. BY-LAWS (SEE AGENDA INDEX)



SPECIAL COUNCIL MEETING AGENDA – Page 3

Tuesday, March 23, 2021

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7. 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 23rd day of March, 2021. Ref. No. 21-1

8. ADJOURNMENT



SPECIAL COUNCIL MEETING

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23 - 62 Remove From Block	<u>P&B-2021-16</u>	Interim Director, Development and Building Services, G. Munday - Application for Draft Plan of Subdivision (26T-14-21001) submitted by NPG Solutions Inc. on behalf of Turris Holdings for lands on the east side of Southworth Street, south of Laugher Avenue, west of Classic Avenue, and north of Ontario Road, legally described as Lots 1009, 1010, 1011, and 1012, Plan 951 and Part of Lot 22, Concession 6, former Township Of Crowland, now in the City of Welland, municipally known as 175 Southworth Street Ref. No.17-78
63 - 66	<u>P&B-2021-17</u>	Interim Director, Development and Building Services, G. Munday - Request for Extension to Draft Plan Approval - Murdock Road Plan of Subdivision (26T-14-17006) - submitted by Upper Canada Consultants on behalf of Vinmar Developments Ltd., north side of Webber Road, east of Murdock Road, south of Chantler Road, west of South Pelham Road, 370 Murdock Road. Ref. No. 18-39
67 - 69	<u>FIN-2021-09</u>	Interim CAO/Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - 2020 Remuneration & Expenditures - Members of Council. Ref. No. 21-14
70 - 71	<u>ENG-2021-07</u>	Interim Director of Engineering and Public Works, Infrastructure and Development Services, SM. Millar - 2021 Sidewalk Missing Link Construction - Award of Tender. Ref. No. 21-26
72 - 73	<u>ENG-2021-08</u>	Interim Director of Engineering and Public Works, Infrastructure and Development Services, SM. Millar - 2021 Water Meter Replacement/Upgrade Program. Ref. No. 04-124
74 - 77	<u>ENG-2021-09</u>	Interim Director of Engineering and Public Works, Infrastructure and Development Services, SM. Millar - 2021 Road Resurfacing - Top Lift Asphalt. Ref. No. 21-50
78 - 81	<u>CLK-2021-11</u>	City Clerk, T. Stephens - Ward 3 Vacancy Appointment Process. Ref. No. 02-160



SPECIAL COUNCIL MEETING

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3. NEW BUSINESS:

- 82 - 83** 1. Ann-Marie Norio, Regional Clerk, Niagara Region re: Schedule 6, Bill 197, COVID 19 Economic Recovery Act, 2020. Ref. No. 20-64

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated March 4, 2021 regarding Schedule 6, Bill 197, COVID 19 Economic Recovery Act, 2020.

- 84 - 85** 2. Ann-Marie Norio, Regional Clerk, Niagara Region re: Motion respecting Support for the Wine Sector. Ref. No. 21-64

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated March 5, 2021 regarding motion respecting support for the Wine Sector.

- 86 - 88** 3. Letter from Father Tom, Holy Trinity Welland re: City donate eight parking spaces in the south east area of the Market Square parking lot to Fed Ex. Ref. No. 21-22

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the letter from the Holy Trinity Welland dated March 12, 2021 regarding City donate eight parking spaces in the south east area of the Market Square parking lot to Fed Ex.

- 89 - 90** 4. Letter from Rabbi Zalman Zaltzman, Chabad Niagara re: Request to declare March 24, 2021 as "Education and Sharing Day". Ref. No. 21-6

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND declares March 24, 2021 as "Education and Sharing Day" in the City of Welland.

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 a software license and support agreement with Cityview, and unincorporated division of N. Harris Computer Corporation. Ref. No. 21-62
(See Report P&B-2021-14 from March 9, 2021 Special Council Meeting).



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2. A By-law to authorize entering into contract with SWP Canada Group Ltd. for the Cycling, Walking and City Recreational Trails 20 Year Master Plan. Ref. No. 99-99 (See Report FIN-2020-24 from December 1, 2020 Council Meeting).
3. A By-law to amend By-law 2019-138 being a By-law to appoint certain Members of Council as Vice Mayor for the period from December 1, 2019 to November 14, 2022. Ref. No. 21-12 (Amendment to Vice Mayor appoint By-law).
4. A By-law to authorize the execution of the transfer payment agreement for the Investing in Canada Infrastructure Program (CIP): Public Transit Stream between Her Majesty the Queen in right of the Province of Ontario represented by the Minister of Transportation for the Province of Ontario and the Corporation of the City of Welland. Ref. No. 21-13

SPECIAL COUNCIL
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT CLK-2021-12
MARCH 23, 2021

SUBJECT: CAO HIRING COMMITTEE APPOINTMENT

AUTHORS: TARA STEPHENS, CITY CLERK

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information staff report CLK-2021-12: CAO Hiring Committee Appointment; and further THAT Welland City Council appoints the following members of council to the CAO Hiring Committee, from the list of interested members, outlined on page 2 of this report:

- 1.
- 2.
- 3.
- 4.

ORIGIN AND BACKGROUND:

On October 27, 2020, Welland City Council approved a motion that the CAO Hiring Committee be comprised of the Mayor and four (4) members of council. Those members of council are required to be appointed by 2/3 majority vote.

COMMENTS AND ANALYSIS:

On March 9, 2021, Welland City Council referred the matter of selecting a CAO Hiring Committee to allow members of council to indicate their interest. As verbally indicated during the March 9, 2021 Special Council meeting, members of council were advised to submit their interest to sit on the CAO Hiring Committee to the City Clerk.

On March 10, 2021, the City Clerk emailed all members of council advising the deadline for members of council to identify their interest for being considered to sit on the CAO Hiring Committee was Tuesday, March 16, 2021 at 2:00 p.m.

The City Clerk received responses from the following members of council to be considered for the CAO Hiring Committee:

- Councillor Bonnie Fokkens
- Councillor Jim Larouche
- Councillor David McLeod
- Councillor Claudette Richard
- Councillor Leo Van Vliet

At this time, the decision is up to Welland City Council regarding the composition of the CAO Recruitment Committee.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.


SUMMARY AND CONCLUSION:

This report has been prepared as requested by Welland City Council for considering the composition of the CAO Hiring Committee.

ATTACHMENTS:

N/A

SPECIAL COUNCIL
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

02-160

REPORT CLK-2021-09
MARCH 23, 2021

SUBJECT: PUBLISHING COUNCIL AGENDAS ON CITY OF WELLAND WEBSITE

AUTHORS: TARA STEPHENS, CITY CLERK

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information staff report CLK-2021-09 Publishing Council Agendas on City of Welland Website; and THAT Welland City Council approves publishing council agendas on the City of Welland website for public viewing on the Friday prior to the meeting; and further THAT this practice commence in April 2021.

ORIGIN AND BACKGROUND:

On March 2, 2021, Welland City Council requested staff prepare a report regarding the timeline for council agendas being posted publicly on the City of Welland website. The current practice is that council agendas are available for public viewing on the Monday prior to a meeting.

It is staffs understanding that between 2000 - 2002, the Mayor at the time had requested meeting agendas be published on the city's website on the Monday prior to a meeting. The purpose was to allow time for members of council to review the agenda prior to being released to the public.

COMMENTS AND ANALYSIS:

If council would like to change the current timeline for publishing the agenda on the city's website, the process would be as follows:

1. On the Thursday afternoon prior to the meeting a draft agenda will be sent to all members of council.

2. On the Friday afternoon prior to the meeting, by 3:00 p.m., Clerks staff will email a PDF version of the agenda to Information Services Division for them to place on the city's website.
3. By 4:30 p.m. on the Friday afternoon prior to a meeting, the agenda will be published on the city's website for public viewing.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.


SUMMARY AND CONCLUSION:

This report has been prepared as requested by Welland City Council for publishing the council agendas on the city's website on the Friday prior to a meeting.

ATTACHMENTS:

N/A

SPECIAL COUNCIL
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

02-160

REPORT CLK-2021-10
MARCH 23, 2021

SUBJECT: CODE OF CONDUCT INFORMAL COMPLAINT PROTOCOL FOR MEMBERS OF COUNCIL

AUTHORS: TARA STEPHENS, CITY CLERK

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information staff report CLK-2021-10: Code of Conduct Informal Complaint Protocol for Members of Council; and further

THAT Welland City Council approves the Code of Conduct Informal Complaint Protocol for Members of Council as outlined in "Appendix I" of this report.

ORIGIN AND BACKGROUND:

Since the beginning of 2020, Welland City Council has received seven (7) presentations and reports from Integrity Commissioners due to complaints against members of council. Following these reports staff and council agreed that an Informal Complaint Protocol should be established.

COMMENTS AND ANALYSIS:

The purpose having an Informal Complaint Protocol is to encourage persons and organizations to utilize, as a means of stopping and remedying a behavior of activity that is prohibited by the Code of Conduct for Members of Council (Code of Conduct).

To simplify the protocol process as outlined in "Appendix I", individuals (including City employees, members of the public, Members of Council or local boards) who identify or witness behavior or activity by a member of council, that appears to be in contravention of the Code of Conduct, may address the prohibited behavior or activity themselves as follows:

1. Document the incident(s) where the member of council may have contravened the Code of Conduct including dates, times, locations, other persons present, and any other relevant information;

2. In situations where there may have been a witness present at the time of the incident, advise the witness of the concern to corroborate the incident;
3. Encourage the member of council to acknowledge and agree to stop the prohibited behaviour or activity and to avoid future occurrences;
4. Identify to the member of council the specific provisions in the Code of Conduct that may have been contravened;
5. Encourage the member of council to acknowledge the contravention of the Code of Conduct and agree to stop the behaviour of activity, and refrain from future occurrences.
6. If appropriate, the complainant may advise the member of council as to whether their response was satisfactory or unsatisfactory.
7. If the complainant is not satisfied with the outcome, they may choose to pursue the formal complaint process.

As mentioned previously, individuals are encouraged to pursue this Informal Complaint Protocol as a means of stopping and remedying a behavior or activity that they believe violates the Code of Conduct.

With the consent of both the complaining individual and the member of council, the Integrity Commissioner may participate in the informal complaint process. The parties involved are encouraged to take advantage of the Integrity Commissioner's potential role as a mediator/conciliator of issues relating to a complaint.

The Informal Complaint Protocol is not a precondition to pursuing the Formal Complaint Protocol, related to the Code of Conduct.

A Formal Complaint Protocol will be prepared and presented to Welland City Council in the next few months by the Integrity Commissioner.

FINANCIAL CONSIDERATION:

None.

OTHER DEPARTMENT IMPLICATIONS:

None.

SUMMARY AND CONCLUSION:

This report has been prepared as requested by council for establishing a Code of Conduct Informal Complaint Protocol for Members of Council.

ATTACHMENTS:

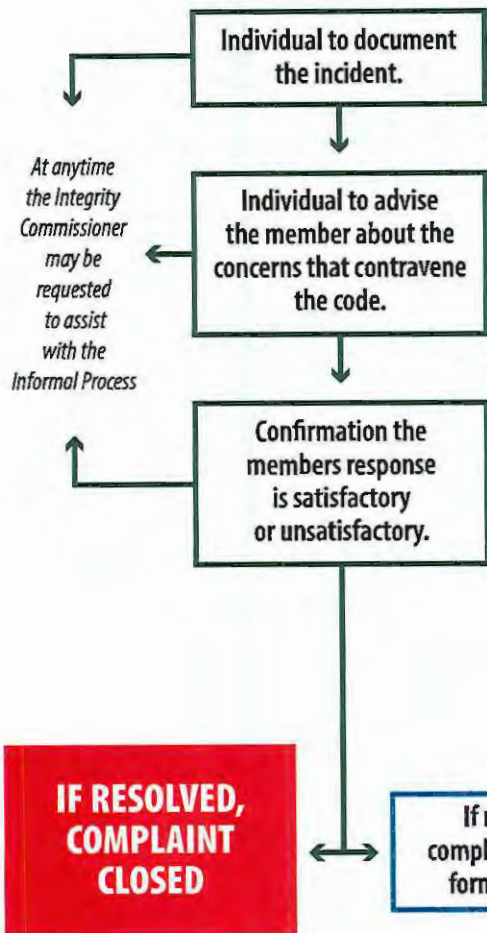
APPENDIX I – Draft Code of Conduct Informal Complaint Protocol for Members of Council.

APPENDIX II – Informal and Formal Complaint Process Flow Chart.

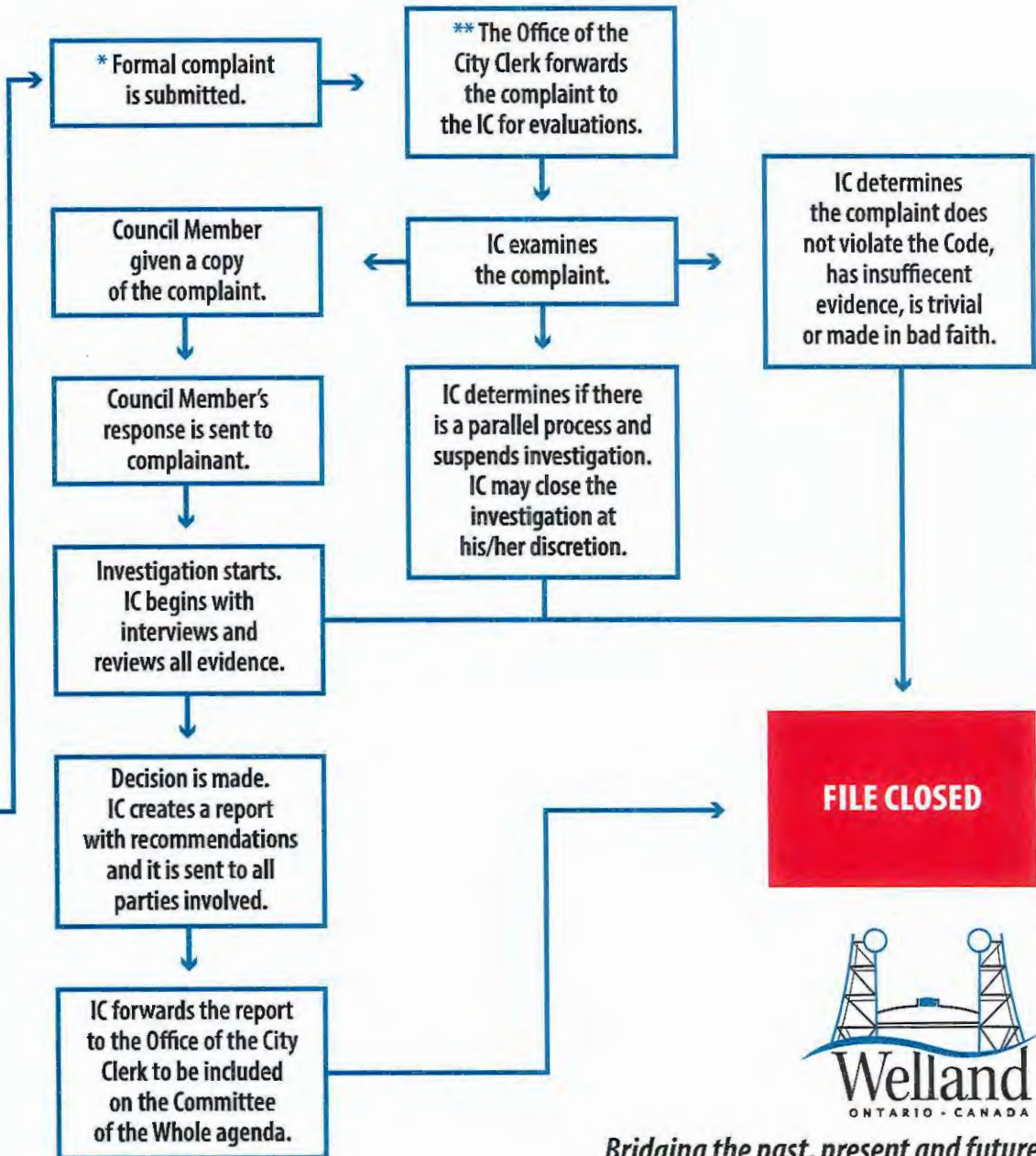
Code of Conduct Informal Complaint Protocol for Members of Council**INFORMAL COMPLAINT PROTOCOL**

1. Any individual who identifies or witnesses behaviour or activity by a Member that they believe contravenes the *Code of Conduct* may seek to address the prohibited behaviour or activity themselves in the following manner by following the Informal Complaint Protocol:
 - (a) document the incident(s) where the Member may have contravened the *Code of Conduct* including dates, times, locations, other persons present, and any other relevant information;
 - (b) advise another person about the concerns regarding the Member's actions, to corroborate the incident;
 - (c) advise the Member that the behaviour or activity appears to contravene the *Code of Conduct*;
 - (d) identify to the Member the specific provision(s) of the *Code of Conduct* that may have been contravened;
 - (e) encourage the Member to acknowledge and agree to stop the prohibited behaviour or activity and to undertake to refrain from future occurrences of the prohibited behaviour or activity;
 - (f) if applicable:
 - (i) confirm to the Member that his or her response is satisfactory, or
 - (ii) advise the Member that his or her response is unsatisfactory;
 - (g) consider the need to pursue the matter in accordance with the Formal Complaint Protocol or in accordance with any other applicable judicial or quasi-judicial process or complaint protocol.
2. Individuals are encouraged to pursue the Informal Complaint Protocol as the first means of remedying behaviour or activity of a Member that they believe contravenes the *Code of Conduct*.
3. The Integrity Commissioner may be requested to assist in an attempt to settle or resolve the issue with the Member and the individual but will participate only if both parties have consented.
4. The Informal Complaint Protocol is not a precondition or a prerequisite to pursuing the Formal Complaint Protocol related to the Code of Conduct.

THE INFORMAL COMPLAINT PROCESS



THE FORMAL COMPLAINT PROCESS





* A formal complaint must be accompanied by a sworn affidavit.

** All formal complaints are received by the Office of the City Clerk and then sent to the IC's office for evaluation of jurisdiction, completeness and/or investigation



COUNCIL
FIRE AND EMERGENCY SERVICES

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT F&ES-2021-04

DATE: MARCH 23, 2021

21-15

SUBJECT: FIRE SAFETY GRANT APPLICATION

AUTHOR: ADAM ECKHART MPS, BPSA, ECFO, FIRE CHIEF

APPROVING G.M.: ADAM ECKHART MPS, BPSA, ECFO, FIRE CHIEF

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives this report and authorize the Fire Chief to proceed with the Ontario Fire Marshal's Fire Safety Grant in support of modernizing training resources for the Welland Fire Department.

ORIGIN AND BACKGROUND:

March 11, 2021, the Ontario Government announced that they have \$5 million available to support local fire departments. This assistance is being offered to help offset some of the challenges that COVID19 has placed on the Fire Department. The grant can be requested for training and virtual inspections.

Welland has been made eligible to receive up to \$17,400.00, based upon the population of the community.

March 15, 2021, Welland Fire and Emergency Services (WFES) submitted a completed Grant Application.

The 2021 Timelines for the grant are as follows:

- March 11, grant announced;
- March 19, deadline to apply for funding;
- March 31, province to allocate funds;
- August 1, funds must be spent;
- September 1, report back to the Ontario Fire Marshal

COMMENTS AND ANALYSIS:

If approved, the grant money will be utilized to support the transition of WFES staff to NFPA standards through the purchasing of updated training manuals, textbooks, audio & visual resources. This purchase will provide a library of current edition training materials that will enhance local training, and support Welland's effort to achieve ProBoard and/or IFSAC certification for all firefighters.

Welland Fire has been actively providing training through the Ontario Fire College, learner contracts, and through local Regional Training Centers. Due to the cost of publications, the department has a limited number of textbooks to support the key NFPA programs and to adopt new NFPA based programs. Textbooks and resources are revised every few years, and a large investment like this will provide for our scheduled needs and help us satisfy contractual requirements.

The pandemic has reduced our ability to train in-person and staff are now required to spend more time studying independently. Welland Fire and Emergency Services will purchase current edition resources to support the distanced and individual self-study of firefighters by updating its print and digital libraries. These grant allocations will provide valuable support to Welland Firefighters and us in providing training to staff. This investment will support our recovery from the interruptions of the COVID19 pandemic, and ease the transition from our dependence on the Ontario Fire College Gravenhurst Campus to our own Training Facility.

Purchasing the following resources, but may adjust as planning and needs dictate. All funds will be spent on resources for current and future training.

NFPA 1521 –Fire Department Safety Officer,
 NFPA 1002 – 60 copies of Fire Apparatus Driver/Operator Manual
 NFPA 1002 – video training series
 NFPA 1043 – Live Fire Training
 NFPA 1001 – Essentials of Firefighting
 NFPA 1021 – Fire Officer
 NFPA 1041 – Fire Instructor
 NFPA 1006 – Water Rescue
 NFPA 1072 – Hazardous Materials

Estimated total: \$20,000

This cost estimate is subject to preferred purchase pricing based upon quantities and may be shared between various publishers and vendors to achieve the best product at the best pricing.

WFES implementation timelines:

- March 2021 – report to council;
- March 19, 2021 – submit application to the OFMEM;
- April 2021 – confirm preferred text/manual for each subject, and preferred print or digital edition;
- April 2021 – expedite purchase of Pumper Operations Manual for scheduled pump training courses;
- May 2021 – determine quantities and source pricing as per the City's procurement process and finalize quantity of available items;
- June 2021 – source pricing and place order;
- July/August 2021 – report to the OFMEM, confirming final program expenses;
- September 1, 2021 – ensure full and final completion of Grant Application

FINANCIAL CONSIDERATION:

The Fire Safety Grant will be a welcome investment in Welland Fire and Emergency Services training materials and contributes to our ongoing annual costs to maintain current training resources.

OTHER DEPARTMENT IMPLICATIONS:

None.

SUMMARY AND CONCLUSION:

Welland City Council receives this report and authorize the Fire Chief to proceed with the Fire Safety Grant in support of modernizing training resources for the fire department.

ATTACHMENTS:

Appendix A: Letter announcing the Fire Safety Grant from the Ontario Fire Marshal, Jon Pegg. Dated March 11, 2021.

APPENDIX A**Ministry of the Solicitor General**

Office of the Fire Marshal and
Emergency Management

25 Morton Shulman Avenue
Toronto ON M3M 0B1
Tel: 647-329-1100
Fax: 647-329-1143

Ministère du Solliciteur général

Bureau du commissaire des incendies et
de la gestion des situations d'urgence

25, avenue Morton Shulman
Toronto ON M3M 0B1
Tél.: 647-329-1100
Télééc.: 647-329-1143



MEMORANDUM TO: Interim CAO Steve Zorbas
City Clerk Tara Stephens
Fire Chief Adam Eckhart

FROM: Jon Pegg
Ontario Fire Marshal

DATE: March 11th, 2021

SUBJECT: Fire Safety Grant Announcement

Earlier today, the Government of Ontario announced a one time \$5M grant to municipal fire services to assist in addressing challenges associated with training and virtual inspections due to the COVID-19 pandemic.

Since the start of the pandemic, Ontario's fire services have faced unprecedented challenges and have voiced those concerns to me as Fire Marshal. The ability to train fire service members in a COVID environment brought with it new restrictions and despite opportunities to train online and through other modes, I know that not all training priorities may have been met over the last year. In addition, my office has heard concerns from fire departments about fire code enforcement and the ability to enter premises to conduct inspections and promote fire safety. It is hoped that this grant will work to support fire services through this period of uncertainty and ongoing challenges.

I am pleased to advise that the City of Welland is eligible to receive up to **\$17,400.00** as part of this grant program.

The grant is intended to provide fire departments with the flexibility to support two priority areas. First, this grant may be put towards ongoing training needs including registration, administrative programming, technology upgrades and associated costs for attending as well for providing services. In addition, if code compliance and inspections continue to be challenging, addressing opportunities for an inspection program may include technology, capital costs and training to ensure that fire services are able to meet the demand of this need at the local level.


In order to receive funds, the Office of the Fire Marshal (OFM) requires that the attached application be submitted by a representative of the municipality. As decisions regarding

the grant may not have time to proceed to municipal council for approval within the timeframes identified below, my office would be comfortable with the fire chief accepting the grant in principle on behalf of the municipality, pending formal approval from the council. To help facilitate this process, once the grant applications are approved, I will send the respective fire chief a letter of intent that will be contingent upon council's deliberations. In order to allocate funds before March 31, 2021, all applications must be received by my office no later than March 19, 2021. In addition, as a condition of the grant, these funds must be spent by August 1, 2021, and a report back to the Fire Marshal will be required by September 1, 2021, to outline how the grant was utilized at the department level.

Completed agreements should be sent by email to the Office of the Fire Marshal at ofm@ontario.ca. If you have any questions about this grant, do not hesitate to reach out to your Fire Protection Adviser.

Yours truly,

Jon Pegg
Ontario Fire Marshal

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL
DEVELOPMENT AND BUILDING SERVICES

21-65

REPORT P&B-2021-15
MARCH 23, 2021

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (OPA NO. 34) AND ZONING BY-LAW AMENDMENT (FILE NO. 2021-02) SUBMITTED BY UPPER CANADA CONSULTANTS ON BEHALF OF 2597168 ONTARIO LIMITED FOR LANDS LOCATED ON THE EAST SIDE OF RIVERSIDE DRIVE, SOUTH OF LINCOLN STREET, WEST OF JUSTINA COURT, AND NORTH OF WINDSOR STREET, LEGALLY DESCRIBED AS PART LOT 29, CONCESSION 6, PART 1 ON PLAN 59R-3159, CITY OF WELLAND, MUNICIPALLY KNOWN AS 215 RIVERSIDE DRIVE

**AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
INTERIM MANAGER OF PLANNING**

**APPROVING G.M.: GRANT MUNDAY, B.A.A., MCIP, RPP
INTERIM DIRECTOR
DEVELOPMENT AND BUILDING SERVICES**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2021-15 regarding application for Official Plan Amendment (OPA No. 34) and Zoning By-law Amendment (File No. 2021-02) for lands on the east side of Riverside Drive, south of Lincoln Street, west of Justina Court, and north of Windsor Street, legally described as Part Lot 29, Concession 6, Part 1 on Plan 59R-3159, City of Welland, and municipally known as 215 Riverside Drive.

ORIGIN AND BACKGROUND:

Application for Official Plan Amendment and Zoning By-law Amendment were submitted on January 25, 2021. The applications were deemed complete on February 1, 2021.

The purpose of the application for Official Plan Amendment is to redesignate the property from Low Density Residential to Special Policy Medium Density Residential. The purpose of the special policy is to allow for a maximum density of 95 units per hectare, whereas 60 units per hectare is the maximum in the Medium Density Residential Designation.

The purpose of the application for Zoning By-law Amendment is to rezone the lands from Low Density Residential – RL1 to Medium Density Residential – RM. No exceptions to the Zoning By-law have been requested.

The purpose of the applications is to permit the construction of a four-storey residential building with 31 residential units and 38 parking spaces.

COMMENTS AND ANALYSIS:

A Virtual Public Information Meeting was held on February 25, 2021 to gain public input regarding the proposed applications. Approximately ten (10) members of the public participated in the Public Information Meeting, in addition to the applicant and their agent. The following comments and concerns were raised at the Public Information meeting:

- Traffic and parking concerns along Riverside Drive and Windsor Street and impact the additional units will have on these issues;
- Compatibility with the surrounding neighbourhood;
- Privacy concerns;
- Questions regarding proposed fence heights;
- Questions regarding when construction would start;
- Decrease in property values;
- Concerns regarding lighting from parking lot and new building at night; and,
- Concerns with shadows.

At the time of writing this report nine (9) letters from residents have been received. In addition the comments made at the Public Information Meeting, the following comments and concerns were raised:

- Concerns with rodents due to dumpsters on the property;
- Questions regarding where future residents will play;
- Concerns regarding servicing capacity in the area;
- Desire to see fewer units and a lower building rather than the proposed four-storey building; and,
- Request for proposed balconies to be a solid material rather than glass.

The Statutory Public Meeting under the Planning Act is being held virtually on March 23, 2021. 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.

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

FINANCIAL CONSIDERATION:

All costs with the development of the 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.

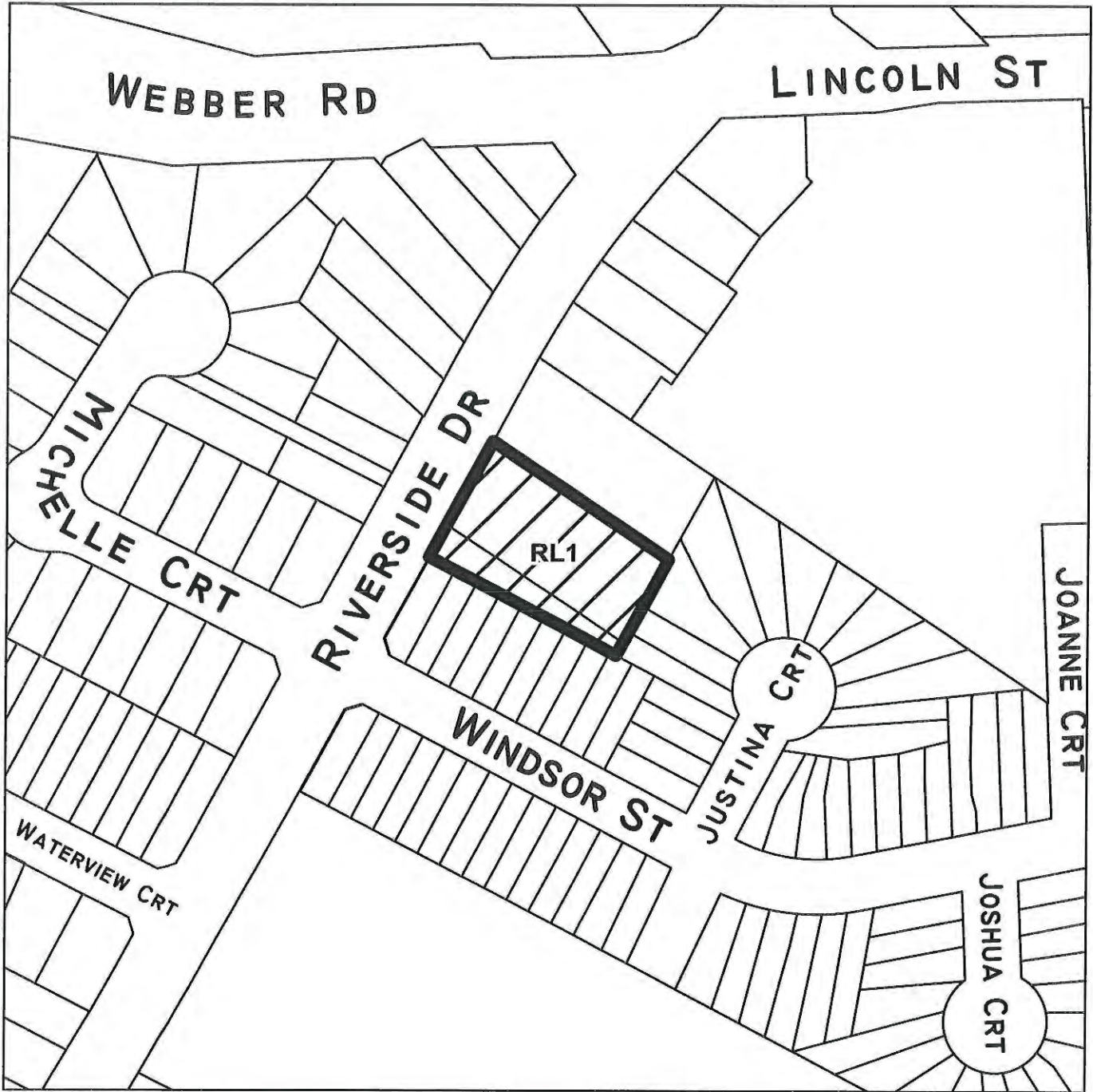
SUMMARY AND CONCLUSION:

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.

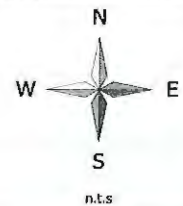
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Aerial Photo of Subject Lands
- Appendix III - Draft Official Plan Amendment (Amendment text only)
- Appendix IV - Preliminary Site Plan

2021-02 & OPA 34



KEY MAP



SUBJECT LANDS

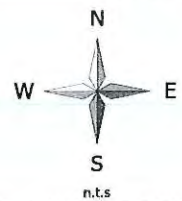


*Infrastructure and
Development Services*
Planning Division



AERIAL PHOTO OF THE SUBJECT LANDS

2021-02 & OPA 34



EP

EC



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division

PART A - THE PREAMBLE (This does not constitute part of the Amendment)

TITLE AND COMPONENTS

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. 34 to the Official Plan of the Corporation of the City of Welland.

Part "A", the Preamble, does not constitute part of this Amendment.

Part "B", the Amendment, consists of the map and text changes.

Part "C", the Appendices, which does not constitute part of this Amendment, contains the background data, planning considerations and public involvement associated with this Amendment.

PURPOSE OF THE AMENDMENT

The purpose of Official Plan Amendment No. 34 is to redesignate the lands shown on the attached Schedule B to Medium Density Residential with a specific exception to permit a maximum lot density of 95 dwelling units per hectare. The purpose of the Amendment is to allow the property to be developed with a four-storey building with a total of 31 residential dwelling units.

LOCATION

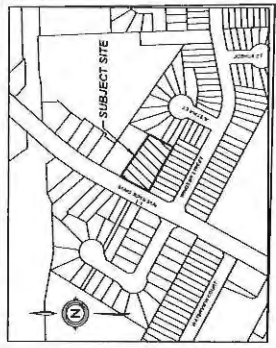
The lands subject to this Amendment are located on the east side of Riverside Drive, south of Lincoln Street, north of Windsor Street, and west of Justina Court. The lands are 0.3287 hectares in size.

BASIS

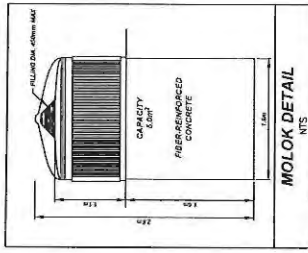
The subject lands are within the urban area boundary for the City of Welland and currently designated Low Density Residential. The lands are currently used as a bowling alley. A proposal has been put forth to redevelop the lands with a four-storey residential building.

PART B - THE AMENDMENT

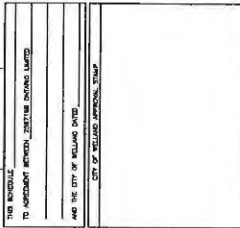
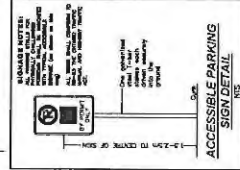
All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the map referred to as Schedule "A" - Land Use Plan and Policies, constitutes Amendment No. 34 to the Official Plan of the Corporation of the City of Welland.



ZONING MATRIX		EXISTING ZONING (RM)	PROVIDED ZONING
PROVISION	APARTMENT DWELLING	RM1	RM1
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
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LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%
LANDSCAPE AREA	LANDSCAPE AREA	1.00%	1.00%



LAND USE SCHEDULE		AREA	%
APARTMENT BUILDING		337.00	26.45
ROADWAY/DRIVEWAY		1182.77	24.29
LANDSCAPE/PAVING		1337.00	26.23
DEVELOPABLE AREA TOTAL		1287.57	100.0
MIN. PARKING SPACE PER DWELLING UNIT = 1.75 SPACE PROVIDED = 54 SPACES			
DENSITY (UNITS / DEVELOPABLE AREA)		84.236 / Ha	31



215 RIVERSIDE DRIVE
CITY OF WELLSLAND
SITE PLAN

DATE: 2021-01-22
PRINTED: 2021-01-22
SCALE: 1:200
SHEET NO. 20107

389788 ONTARIO LIMITED
8371 ACADEMY DRIVE
INDUS. PARKS ON
L4W 5P1


UPPER CANADA CONSULTANTS CONSULTANTS

DRAWING NO. 20107
DESIGNER: J.S.
CHECKED BY: J.S.
APPROVED BY: J.S.

1. THE OWNER OF THIS PROJECT, UPPER CANADA CONSULTANTS, HAS ADVISED THAT THIS PROJECT IS BEING DEVELOPED FOR RESIDENTIAL USE AND THAT THE PROJECT IS SUBJECT TO THE CITY OF WELLSLAND ZONING BY-LAW AND THAT THE PROJECT IS SUBJECT TO THE CITY OF WELLSLAND DEVELOPMENT BY-LAW.

2. THE PROJECT IS SUBJECT TO THE CITY OF WELLSLAND ZONING BY-LAW AND THAT THE PROJECT IS SUBJECT TO THE CITY OF WELLSLAND DEVELOPMENT BY-LAW.

3. ALL CONSTRUCTION MUST COMPLY WITH THE CANADIAN NATIONAL BUILDING CODE REQUIREMENTS.

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

17-78

REPORT P&B-2021-16
MARCH 23, 2021

SUBJECT: APPLICATION FOR DRAFT PLAN OF SUBDIVISION (26T-14-21001) SUBMITTED BY NPG SOLUTIONS INC. ON BEHALF OF TURRIS HOLDINGS FOR LANDS ON THE EAST SIDE OF SOUTHWORTH STREET, SOUTH OF LAUGHER AVENUE, WEST OF CLASSIC AVENUE, AND NORTH OF ONTARIO ROAD, LEGALLY DESCRIBED AS LOTS 1009, 1010, 1011, AND 1012, PLAN 951 AND PART OF LOT 22, CONCESSION 6, FORMER TOWNSHIP OF CROWLAND, NOW IN THE CITY OF WELLAND, MUNICIPALLY KNOWN AS 175 SOUTHWORTH STREET

AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
INTERIM MANAGER OF PLANNING

APPROVING G.M.: GRANT MUNDAY, B.A.A., MCIP, RPP
INTERIM DIRECTOR
DEVELOPMENT AND BUILDING SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves Draft Plan of Subdivision Approval for lands located on the east side of Southworth Street, south side of Laugher Avenue, west side of Classic Avenue, and north of Ontario Road, legally described as Lots 1009, 1010, 1011, and 1012, Plan 952, and Part of Lot 22, Concession 6, former Township of Crowland, now in the City of Welland, municipally known as 175 Southworth Street, for the creation of 20 residential lots, one future residential block, and one utility block, subject to the following conditions:

1. That the Owner enter into a Subdivision Agreement with the City of Welland.
2. That no on-site grading or construction works are commenced prior to the owner entering into a Subdivision Agreement with the City of Welland.
3. That the owner agrees to gratuitously provide any permanent easement(s) required by other agencies or utilities, free and clear of all encumbrances.
4. The Developer shall be responsible for the extension of the sewer along Laugher Avenue, to facilitate the servicing of the proposed lots from the

municipal right-of-way. The design shall be completed by a Certified Engineer, including ECA, and submitted to the Engineering Division for review and approval.

5. The Developer shall submit with the subdivision design drawings, a functional servicing and storm water management report to the Engineering Division for review and approval.
6. The developer shall be responsible for a future services reserve payment for half the cost of upgrading the section of Laugher Avenue fronting the development property.
7. The Developer shall be responsible for a future reserve payment for the full cost of a sidewalk from Southworth Street to Classic Avenue to current municipal standards.
8. The Developer shall complete applicable home condition surveys in the area prior to the commencement of construction.
9. The Developer shall construct all municipal infrastructure in accordance with the City of Welland Municipal Standards, Ontario Provincial Standards, and any other applicable standards that may apply.
10. The Developer shall be responsible for all cost associated with the development, including reinstatements to existing condition or better.
11. Applicable securities shall be submitted to the City in accordance with the Subdivision Agreement.
12. The Engineering Division reserves the right to include additional requirements following the review of the engineered design.
13. Prior to Hydro One Networks Inc. providing its final approval, the developer must make arrangements satisfactory to Hydro One Networks Inc. for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to Hydro One Networks Inc. for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.
14. Any development in conjunction with the subdivision must not block vehicular access to any Hydro One Networks Inc. facility located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.

15. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
16. The costs of any relocations or revisions to Hydro One Networks Inc. facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or Hydro One Networks Inc. facilities thereon resulting from construction of the subdivision.
17. The Hydro One Networks Inc. letter and the conditions requested should in no way be construed as permission or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by Ontario Infrastructure & Lands Corporation under separate agreement(s). proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). Hydro One Networks Inc., as Ontario Infrastructure & Lands Corporation's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for any road crossing be granted, the developer shall then make arrangements satisfactory to Ontario Infrastructure & Lands Corporation and Hydro One Networks Inc. for the dedication and transfer of the proposed road allowance directly to the City of Welland.

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

18. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.
19. That the owner/developer shall comply with Niagara Region's Corporate Policy for Waste Collection.

20. That the owner provides a written acknowledgement to Niagara Region's Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region, as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
21. That the owner provides a written undertaking to Niagara Region's Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region, as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
22. The owner provides a written undertaking to Niagara Region's Planning and Developments Services Department stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation of the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
23. That prior to final approval for registration of this Plan of Subdivision, the owner shall submit the design drawings (with calculations) for the new sanitary and storm sewers required to service this development and obtain the necessary Ministry of the Environment Compliance Approval under the Transfer of Review Program.
24. That prior to final approval for registration of this Plan of Subdivision, the owner shall submit the design drawings and notes required in relation to the crossing of the Regional Trunk watermain.
25. That the owner shall submit a written undertaking to Niagara Region that the future development block of this Plan of Subdivision shall provide detailed Stormwater Management Report and Plans for review and approval at the time of future Planning Act Application (i.e. Draft Plan of Condominium or Site Plan).
26. That the Subdivision Agreement will require that the future development block of this Plan of Subdivision will require a detailed Stormwater Management Report and Plans be submitted for review and approval by Niagara Region at the time of future Planning Act Application (i.e. Draft Plan of Condominium or Site Plan).
27. Include on all offers of purchase and sale, a statement that advises the prospective purchaser:

- a. that the home/business mail delivery will be from a designated Centralized Mail Box.
 - b. that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
28. The owner further agrees to:
- a. work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - b. install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes.
 - c. identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - d. determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
29. That prior to granting approval for the Final Plan of Subdivision, City of Welland Planning Division will require written notice from the following upon their respective Conditions of Draft Plan Approval have been met satisfactorily:
- Region of Niagara Conditions: 19, 20, 21, 22, 23, 24, 25, 26
- Hydro One Networks Inc.: 13, 14, 15, 16, 17, 18
- Canada Post Conditions: 27, 28
30. That if Final Approval is not given to this Plan within three (3) years of the approval date, and no extensions have been granted, Draft Approval shall lapse. If the Owner wishes to request extension of Draft Plan Approval, a written request with reasons why the extension is required and the applicable application fee, must be received by the City prior to the lapsing date; and
- THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval and Final Approval Plans and agreements once all conditions have been satisfied.

ORIGIN AND BACKGROUND:

A complete application for Draft Plan of Subdivision was submitted on January 8, 2021 and was deemed complete on January 20, 2021.

COMMENTS AND ANALYSIS:**The Proposal**

The City received a Complete Application for Draft Plan of Subdivision Approval on January 8, 2021 and was deemed complete on January 20, 2021. The application for Draft Plan of Subdivision was made for the creation of 20 lots for single-detached dwellings, one (1) block for future residential purposes, and one (1) utility block. The intention is that that future residential block will be developed with a plan of condominium in the future and the existing cell phone tower will be relocated to the utility block.

The Site

The lands are located on the east side of Southworth Street, south side of Laugher Avenue, west side of Classic Avenue, and north of Ontario Road. The lands are currently vacant, but were used in the past as a salvage yard. The clean-up of the property has occurred and a Record of Site Condition has been issued for the property.

Surrounding Land Uses

The lands to the north, east, and west are used for low density residential purposes. The lands to the south are a mix of commercial, open space and low density residential uses.

Agency Comments

- | | |
|--|--|
| City of Welland Fire & Emergency Services
(March 8, 2021) | • No comments |
| City of Welland Traffic, Parking, and By-laws
(March 9, 2021) | • No objections

• Applicant will be required to complete a Traffic Impact Study at the time of development application for the Future Residential Block to confirm if a left-hand turn lane is warranted. |
| Welland Hydro Electric System Corp.
(February 18, 2021) | • No objection to the proposed application.

• The applicant shall contact WHESC's Engineering Department to determine servicing details and requirements. |

- If existing WHESC 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 the 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.

Hydro One Networks
inc. Facilities and Real
Estate
(February 22, 2021)

- Hydro One Networks Inc (HONI) has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor, HONI does not approve of the proposed subdivision at this time.
- The transmission corridor lands affected by the proposed development are subject to a statutory right in favour of HONI.
- The comments detailed herein do not constitute an endorsement of any element of the subdivision design or road layout, nor do they grant permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express permission of HONI.
- HONI has requested a number of conditions to be included as part of the Draft Plan Approval for this plan of subdivision, including conditions that are for precautionary purposes.

City of Welland
Engineering Division
(March 10, 2021)

- No objection to the application provided. A number of conditions have been requested to be included in the Draft Plan of Subdivision approval.

- District School Board of Niagara
(March 10, 2021)
- DSNB planning staff has completed its review and has no objections to the applications. Board staff request that, as a condition of approval, sidewalks be constructed within the subdivision to facilitate student travel to the school/bus stop locations.
 - Any future students from the development would be accommodated at Princess Elizabeth PS (Gr. JK-8), and Eastdale Secondary School (Gr. 9-12).
- Region of Niagara Planning and Development Services
(February 18, 2021)
- Regional staff is generally supportive of the proposed development in principle and provides the following comments to assist the City in their consideration of this application from a Regional and Provincial perspective.
 - The lands are located within a “Settlement Area” under the PPS and “Built-up Area” under the P2G. The PPS directs growth to settlement areas and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The P2G encourages a full range of residential, commercial, and industrial uses within the urban area, subject to the availability of adequate municipal services and infrastructure.
 - The Regional Official Plan promotes infill and intensification in urban areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups. The ROP sets out a minimum residential intensification target of 40% within the urban built area of Welland. The proposed subdivision will contribute to that achievement.
 - The properties are eligible for Regional curbside waste collection.
 - The PPS requires that contaminated sites be remediated as necessary to ensure there will be no

adverse effects to the proposed use. A Phase One Environmental Site Assessment was completed, as was a Phase 2. Soil remediation was undertaken as a result of the recommendations in the Phase 2 ESA. A Record of Site Condition was filed to the Ministry of Environment, Conservation and Parks (MECP).

- Regional staff have reviewed the Site Servicing Plan prepared and associated engineering drawings and have observed that the application proposes to cross the existing 600mm diameter watermain along Southworth Street.
- The Region requires that the detailed engineering drawings that show the crossing of the Regional watermain be submitted for review and approval by the Region. The Region also requires that they be contacted a minimum of 72 hours prior to any works near the Regional watermain.
- Regional staff have completed a review of the Functional Servicing Design Brief that includes a conceptual water quality and quantity control plan for the proposed future development block. Regional staff does not have a concern with this conceptual plan in principle, and recommends the following items be addressed:
 - Confirmation that the City sewer capacity is sized for a 2-year or a 5-year storm to accommodate the allowed release rates from the future development block into the existing storm sewer, or to determine if infrastructure upgrades are required to accommodate additional flow.
 - Low impact development (LID) measures be considered within the design of the proposed single-detached lots. LID practices are important to reduce the flow of runoff onto roads and municipal infrastructure. LID design consideration can be include: the installation of

rain barrels, the use of pervious pavement, and paver bands on asphalt driveways to direct runoff into nearby rain gardens or landscaping.

- That a detailed Stormwater Management Report be provide for the review and approval for the future development block at the time of its future Planning Act Application (i.e. Draft Plan of Condominium or Site Plan) submission.
- The proposed subdivision is considered to align with the intent and direction of Regional and Provincial policy. As such, Regional Planning and Development Services staff offer no objections and have provided Draft Plan Conditions to be included.

A virtual Public Information Meeting was held on February 25, 2021. Two (2) members of the public participated. The following comments were raised:

- Questions regarding who would building the proposed homes;
- Timelines for construction;
- If the cell tower would be removed; and,
- If the developer would just prepare and service the lots for sale to a builder.

One letter from a member of the public was received requesting a copy of the staff report and the decision of the Draft Plan of Subdivision.

Provincial Policy

Section 51(24) of the *Planning Act* requires that all proposals for Plans of Subdivision regard must be had for to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. As these lands are currently within an approved Draft Plan of Subdivision, the assessment of the subdivision's compliance with Section 51(24) of the *Planning Act* has been completed, and has been deemed to comply. Planning staff are of the opinion that the proposal to include the additional lands as developable area is consistent with this section of the *Planning Act*.

- the promotion of efficient development patterns;
- The lands are within the urban, serviced area of the City of Welland and are within the existing built-up area.

- The lands are within an area that has available municipal servicing and is connected by two opened and maintained roads.
- Due to previous activities on the site, there is the potential for contamination and as such a Record of Site Condition has been completed.
- accommodating an appropriate range of housing, including affordable housing;
- The current proposal will create only single detached lots, but it is anticipated that the future development block will be townhouses or some other form of multiple dwellings.
- The zoning on the property allows for semi-detached and duplex dwellings in addition to singles and towns. The City also permits one accessory dwelling unit per property.
- Staff are of the opinion that the proposed development will provide a range of housing options. Although no affordable housing has been identified, accessory dwelling units provide a more affordable housing type.
- avoiding development patterns which may cause environmental and public health and safety concerns;
- As previously identified, the lands are not impacted by natural heritage features.
- The lands have been cleaned of any contaminants that were a result of the former use of the property as a wrecking yard.
- The lands are within the urban area of the City of Welland, and the

- avoiding land use patterns which would prevent the efficient expansion of settlement areas;
 - promoting land use patterns which support transit and intensification to create cost-effective developments;
 - improving accessibility for persons with disabilities;
- proposed Plan of Subdivision is within an existing built-up area.
 - The development of these lands will not prevent any adjacent lands from developing in the future.
 - The subject Plan of Subdivision is considered an infilling and intensification project within the City as it's an undeveloped parcel in a predominantly developed area.
 - The lands are also within the urban area of the City, and can access municipal water, sanitary, and storm sewers, as well as is accessed by existing municipal roads.
 - There lands are within walking distance to the 505 route which runs to the north along Sutherland Avenue and Morningstar Avenue. The 506 bus route runs to the south of the property and is also within walking distance.
 - Laugher Avenue will be upgraded at some point in the future and sidewalks will be provided on at least one side of the street. Southworth Street has sidewalks that run along the front of the subject property.
 - Any additional measures to include accessibility measures will be included through the building of the individual homes.

- ensuring that infrastructure and public service facilities are available to support the development;
- The public infrastructure is available in the immediate area with capacity to accommodate the proposed development. Municipal services will be extended along the proposed new roads.
- The social services (schools, libraries, parks, etc.) can accommodate the increase in population created by the development of these lands. Diamond Trail Public School and a branch of the Welland Public Library are within walking distance to the south, and Memorial Park is within walking distance to the west.
- promoting development and land use patterns which support biodiversity; and,
- As previously mentioned, the subject lands are not impacted by any Natural Heritage features.
- prepare for the regional and local impacts of climate change.
- Measures to address the impacts of climate change will be reviewed through the detailed design of the stormwater management plan for the proposed development.
- As part of the development, a dry pond has been incorporated to provide water storage to ensure that peak storm events do not all rush into the system at the same time, and the release of water is controlled over time.

Region of Niagara Official Plan

The lands are identified as being in the Urban Area of Welland in the Region's Official Plan. The policies in the Region's Official Plan (ROP) are similar to those found in both the PPS and the P2G. The policies encourage infilling and

intensification, taking advantage of existing infrastructure and creating communities that provide for the needs of residents. The policies in the Regional Plan support developments that take advantage of existing infrastructure, are transit supportive, and provide a range of uses.

The proposed subdivision will develop currently vacant lands within the urban boundary that have access to municipal services and roads. The development has been designed to integrate with the existing neighbourhoods to the south. It will encourage active transportation through the development by creating linkages through road connections and sidewalks.

The development proposes only single detached dwellings, which does not represent a range of housing options as encouraged by the ROP. The lands are within a predominantly single-detached dwelling neighbourhood with a range of lot sizes. The Zoning on the property will allow for a greater range of housing types, should the builder wish to construct other forms of housing than single detached dwellings.

The development has been designed to be both pedestrian and transit friendly. Sidewalks will be provided on a minimum of one side of the street, both sides of the street where the street leads to the elementary school, to encourage active transportation. The roads have been designed to meet minimum municipal standards. A transit route runs to the south along Sauer Avenue, and is within walking distance of the proposed dwellings.

The proposed development meets the intent of the Regional Official Plan.

City of Welland Official Plan

The lands are designated as Low Density Residential by the City of Welland Official Plan. This designation allows for single detached, semi-detached, duplex, triplex, and townhouse dwellings with a minimum density of 15 units per hectare and a maximum of 24 units per hectare. The proposed density of the development is 24 units per hectare, which falls within the minimum density requirements of the City's Official Plan.

The lands are within the Urban Area of the City of Welland, and within the identified Built Up Area. The City's policies identify that residential and employment intensification will be encouraged throughout the City as it provides an opportunity for economic growth, reduces the amount of greenfield land needed, takes advantage of serviced but underutilized lands, and helps improve the vibrancy of the City. Intensification is encouraged throughout the Built Up Area, with a number of focal areas identified, being the Downtown, brownfield sites, and along transit corridors. Although the subject lands have not been identified as an 'Intensification Area' it is within the Built Up Area, and intensification is still supported. The City has targeted 40% of all new residential growth to be within the Built Up Area, which will increase to 50% at the time of the next Municipal Comprehensive Review to

be consistent with the P2G. The proposed development will assist the City in achieving this intensification target.

The City's OP also includes a list of criteria that should be examined when infilling and intensification applications are made to the City. The criteria are examined in the chart below:

- | | |
|---|---|
| <ul style="list-style-type: none"> - Land use and neighbourhood character compatibility; | <ul style="list-style-type: none"> - The existing land uses to the north, east and west are low density residential, being predominantly single detached dwellings. To the south of the property is a mix of commercial, open space and low density residential. - The proposed development is compatible with the surrounding neighbourhood as it is proposing residential development in a primarily residential area. |
| <ul style="list-style-type: none"> - Lot pattern and configuration; | <ul style="list-style-type: none"> - The proposed lots are uniform in size and shape, having a minimum lot frontage of between 9.5 metres and 10.3 metres along Laugher Avenue (two lots having larger frontages) and between 10 metres and 15 metres along Southworth Street. The lots will meet the minimum lot size. For the majority, the lots are rectangular in shape, with a small number being irregular due to the triangular shape of the overall property. - The lots will all front onto opened, maintained roads that will be dedicated to the City. |
| <ul style="list-style-type: none"> - Accessibility; | <ul style="list-style-type: none"> - Laugher Avenue will be upgraded at some point in the future and sidewalks will be provided on at least one side of the street. Southworth Street has sidewalks that run along the front of the subject property. |

- Any other accessibility features incorporated into the individual dwellings will be at the discretion of the individual property owners.
- Parking requirements;
 - The City's minimum parking standards are one space per unit. All proposed dwelling units will be required to meet this minimum, through the provision of parking within a garage or on a driveway.
- Potential for additional traffic and traffic manoeuvrability;
 - Traffic will access the site Laughher Avenue and Southworth Street. The future development block will be accessed from Laughher Avenue, with an emergency access being provided to Southworth Street.
 - The City has identified that a Traffic Impact Brief will be required when the development of the future development block is proposed to determine if a turn lane will be required along Southworth Street.
 - The City has included a condition that the developer provide a cash payment of 50% of the future cost of the construction of upgrading Laughher Avenue, including the cost of the sidewalk. The City recognizes that Laughher Avenue will need improvement in the future, but it will be done after the subject lands are developed.
- The potential for transit ridership;
 - A Welland City Transit routes run to the north and south of the property, and are within walking distance. The development of this site will increase the population in the area, and may increase transit ridership.

- Natural (including natural hazards) and built heritage conservation/protection; - There are no natural or built heritage features present on the site which would require conservation and/or protection.
- The availability capacity of municipal infrastructure; - There is capacity in the existing infrastructure to accommodate the proposed development.
- Residential intensification targets identified in this plan. - The proposed development will assist the City in achieving the target of 40% of all new residential development being within the Built-Up Area. That intensification goal will be increased to 50% at the time of the next Comprehensive Review, and the proposed development of this site will contribute to achieving that goal.

Section 7.6.6, the Implementation Section of the OP outlines the minimum criteria that should be used when reviewing new applications for plans of subdivision.

They are:

- Consistency with the Official Plan, Secondary Plan and any other applicable plans and policies;
 - The lands are designated as Low Density Residential by the city's Official Plan. The proposed development meets the minimum density requirements.
- Availability of services without undue financial commitment by the City;
 - The requirement municipal services (water, sanitary, and storm) are available in the area. It will be the responsibility of the developer to extend the services to the property line to service this development.
- Suitable provision of municipal services, including, but not limited to: public streets, water, storm and sanitary sewers, waste collection and disposal, public and/or private utilities, fire and police protection, parks, schools, and other community facilities;
 - The proposed subdivision has access to Southworth Street and Laugher Avenue.
 - The lands can be provided with municipal services, which are located along Southworth Street and Laugher Avenue.
 - Parkland dedication will be provided through cash-in-lieu, but the lands are within walking distance to Memorial Park, as well as Diamond Trail School. The lands are also within walking distance to

the Diamond Trail branch of the Welland Public Library.

- Exposure to noise, air pollution and other negative impacts, along with suitable mitigation measures;

 - There are no adjacent uses that would create negative impacts from noise or air pollution.
- Integration with surrounding land uses;

 - The proposed subdivision is proposed for entirely residential uses, with home occupations being permitted through the Zoning By-law. The development is consistent with the surrounding neighbourhood.
- Integration with the transportation network;

 - The existing road network will be used to service the road network is consistent with the road layout in the Registered Plan of Subdivision, NP946. The proposed extensions of Louise, McLaughlin, and Hildred Streets and Bradley Avenue will connect to the open portion of these streets south of Sauer Avenue. All of the roads will be constructed to municipal standards and be City owned.
- Impacts to, and mitigation of, negative impacts on the natural environment;

 - The subject lands are not impacted by any natural environment features.
- Optimization of the supply, means of supplying, efficient use, and conservation of energy;

 - There are no energy efficient measures that have been identified or proposed as part of the redevelopment of this property. All buildings will need to comply with the Building Code requirements for energy efficiency.
- The provision of appropriate urban design and landscaping for the proposed development;

 - The houses will be required to comply with the City of Welland Zoning By-law, which includes components of the City's Urban Design Guidelines.

- Compliance with applicable City guidelines;
- The proposed development will also be required to comply with the City's Municipal Standards to ensure that the infrastructure and development of the site complies with the engineering requirements of the City.
- Exposure to nearby air pollution and mitigation of impacts.
- There are no pollution causing industries within the area of influence, as outlined by the Ministry of Environment.

The proposed development meets the intent of the City's Official Plan.

City of Welland Zoning By-law 2017-117

The lands are currently zoned Residential Low Density 2 – RL2 which permits: single detached, semi-detached, townhouse, two-unit, and multiple dwellings, as well as accessory uses and accessory dwelling units. The proposed lots meet the minimum frontage and area requirements, and all dwellings will be required to meet the minimum setbacks and coverage requirements.

Based on the information provided, the draft plan of subdivision meets the minimum requirements of the City's Zoning By-law.

FINANCIAL CONSIDERATION:

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

OTHER DEPARTMENT IMPLICATIONS:

Other departments and agencies were circulated the notice of application. Where comments were received, they have been provided as an attachment to this report.

SUMMARY AND CONCLUSION:

The proposed application for Draft Plan of Subdivision for the creation of 20 single detached residential lots, one (1) block for future residential purposes, and one (1) utility block, represents good planning because:

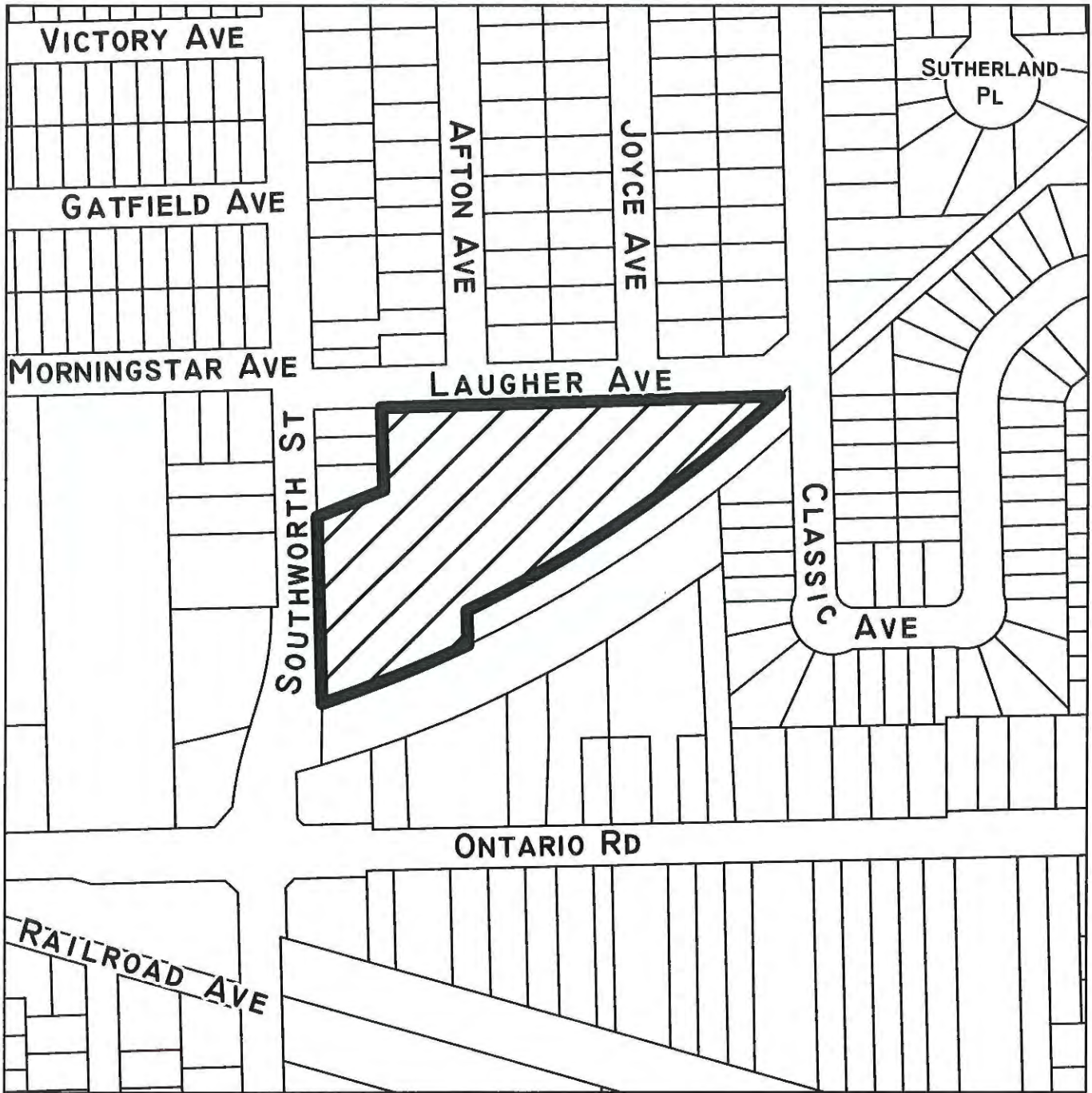
1. Is consistent with Provincial, Regional and City policies which encourage infill and intensification within the identified Built-Up Area;
2. Uses existing municipal infrastructure and does not require the expansion of these services;
3. Is consistent in character and form with neighbouring developments;
4. Will assist the City in achieving the yearly intensification target.

ATTACHMENTS:

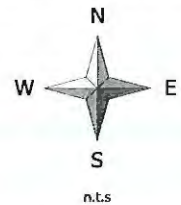
- Appendix I - Key Map
Appendix II - Aerial Photo

Appendix III - Draft Plan of Subdivision
Appendix IV - Correspondence

26T-14-21001



KEY MAP



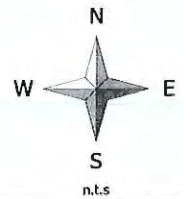
SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division



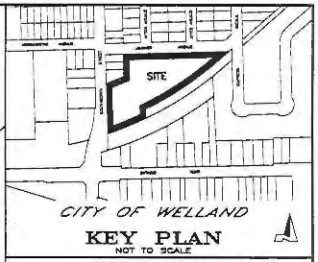
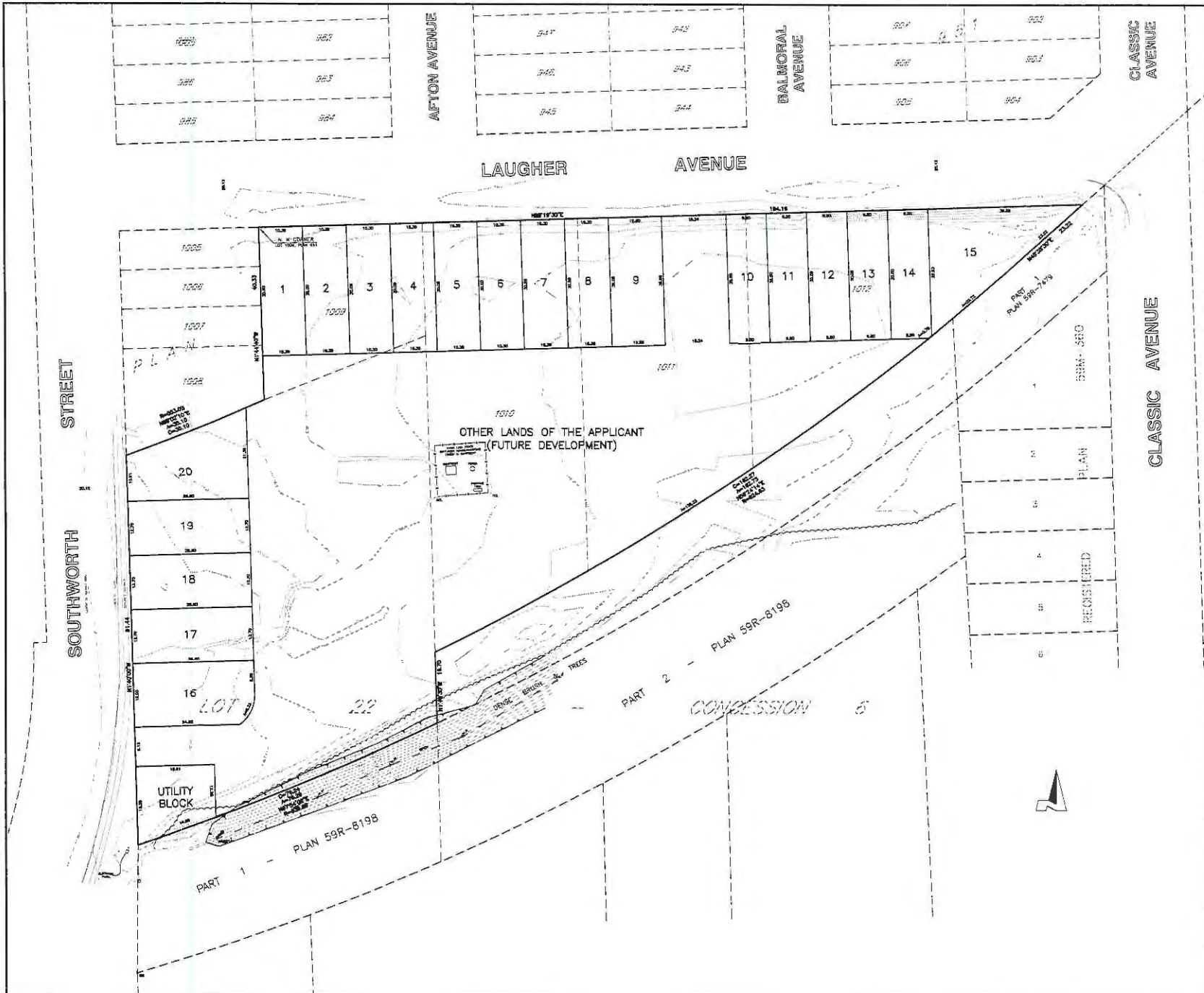
**AERIAL PHOTO OF
THE SUBJECT LANDS**
26T-14-21001



SUBJECT LANDS



*Infrastructure and
Development Services*
Planning Division



DRAFT SUBDIVISION
 Subject to the conditions, if any, set forth in our letter dated _____ 20____ this draft plan is approved under Section _____ of the Planning Act.
 This _____ day of _____, 20____.

Authorized Signature
THE CORPORATION OF THE CITY OF WELLAND

DRAFT PLAN OF SUBDIVISION
 LOTS 1009, 1010, 1011 AND 1012
 PLAN 951
 AND PART OF LOT 22, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF CROWLAND
 ALL IN THE
CITY OF WELLAND
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE: 1 : 400

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SINGLE FAMILY RESIDENTIAL UNITS
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) CLAY LOAM
- j) SEE PLAN
- k) FULL SERVICES
- l) SEE PLAN

LAND USE AND AREAS

TOTAL AREA OF SUBDIVISION = 16,512m²±
 AREA OF LOTS 1 TO 20 (SINGLE FAMILY UNITS) = 6,787m²± - 41% lot coverage
 AREA OF UTILITY BLOCK = 285m²±
 2% lot coverage
 AREA OF OTHER LANDS OF THE APPLICANT (FUTURE DEVELOPMENT) = 9,440m²±
 57% lot coverage

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE
 WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE LANDS AS SHOWN.

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

DATE: Jan 26, 2020
 JOHN WANKA, PRESIDENT
 TURNER HOLDINGS INC.

Rev #	REVISION	Date
6	Final Submission	27 Oct/20

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

OCTOBER 27, 2020
 DATE: *D.G. Chambers*
 DONALD G. CHAMBERS B. Sc., O.L.S.
CHAMBERS AND ASSOCIATES SURVEYING LTD
 12 HORSFIELD ROAD EAST
 WILLOWDALE, ONTARIO L3C 3T2
 (905) 735-7841 / 735-7844
 FAX (905) 735-7333
 www.chambers-surveying.com

Appendix A51

Niagara  Region

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

February 18, 2021

File No.: D.11.11.SD-21-0002

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

Dear Ms. Larocque:

**Re: Regional and Provincial Comments
Draft Plan of Subdivision
Agent: NPG Planning Solutions Inc.
Owner: Turris Holdings Inc.
175 Southworth Street North
City of Welland**

Regional Planning and Development Services staff has received and reviewed the Draft Plan of Subdivision application and supporting studies submitted by NPG Planning Solutions Inc. on behalf of Turris Holdings Inc. for lands on the east side of Southworth Street, northeast of the intersection of Ontario Street and Southworth Street North in the City of Welland. A pre-consultation meeting was held for this proposed development on July 4, 2019.

The Draft Plan of Subdivision application proposes the development of approximately 1.65 hectares of land for a subdivision that creates 20 single-detached residential lots, 1 utility block, and 1 future development block. The future development block may contain approximately 19 bungalow townhouse units, subject to future applications for condominium and site plan approval.

As outlined below, Regional staff is generally supportive of the proposed development in principle and provides the following comments to assist the City in their consideration of this application from a Regional and Provincial perspective.

Provincial and Regional Policies

The subject lands are located within a “Settlement Area” under the Provincial Policy Statement, 2020 (“PPS”) and “Built-up Area” under the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation (“Growth Plan”). The PPS directs growth to settlement areas and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The Growth Plan contains policies that call for infill and intensification within the built-up area to support the achievement of complete communities, access to multimodal and active transportation networks, and connections to transit services and other public amenities.

The subject lands are designated “Urban Area (Built Area)” in the Regional Official Plan (“ROP”). A full range of residential, commercial and industrial uses are generally permitted within the urban area designation, subject to the availability of adequate municipal services and infrastructure. The ROP promotes infill and intensification in urban areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara.

The ROP sets out a minimum residential intensification target of 40% within urban built area of the City of Welland. The proposed Draft Plan of Subdivision application will contribute towards the City’s achievement of this target through the development of vacant lands within the existing built area.

The proposal aligns with Regional growth management policies by restoring previously under-utilized vacant brownfield lands, providing for active transportation connections, and improving the efficiency of urban serviced land and existing infrastructure.

Waste Collection

The Region provides for curbside waste and recycling collection for developments that meet the requirements of the Region’s Corporate Waste Collection Policy.

The proposed lots of the Draft Plan of Subdivision are eligible for Regional curbside waste and recycling collection. The Region will collect waste and recycling from the curbside on a designated collection day provided that the following limits are upheld:

- no limit for blue / grey recycling containers (weekly collection);
- no limit for green organic containers (weekly collection); and
- 2 garbage container limit per property (bi-weekly collection).

More information regarding Regional waste collection is available online at: www.niagararegion.ca/waste.

Clause 1 in the attached Appendix is provided to ensure that the application complies with the Region's Corporate Waste Collection Policy.

Environmental Site Assessment

The PPS requires that contaminated sites be remediated as necessary to ensure there will be no adverse effects to the proposed use. To address this requirement, a *Phase Two Conceptual Site Model (CSM)* by Fisher Environmental Ltd. (dated January 14, 2018) has been submitted to address potential contamination associated with land use activities on the subject property.

As part of Fisher's CSM report, they confirmed that they completed a *Phase One Environmental Site Assessment (ESA)* (September 2017), sampling and analytical works conducted at the Site as part of the Phase Two ESA from July 2017 to September 2017 and Fisher's previous Phase Two ESA (October 2016), and Soil Remediation works were conducted at portions of the Phase Two ESA property from June 2018 to August 2018. Based on the findings of the studies, the subject property has been historically utilized for residential, commercial and industrial use, and is considered an enhanced investigation property based on historical use. The Phase Two ESA was conducted to support the filing of a Record of Site Condition to establish a baseline environmental condition in order for the property to be used for residential.

The report concluded that a number of Potentially Contaminating Activities (PCAs) were located on site. Following the completion of the Phase Two, soil remediation was undertaken. Staff notes that a Record of Site Condition (# 225434) was filed by Turriss Holdings Inc. to the Ministry of the Environment, Conservation and Parks ("MECP") Ontario Environmental Registry on March 12, 2019. As such, Regional staff are satisfied that potential environmental contamination has been adequately addressed.

Servicing

Regional staff have completed a review of the Site Servicing Plan, prepared by Hallex Engineering (dated December 16, 2020) and associated engineering drawings and have observed that the application proposes to cross the existing 600mm diameter watermain along Southworth Street.

The Region requires that detailed engineering drawings that show the crossing of the Regional watermain be submitted for review and approval by the Region. Additionally, the Region's Water Operations Manager and Water Maintenance Manager shall be contacted at least 72 hours in advance of any works near the Regional watermain. Contact information is provided below:

Adrian Rittner

Area 2 Water Operations Manager, Niagara Region
(905) 658-4577 Ext. 5851

D.11.11.SD-21-0002
February 18, 2021

Tim Peyton

Area 2 Water Maintenance Manager, Niagara Region
(905) 658-5681 Ext. 5856

The subject lands will be serviced by the City of Welland and require the construction of new sanitary services. As a condition of the Draft Plan of Subdivision approval, the Region shall review and approve any new and/or extended sanitary sewer services under the MECP Transfer of Review Program. It is required that detailed engineering design drawings with calculations for the services be directly submitted to the Region's Planning and Development Services Department for review and approval.

Appropriate conditions have been included in the Appendix in this regard.

Stormwater Management

Regional staff have completed a review of Functional Servicing Design Brief (Rev. 0-December 16, 2020) that includes a conceptual water quality and quality control plan for the proposed future development block. The proposed single-detached residential lots will discharge uncontrolled onto Southworth Street and Laugher Avenue.

Regional staff does not have a concern with this conceptual plan in principle and recommends the following items be addressed:

- Confirmation that the City sewer capacity is sized for a 2-year or a 5-year storm to accommodate the allowed release rates from the future development block into the existing storm sewer, or to determine if infrastructure upgrades are required to accommodate additional flow.
- Low impact development ("LID") measures be considered within the design of proposed single-detached lots. LID practices are important to reduce the flow of runoff onto roads and municipal infrastructure. LID design consideration can include: the installation of rain barrels, the use of pervious pavement, and pavers bands on asphalt driveways to direct runoff into nearby rain gardens or landscaping.
- That a detailed Stormwater Management Report be provided for the review and approval for the future development block at the time of its future Planning Act Application (i.e., Draft Plan of Condominium or Site Plan) submission.

A condition is included in the Appendix in this regard.

Conclusion

As the proposed subdivision application is considered to align with the intent and direction of Regional and Provincial policy, Regional Planning and Development Services staff would offer no objections to the Draft Plan of Subdivision subject to the Draft Plan Conditions outlined in the attached Appendix.

D.11.11.SD-21-0002
February 18, 2021

If you have any questions or wish to discuss these comments, please contact myself at alexander.morrison@niagararegion.ca or Senior Development Planner, Lindsay Earl, at lindsay.earl@niagararegion.ca.

Please send notice of Council's decision on this application.

Best regards,



Alexander Morrison, MCIP, RPP
Development Planner, Niagara Region

cc: Lindsay Earl, Senior Development Planner, Niagara Region
Susan Dunsmore, Manager, Development Engineering, Niagara Region
Lola Emberson, Acting Manager, Development Planning, Niagara Region

Appendix

Regional Conditions of Draft Plan of Subdivision Approval

175 Southworth Street, City of Welland

1. That the owner/developer shall comply with Niagara Region's Corporate Policy for Waste Collection.
2. That the owner provides a written acknowledgement to Niagara Region's Planning and Development Services Department stating that draft approval of this subdivision does not include a commitment of servicing allocation by Niagara Region, as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
3. That the owner provides a written undertaking to Niagara Region's Planning and Development Services Department stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
4. That prior to final approval for registration of this Plan of Subdivision, the owner shall submit the design drawings [with calculations] for the new sanitary and storm sewers required to service this development and obtain the necessary Ministry of the Environment Compliance Approval under the Transfer of Review Program.
5. That prior to final approval for registration of this Plan of Subdivision, the owner shall submit the design drawings and notes required in relation to the crossing of the Regional Trunk watermain.
6. That the owner shall submit a written undertaking to Niagara Region that the future development block of this Plan of Subdivision shall provide detailed Stormwater Management Report and Plans for review and approval at the time of future Planning Act Application (i.e. Draft Plan of Condominium or Site Plan).
7. That the Subdivision Agreement will require that the future development block of this Plan of Subdivision will require a detailed Stormwater Management Report and Plans be submitted for review and approval by Niagara Region at the time of future Planning Act Application (i.e. Draft Plan of Condominium or Site Plan).

Clearance of Conditions

Prior to granting final approval, the City of Welland must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of Niagara Region.

Condominium/Subdivision Agreement

Prior to final approval for registration, a copy of the executed Subdivision Agreement for the proposed development should be submitted to Niagara Region for verification that the appropriate clauses have been included. Niagara Region recommends that a copy of the draft agreement be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Note: Clearance requests shall be submitted to the Region in accordance with the Memorandum of Understanding, which stipulates that requests for formal clearance of conditions are to be received and circulated to the Region by the local municipality. The local municipality is also responsible for circulating a copy of the draft agreement, and the Region is unable to provide a final clearance letter until the draft agreement is received. The Region is committed to reviewing submissions related to individual conditions prior to receiving the formal request for clearance. In this regard, studies and reports (one hard copy and a PDF digital copy) can be sent directly to the Region with a copy provided to the local municipality.

Rachelle Larocque

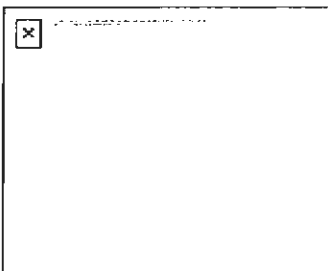
From: Julie VanLeur <julie.vanleur@welland.ca>
Sent: March 10, 2021 2:18 PM
To: Rachelle Larocque
Cc: Scott Richardson
Subject: FW: 175 Southworth Street - Reminder

Hi Rachelle,

Please accept the following comments as our submission for draft plan approval:

1. The Developer shall be responsible for the extension of the sewer along Laughter Avenue, to facilitate the servicing of the proposed lots from the municipal right-of-way. The design shall be completed by a Certified Engineer, including ECA, and submitted to the Engineering Division for review and approval.
2. The Developer shall submit with the subdivision design drawings, a functional servicing and storm water management report to the Engineering Division for review and approval.
3. The Developer shall be responsible for a future services reserve payment for half the cost of upgrading the section of Laughter Avenue fronting the development property.
4. The Developer shall be responsible for a future services reserve payment for the full cost of a sidewalk from Southworth Street to Classic Avenue, to current municipal standards.
5. The Developer shall complete applicable home condition surveys in the area prior to the commencement of construction.
6. The Developer shall construct all municipal infrastructure in accordance with the City of Welland Municipal Standards, Ontario Provincial Standards and any other applicable standards that may apply.
7. The Developer shall be responsible for all cost associated with the development, including all reinstatements to existing condition or better.
8. Applicable securities shall be submitted to the City in accordance with the Subdivision agreement.
9. The Engineering Division reserves the right to include additional requirements following the review of the engineered design.

Best Regards,



Julie VanLeur, C.Tech
 Engineering Technician - Development
 Infrastructure and Development Services
 Engineering Division
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4
Phone: (905)735-1700 Ext. 2320 **Fax:** (905)735-7184
www.welland.ca



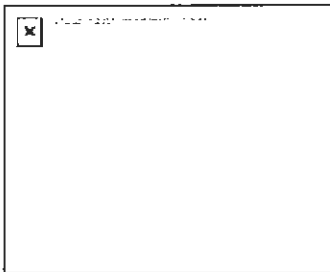
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From: [Rachelle Larocque <rachelle.larocque@welland.ca>](mailto:rachelle.larocque@welland.ca)
Sent: March 8, 2021 4:16 PM
To: [Scott Richardson <scott.richardson@welland.ca>](mailto:scott.richardson@welland.ca); [Jack Tosta <jack.tosta@welland.ca>](mailto:jack.tosta@welland.ca); [Ali Khan <ali.khan@welland.ca>](mailto:ali.khan@welland.ca); [Matt Richardson <matt.richardson@welland.ca>](mailto:matt.richardson@welland.ca)
Subject: 175 Southworth Street - Reminder

Good afternoon,

Just a friendly reminder that your comments (including any conditions) are requested to be provided by Friday regarding the proposed plan of subdivision for 175 Southworth Street.

Please let me know if you have any questions.



Rachelle Larocque, BES, M.Sc., MCIP, RPP
Interim Manager of Planning
Development and Building 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
www.welland.ca



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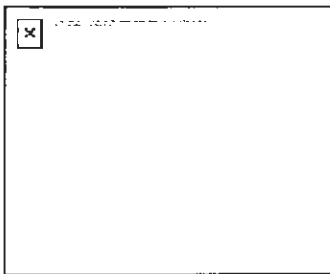
Rachelle Larocque

From: Matt Richardson <matt.richardson@welland.ca>
Sent: March 8, 2021 4:19 PM
To: Rachelle Larocque
Subject: RE: 175 Southworth Street - Reminder

Rachelle,

The Fire Department has no comments regarding this proposal.

Thanks,



Matt Richardson, B.A., CFEI, CCFI-C, CMM I
 Director of Fire Prevention
 Welland Fire and Emergency Services
 Corporation of the City of Welland
 636 King Street, Welland, Ontario L3B 3L1
Phone: (905)735-1700 Ext. 2408 **Fax:** (905)732-2818
www.welland.ca



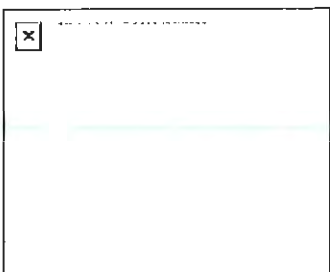
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From: Rachelle Larocque <rachelle.larocque@welland.ca>
Sent: March-08-21 4:16 PM
To: Scott Richardson <scott.richardson@welland.ca>; Jack Tosta <jack.tosta@welland.ca>; Ali Khan <ali.khan@welland.ca>; Matt Richardson <matt.richardson@welland.ca>
Subject: 175 Southworth Street - Reminder

Good afternoon,

Just a friendly reminder that your comments (including any conditions) are requested to be provided by Friday regarding the proposed plan of subdivision for 175 Southworth Street.

Please let me know if you have any questions.



Rachelle Larocque, BES, M.Sc., MCIP, RPP
 Interim Manager of Planning
 Development and Building 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

www.welland.ca



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DISTRICT SCHOOL BOARD OF NIAGARA

191 Carlton St. ▪ St. Catharines, ON ▪ L2R 7P4 ▪ 905-641-1550 ▪ dsbn.org

March 10, 2021

Rachelle Larocque, BES, M.Sc., MCIP, RPP
Interim Manager of Planning
Development and Building Services
Corporation of the City of Welland
60 East Main Street, Welland ON, L3B 3X4

**Re: Application for Draft Plan of Subdivision Approval (File No. 26T-14-21001)
175 Southworth Street**

Dear Ms. Larocque,

Thank you for circulating the District School Board of Niagara (DSBN) the above noted application for draft plan of subdivision approval for lands located at 175 Southworth Street. The application proposes the development of 1.6 hectares of land for a subdivision for the purposes of creating 20 lots for residential purposes, one (1) block for utility purposes, and one (1) block for future residential purposes.

DSBN planning staff has completed its review and has no objections to the applications. Board staff request that, as a condition of approval, sidewalks be constructed within the subdivision to facilitate student travel to the school/bus stop locations. Any future students from the development would be accommodated at Princess Elizabeth PS (Gr. JK-8), and Eastdale Secondary School (Gr. 9-12).

If you have any questions, feel free to contact me at ext. 54225.

Yours truly,

A handwritten signature in cursive script that reads 'Sue Mabee'.

Sue Mabee, MCIP, RPP
Supervisor of Planning Services

Hydro One Networks Inc.
Facilities & Real Estate
 P.O. Box 4300
 Markham, Ontario L3R 5Z5
 www.HydroOne.com



Courier:
 185 Clegg Road
 Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO rachelle.larocque@welland.ca

February 22, 2021

Rachelle Larocque
 Interim Manager of Planning
 City of Welland

Attention: Rachelle Larocque

Dear Rachelle Larocque:

Re: Draft Plan of Subdivision, NPG Solutions Inc. on behalf of Turris Holdings
175 Southworth Street
City of Welland
File: 26T-14-21001

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted subdivision application. As the subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed subdivision **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure ("MOI"). Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein do not constitute an endorsement of any element of the subdivision design or road layout, nor do they grant permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Jim Oriotis, Real Estate Coordinator** at **647-938-6261** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included as **Conditions of Draft Approval**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be submitted to HONI for review and approval. The drawings must identify the transmission

corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

2. Any development in conjunction with the subdivision must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this subdivision will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the subdivision.
5. This letter and the conditions contained therein should in no way be construed as permission for or an endorsement of proposed location(s) for any road crossing(s) contemplated for the proposed development. This permission may be specifically granted by OILC under separate agreement(s). Proposals for any secondary land use including road crossings on the transmission corridor are processed through the Provincial Secondary Land Use Program (PSLUP). HONI, as OILC's service provider, will review detailed engineering plans for such proposals separately, in order to obtain final approval.

Should approval for a road crossing be granted, the developer shall then make arrangements satisfactory to OILC and HONI for the dedication and transfer of the proposed road allowance directly to the City of Welland.

Access to, and road construction on the transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed.

In addition, HONI requires the following be conveyed to the developer as a precaution:

6. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,

A handwritten signature in black ink that reads "Dennis De Rango". The signature is written in a cursive style with a large, stylized initial 'D'.

Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.



February 18th, 2021

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 Draft Plan of Subdivision Approval (File No. 26T-14-21001)

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,

Kevin Carver, P. Eng., ME
Chief Operating Officer
WELLAND HYDRO-ELECTRIC SYSTEM CORP.

Rachelle Larocque

From: Marcel Roy
Sent: February 23, 2021 9:35 AM
To: Rachelle Larocque
Subject: draft plan #26T-14-21001

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!

Good day, Rachelle.

Can you please guide me with some information on how to receive a "staff report" **and** the "Decision of the City of Welland" relating to the upcoming meetings on the APPLICATION FOR DRAFT PLAN OF SUBDIVISION APPROVAL (File # 26T-14-21001) ? I will not be attending the tele-conference meetings.




I live at 143 Joyce Ave., Welland, L3B 1S7

Thank you!
Marcel Roy



This email has been checked for viruses by Avast antivirus software.
www.avast.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

18-39

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

REPORT P&B-2021-17
MARCH 23, 2021

SUBJECT: REQUEST FOR EXTENSION TO DRAFT PLAN APPROVAL – MURDOCK ROAD PLAN OF SUBDIVISION (26T-14-17006) – SUBMITTED BY UPPER CANADA CONSULTANTS ON BEHALF OF VINMAR DEVELOPMENTS LTD., NORTH SIDE OF WEBBER ROAD, EAST OF MURDOCK ROAD, SOUTH OF CHANTLER ROAD, WEST OF SOUTH PELHAM ROAD, 370 MURDOCK ROAD

AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
INTERIM MANAGER OF PLANNING

APPROVING G.M.: GRANT MUNDAY, B.A.A., MCIP, RPP
INTERIM DIRECTOR
DEVELOPMENT AND BUILDING SERVICES

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves extension to Draft Plan Approval for the Murdock Road Plan of Subdivision (File: 26T-14-17006) for an additional one (1) year to April 6, 2022.

ORIGIN AND BACKGROUND:

The Murdock Road Plan of Subdivision (File 26T-14-17006), consisting of twenty-two (22) lots for single detached dwellings, two (2) semi-detached dwelling units, and forty (40) townhouse dwelling units in ten (10) blocks, received Draft Plan Approval by Council on March 16, 2018, with the final appeal date expiring on April 6, 2018. An approval for Redline Revision was approved in January, 2021, but an extension to the draft plan of subdivision is required to allow additional time for registration to occur.

COMMENTS AND ANALYSIS:

There have been no previous requests for extension to the Draft Plan of subdivision. The applicant has been moving forward with meeting the conditions of Draft Plan Approval, the previously approved redline revision was one of items required in order to achieve the conditions of draft plan approval imposed. The applicant has asked for their draft subdivision agreement, as well as anticipates that their Record of Site Condition should be issued in late March, 2021.

In order to allow staff an opportunity to prepare the subdivision agreement and clear all of the conditions of draft plan approval, an extension has been requested. If no extension is provided, the approval will lapse on April 6, 2021.

In accordance with the Memorandum of Understanding amongst the local municipalities, Region of Niagara, all requests for extension to Draft Plans of Subdivision are to be circulated to the Region and NPCA for comments. This is to ensure that any conditions of Draft Plan Approval comply with current policies.

At the time of writing, no comments have been received.

FINANCIAL CONSIDERATION:

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

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

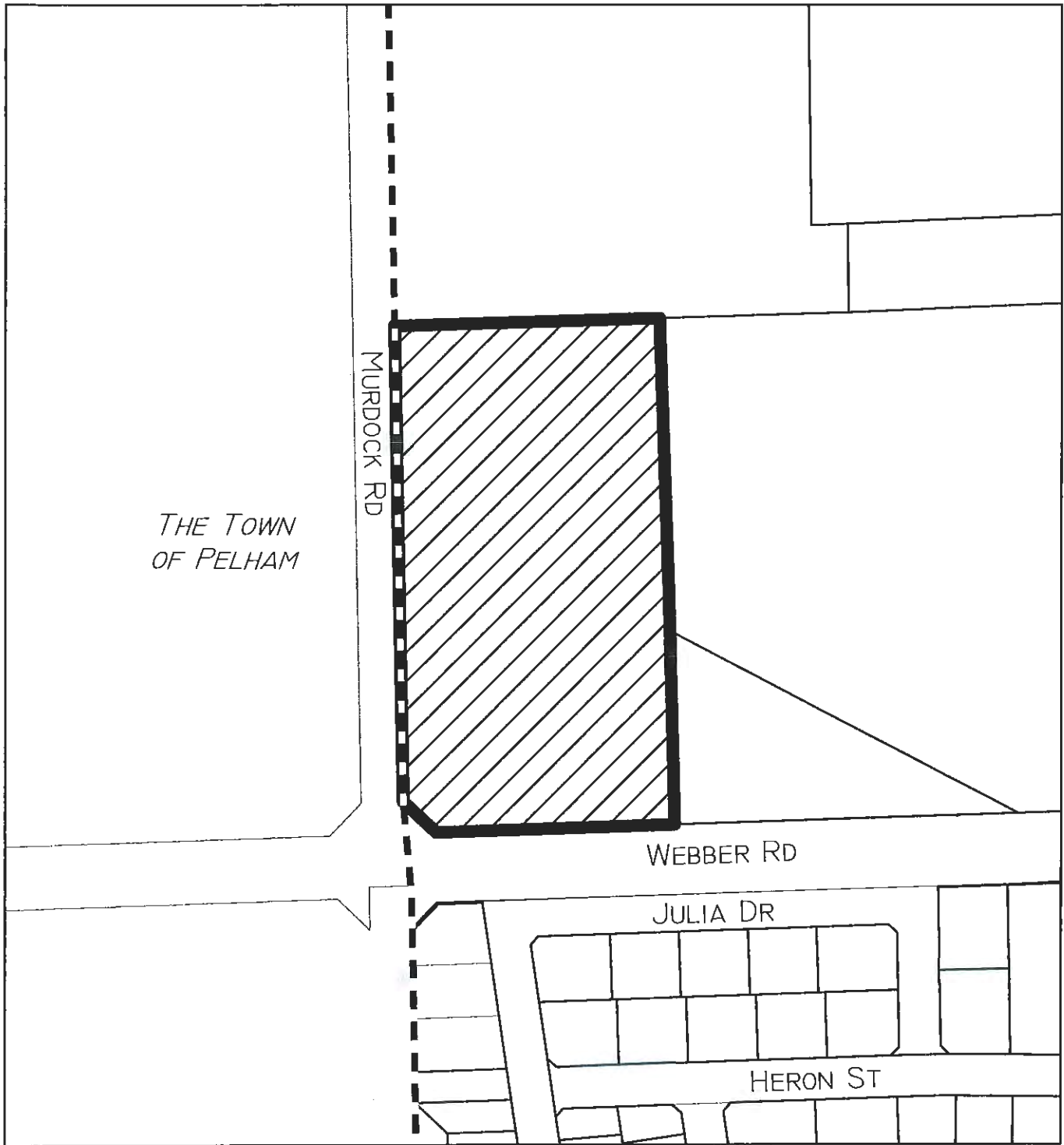
The Murdock Road Plan of Subdivision (File 26T-14-17006), consisting of twenty-two (22) lots for single detached dwellings, two (2) semi-detached dwelling units, and forty (40) townhouse dwelling units in ten (10) blocks, received Draft Plan Approval on April 6, 2018.

Staff recommend a one (1) year extension to the Murdock Road Plan of Subdivision Draft Plan Approval to April 6, 2022.

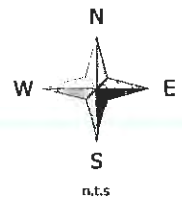
ATTACHMENTS:

- Appendix I - Key Map
- Appendix II - Draft Plan of Subdivision

26T-14-17006



KEY MAP



SUBJECT LANDS

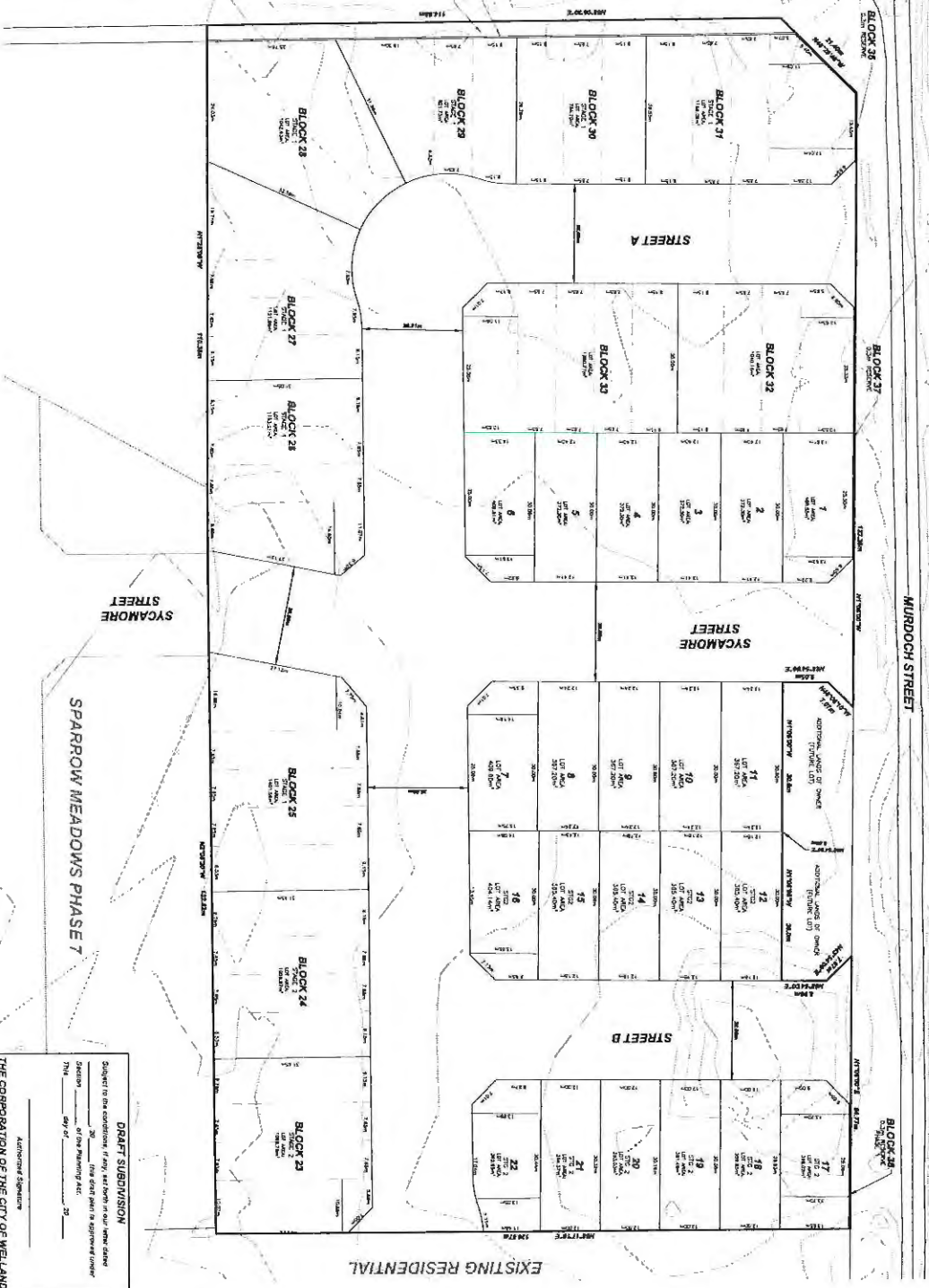


*Infrastructure and
Development Services*
Planning Division

DRAFT PLAN OF SUBDIVISION MURDOCH SUBDIVISION CITY OF WELLAND

EXISTING AGRICULTURAL

TOWN OF BELHAF



DRAFT SUBDIVISION

Subject to the conditions, if any, set forth in our "when drawn" plan of this subdivision, the City of Welland hereby approves the subdivision of the parcel shown on the attached plan into the lots, blocks, and areas shown thereon.

Division _____ of the Planning Act
This _____ day of _____ 20__

Assistant Supervisor
THE CORPORATION OF THE CITY OF WELLAND



KEY

DRAFT PLAN

LEGAL DESCRIPTION

PART OF LOT _____ OF BLOCK _____ OF THE _____ REGIONAL MUNICIPALITY

OWNERS

BEING THE REGISTERED OWNER OF THE SUBDIVISION TO BE SHOWN ON THE PLAN

SURVEYOR

_____ HEREBY CERTIFY THAT THE LOTS TO BE SHOWN ON THE PLAN

COMPLY WITH THE REQUIREMENTS OF THE PLANNING ACT

REQUIREMENTS OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN


LAND USE

LAND USE	AREA (SQ. METERS)
RESIDENTIAL	_____
COMMERCIAL	_____
INDUSTRIAL	_____
RECREATION	_____
OTHER	_____
TOTAL	_____



DRAFT PLAN OF SUBDIVISION

SPECIAL COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT FIN-2021-09
MARCH 23, 2021

SUBJECT: 2020 REMUNERATION & EXPENDITURES – MEMBERS OF COUNCIL

**AUTHOR: ANKA VUKSAN SCOTT
CAPITAL AND PAYABLES MANAGER**

**APPROVING SUPERVISOR: ELIZABETH PANKOFF, MBA, CPA, CGA,
MANAGER OF BUDGETS AND FINANCIAL
REPORTING/DEPUTY TREASURER**

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report FIN-2021-09 with respect to 2020 Remuneration and Expenditures covering Members of Council.

ORIGIN AND BACKGROUND:

In accordance with Section 284 of the *Municipal Act, 2001* and City of Welland By-law 2021-24 as amended, Appendix I lists 2020 remuneration for all Members of Council.

COMMENTS AND ANALYSIS:

Remuneration reported is for the calendar year 2020.

For the 2020 calendar year, no expenses were reimbursed to any member of Council for expenses in accordance with Section 284 of the *Municipal Act, 2001* and City of Welland By-law 2008-36.

FINANCIAL CONSIDERATION:

Appendix I lists the 2020 Members of Council Remuneration

OTHER DEPARTMENT IMPLICATIONS:

Not applicable.

SUMMARY AND CONCLUSION:

It is recommended that Council approves the recommendations in Report FIN-2021-09, providing information on Council remuneration made in 2020 as required by the *Municipal Act, 2001*.

ATTACHMENTS:

Appendix I – 2020 Remuneration – Members of Council

By-law 2021-24 as amended

2020 Remuneration - Members of Council

Mayor:

Frank Campion	<u>74,576.80</u>	\$ 74,576.80
---------------	------------------	--------------


Councillors:

John Chiocchio	24,514.29	
Claudette Richard	24,158.01	
Lucas Spinosa	23,089.23	
Bryan Green	23,089.23	
Adam Moote	23,089.23	
Graham Speck	23,089.23	
Mary Ann Grimaldi	23,089.23	
Jim Larouche	23,089.23	
Anthony DiMarco	20,915.73	
David McLeod	26,651.38	
Leo Van Vliet	25,226.37	
Bonnie Fokkens	23,445.49	
		<u>\$ 283,446.65</u>

Total Remuneration - 2020

\$ 358,023.45

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
Interim Director	
CFO	
CAO	

21-26

REPORT ENG-2021-07
MARCH 23, 2021

**SUBJECT: 2021 SIDEWALK MISSING LINK CONSTRUCTION –
AWARD OF TENDER**

**AUTHOR: ERIK METSA, C.E.T.
PROJECT MANAGER**

**APPROVING GM: SHERRI-MARIE MILLAR, P.ENG. INTERIM DIRECTOR OF
ENGINEERING AND PUBLIC WORKS**

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of **CTC Contracting** in the amount of **\$371,740.00** (plus HST) being the lowest of three (3) tenders received for the 2021 Sidewalk Missing Link Construction 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:

Sidewalks are important municipal assets that promote active transportation, pedestrian safety and connectivity. New sidewalk installations are prioritized within road allowances where links are missing at bus stops, schools, community facilities and institutions. Using the tools available within the City's GIS system, an assessment of the City's sidewalk network was completed identified missing link sections.

The 2021 missing sidewalk links include:

- Maple Park Dr. (Clare Ave. to Lloyd Dr.)
- Clare Ave. (Maple Park Dr. to Thorold Rd.)
- Abbey Rd. (Carlton Ave. to Gram Ave.)
- Carlton Ave. (Thomson Rd. to Forest Ave.)
- Forest Rd. (Carlton Ave. to Gram Ave.)
- Gram Ave. (Woodlawn Rd. to Thomson Rd.)
- Thomson Rd. (Carlton Ave. to Gram Ave.)
- Edgewood Ave. (Forest Rd. to Abbey Rd.)

COMMENTS AND ANALYSIS:

The tender for the works was released on Monday March 1, 2021 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.

Three (3) tenders were received on closing day, Monday March 15, 2021. Submissions have been reviewed for accuracy and all have been found to be 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)
1526957 Ontario Limited (O/A CTC Contracting) 272 Vigar Drive, Welland, ON L3B 0E2	\$371,740.00
Steed and Evans Limited 300 Ament Line, St Jacobs, ON N0B 2N0	\$405,000.00
Signature Contractors Windsor Inc. 5255 Brendan Lane, Oldcastle, ON N0R 1L0	\$387,735.00

CTC Contracting, the low tenderer, is an established company having successfully completed past projects within the City and across the Niagara Region. Staff considers the firm's performance to be satisfactory in accordance with our specifications and standards and therefore recommends that CTC Contracting be awarded the contract.

FINANCIAL CONSIDERATION:

Project costs and funding is summarized as follows:

Project Costs	Amount
2021 Sidewalk Missing Link Construction Low Bid	\$371,740.00
Material Testing and Quality Control (2%)	\$7,434.80
Subtotal:	\$379,174.80
City's Portion of HST (1.76%)	\$6,673.48
Total Anticipated Costs:	\$385,848.28
Approved Capital Funding (10-316-21100):	\$950,000.00

The tender price from the low bidder plus 2% for material testing and 1.76% for the City's portion of the HST is **\$385,848.28**. There is sufficient funding approved for this project.

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

Sidewalks are important infrastructure that can be enjoyed by all residents throughout the City. Prioritizing the addition of missing sidewalk links along highly travelled routes provides accessible, safe pedestrian connectivity.

Staff recommends awarding CTC Contracting the 2021 Sidewalk Missing Links Construction contract.

ATTACHMENTS:

N/A

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
PUBLIC WORKS DIVISION

APPROVALS	
Interim Director	<i>[Signature]</i>
CFO	
CAO	

04-124

REPORT ENG-2021-08
March 23, 2021

SUBJECT: 2021 WATER METER REPLACEMENT / UPGRADE PROGRAM

**AUTHOUR: Vincent Beaudoin, C.E.T., C.R.S., O.R.O.
 Manager of Public Works**

Elizabeth Pankoff, MBA, CPA, CGA. Manager of Budgets and Financial Reporting; Deputy Treasurer

APPROVING G.M.: Sherri- Marie Millar, P.Eng. Interim Director of Engineering and Public Works

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND approves the issuance of a change order to the existing 2019 Water Meter Replacement / Upgrade contract between the Corporation of the City of Welland and Neptune Technology Group (Canada) Ltd. to extend the existing contract through 2021 at a total price of \$688,148.05;
2. THAT Council directs the City Clerk to prepare the necessary documents to enter into this change order with *Neptune Technologies Group*; and
3. THAT Council authorizes the Mayor and Clerk to execute the necessary by-laws and agreements.

ORIGIN AND BACKGROUND:

The City entered into a contract with Neptune Technology Group (Canada) Ltd. (*Neptune*) in 2019 for the replacement/upgrade of residential water meters. The recommendation at that time was to adopt a long-term approach to water meter lifecycle replacement complete with universal RF (radio frequency) water meter reading technology. With more than 14,000 water meters coming due for replacement within a relatively short time span, it was further recommended to spread out the replacements across a uniform 20-year schedule, undertaking between 900 and 1100 meter replacements annually.

Last year, Council approved a change order to the existing contract to extend the water meter replacement/upgrades through 2020 (By-law 2020-11). This approval allowed the seamless continuation of the meter changeouts in addition to providing good value given that Neptune held their 2019 pricing for the additional year. Despite COVID-19, the 2020 meter replacement program was successful with only approximately 90 refusals by residents as a safety precaution.

COMMENTS AND ANALYSIS:

The existing inventory of meters older than 15 years is approximately 1500. The 2021 water meter replacement program is proposed to include the majority of these meters in addition to the outstanding 2020 Covid-19 refusals (90). A change order to the existing contract to extend the water meter replacement/upgrades through 2021 will once again result in the seamless continuation of the residential meter changeouts. In addition, Neptune have agreed to hold their 2019 prices with only a couple of minor exceptions.

FINANCIAL CONSIDERATION:

All existing contractual obligations including pricing to provisional items remain the same save and expect the following per unit minimal increases summarized below.

Unit price increase in \$:

Item	Item Description	2021 Unit Price (each)	2020 Unit Price (each)	Increase (per unit)
1	5/8" x 3/4" Supply and replacement T-10 E-Coder)R900i water meter	\$386.00	\$385.20	\$0.80
2	3/4" Supply and replacement T-10 E-Coder)R900i water meter	\$420.00	\$419.67	\$0.33
3	1" Supply and replacement T-10 E-Coder water meter and R900 Wall Mount MIU	\$468.00	\$457.36	\$10.64

A total \$688,148.05 of approved funding is available between the 2021 Capital Budget and remain monies carried forward from the 2020.

Capital Funding Sources:

Project/Accounts	Budgeted Amount
Water Meter Replacements – 10-330-20221 / 10-910-20221	\$288,148.05
Water Meter Replacements – 10-330-21700 / 10-910-21751	\$400,000.00
Total Approved Funding:	\$688,148.05

Neptune Technology Group has agreed to hold 2019 pricing

DEPARTMENT IMPLICATIONS:

This project will be administered by the Public Works Division of the Infrastructure Services Department in consultation with the Finance Department.

SUMMARY AND CONCLUSION:

An approved change order to the existing contract with Neptune Technology Group (Canada) Ltd. will provide a seamless continuation of the residential water meter replacement program at the best value to the City of Welland.

ATTACHMENTS:

N/A

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICESENGINEERING DIVISION

APPROVALS	
Interim Director	<i>SM</i>
CFO	
CAO	

21-50

REPORT ENG-2021-09

March 23, 2021

SUBJECT: 2021 ROAD RESURFACING – TOP LIFT ASPHALT

AUTHOR: STEFANIE DE CICCO, C. TECH.
CONSTRUCTION SUPERVISOR

APPROVING GM: SHERRI-MARIE MILLAR, P.ENG. INTERIM DIRECTOR OF
ENGINEERING AND PUBLIC WORKS

RECOMMENDATIONS:

1. THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender of **Rankin Construction Inc.** in the amount of **\$447,215.00** (plus HST) being the lowest of three (3) tenders received for the 2021 Road Resurfacing – Top Lift Asphalt 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:

Projects that include significant underground infrastructure renewals and/or full road construction are, as a standard practise, constructed to base asphalt only for a minimum one-year warranty period. This allows for the repair or replacement of any project deficiencies and/or settlement of the trenches/road base prior to placement of the top lift asphalt.

The City can benefit from 'economies of scale' savings by packaging all final asphalt surfacing into a single Road Resurfacing – Top Lift Asphalt contract.

COMMENTS AND ANALYSIS:

The streets included in this project are summarized on the attached Location Schedule (Appendix I). The scope of the proposed works includes any necessary concrete curb and/or sidewalk repairs, the adjustment of all appurtenances and a 40mm lift of top asphalt.

The project tender was released on Wednesday March 3, 2021 and was publicly advertised, listed with the Niagara Construction Association as well as posted with a major Canadian tendering website for a two (2) week period.

Three (3) tenders were received on closing day, Wednesday March 17, 2021. Submissions have been reviewed for accuracy, have been found to be 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)
Rankin Construction Inc. 222 Martindale Road, PO Box 1116 St. Catharines, ON, L2R 7A3	\$447,215.00
Norjohn Contracting and Paving Ltd. 9101 Brown Road Niagara Falls, ON, L2H 0X1	\$460,884.00
Brennan Paving Limited 198 Welland Street Port Colborne, ON, L3K 5V7	\$491,519.00

Rankin Construction Inc., the low bidder, is an established company in southern Ontario, serving the Niagara Region, and has been successful with similar work for the City. Staff at this time considers the firm's performance to be satisfactory in accordance with our specifications and standards, and therefore, recommends that the firm be awarded the contract.

Work is expected to begin in late summer and continue for approximately three months until completion.

FINANCIAL CONSIDERATION:

Project costs and funding is summarized as follows:

Project Costs	Amount
2021 Road Resurfacing – Top Lift Asphalt Low Bid	\$447,215.00
Material Testing and Quality Control (2%)	\$8,944.30
Subtotal:	\$456,159.30
City's Portion of HST (1.76%)	\$8,028.40
Total Anticipated Costs:	\$464,187.70
Approved Capital Funding (10-320-21187):	\$2,140,000.00

The tender price from the low bidder plus 2% for material testing and 1.76% for the City's portion of the HST is **\$464,187.70**. There is sufficient funding approved for this project.

Staff will leverage the competitive pricing within this contract to maximize the approved funding by adding priority asphalt works.

SUPPORT OF ASSET MANAGEMENT PLAN:

The 2016 Addendum to the City of Welland Comprehensive Asset Management Plan identifies that "infrastructure expenditure needs are in excess of the available revenue.

The analysis indicates that the funding gap is approximately \$20 million per year” (page 22). It also identifies current asset management strategies that are practiced in Welland (page 15). The construction aligns with the following strategies:

➤ *Integrated right-of-way asset replacement*

The City strives to optimize when and how assets in the same right of way are replaced. This approach provides better value for infrastructure renewal dollars because it is typically more cost effective to replace all of the infrastructure in the same right-of-way.

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

Roadway resurfacing is a crucial component in maintaining the City’s 290 kilometers of paved roads.

Staff recommends the awarding of a contract to Rankin Construction Inc. for the 2021 Road Resurfacing – Top Lift Asphalt project.


ATTACHMENTS:

Appendix I: 2021 Road Resurfacing – Top Lift Asphalt – Location Schedule

APPENDIX I - LOCATION SCHEDULE

STREET	FROM	TO	WIDTH (m)	LENGTH (m)
Fitch Street	First Avenue	Shotwell Street	8.0	476.0
Merritt Street	Somerville Avenue	Niagara Street	8.0	400.0
Fell Street	Fitch Street	Church Street	8.0	207.0
Shotwell Street	Fitch Street	Church Street	8.0	208.0
Somerville Avenue	Fitch Street	Merritt Street	8.0	54.0
Highland Gardens	West Limit	East Limit	8.0	211.0
Church Street	Niagara Street	West Limit	8.0	389.0
Aqueduct Street	Niagara Street	Thorold Road	9.5	652.0
Pine Street	Niagara Street	Aqueduct Street	8.0	244.0
Elgin Street	Niagara Street	Shotwell Street	8.0	90.0

SPECIAL COUNCIL
CORPORATE SERVICES
CLERKS DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

02-160

REPORT CLK-2021-11
MARCH 23, 2021

SUBJECT: WARD 3 VACANCY APPOINTMENT PROCESS

AUTHORS: TARA STEPHENS, CITY CLERK

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information CLK-2021-11: Ward 3 Vacancy Appointment Process; and further THAT Welland City Council approves the appointment process as outlined in "Appendix I" of this report.

ORIGIN AND BACKGROUND:

On March 2, 2021, Welland City Council declared the Ward 3 seat vacant, which was previously held by Lucas Spinosa.

On March 9, 2021, Welland City Council approved the vacancy be filled by an appointment of a resident from the community.

COMMENTS AND ANALYSIS:

Following the discussion at the March 9, 2021 Special Council meeting, council requested staff establish an appointment process to be followed to fill the Ward 3 Vacancy. The appointment process has been prepared and is identified in "Appendix I" of this report.

Members of council are reminded the deadline to make a decision on the appointment for the Ward 3 Vacancy is May 1, 2021. As outlined in "Appendix I", if council is unable to make a decision for the appointment, a by-law will be presented at a Special Council meeting on April 27, 2021 to approve proceeding with a by-election to fill the vacancy.

FINANCIAL CONSIDERATION:

N/A

OTHER DEPARTMENT IMPLICATIONS:

N/A

SUMMARY AND CONCLUSION:

This report has been prepared to provide council with the appointment process to fill the Ward 3 Vacancy.

ATTACHMENTS:

APPENDIX I – Ward 3 Vacancy – Appointment Process

Ward 3 Vacancy – Appointment Process

- All of the names of the nominated candidates will be communicated to all members of council during the week of April 12, 2021. (These are the candidates nominated by members of council).
 - a. The list will be provided in alphabetical order, by last name.
 - b. Contract information (phone number and email address) will be provided to the members of council.
- During the In-camera (Closed to the public) portion of the April 20, 2021 Council meeting, the steps mentioned below will be followed:
 - 1) The item will be announced for discussion by the Chair during the in-camera portion of the meeting. The Clerk will ask each member of council individually, to verbally state their choice and provide comment regarding the candidate for the Ward 3 Vacancy.
 - 2) At this point, if a majority of the councillors present at the meeting provide support for one candidate, the process will then be concluded. The name of the candidate will be presented in an appointment motion as an addition to the agenda in open session during the council meeting. The motion will be added to the agenda block and automatically removed to allow for discussion.
 - 3) If majority support is not received following the verbal discussion with members of council, the two (2) least supported candidates will be removed from the list of candidates being considered. The discussion will then continue regarding the remaining candidates.
 - 4) The Clerk will ask each member of council individually, to verbally state their choice of candidate to fill the Ward 3 Vacancy from the remaining candidates, as identified in step 2.
 - 5) If majority support is not received following the verbal discussion with members of council, the same process outlined in step 3 and 4 will be followed.
 - 6) The candidate with majority of council support will be the name presented in open session during the April 20, 2021 Council meeting to fill the Ward 3 Vacancy. The appointment will be announced as an addition to the agenda in open session during the council meeting, and added to the agenda block and automatically removed to allow for further discussion.

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APPENDIX I

- 7) If there is a tie for support regarding the candidate to fill the Ward 3 Vacancy, the discussion in-camera will be concluded for the evening. Only the remaining candidates will be discussed at a future council meeting in-camera.
- 8) The topic of filling the Ward 3 Vacancy will be added to a Special Council Meeting to be held on April 27, 2021. This will allow members of council one more opportunity to appoint a resident to fill the Ward 3 Vacancy.
- 9) The same steps as outlined above will be followed.
- 10) If council is unable to agree by majority support for a candidate to fill the Ward 3 Vacancy, a by-law to approve proceeding to a by-election will be added to the April 27, 2021 Special Council agenda, as council would not have been able to make a decision on who to appoint before the **May 1, 2021 deadline.**

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

March 4, 2021

CL 4-2021, February 25, 2021

DISTRIBUTION LIST***SENT ELECTRONICALLY*****Re: Schedule 6, Bill 197, *COVID-19 Economic Recovery Act, 2020***

Regional Council, at its meeting held on February 25, 2021, passed the following resolution:

WHEREAS Schedule 6 of Bill 197, COVID-19 Economic Recovery Act, 2020 considers amendments to the Environmental Assessment Act relating to municipal autonomy and the principle that municipalities can veto a development outside their municipal boundary in an adjacent municipality;

WHEREAS Bill 197 empowers multiple municipalities to 'veto' development of a landfilling site within a 3.5 km zone inside the boundary of an adjacent municipality;

WHEREAS Bill 197 establishes a dangerous precedent that could be expanded to other types of development;

WHEREAS Bill 197 compromises municipal autonomy and the authority of municipal councils to make informed decisions in the best interest of their communities and municipal taxpayers; and

WHEREAS amendments in Schedule 6 could cause conflict in the effective management of landfill sites, put significant pressure on existing landfill capacity, and threaten the economic activity associated with these sites.

NOW THEREFORE BE IT RESOLVED:

1. That while the Region of Niagara supports the Act's open-for-business approach, the municipality **CALLS** upon the Government of Ontario (Ministry of the Environment, Conservation & Parks (MOECP) to amend Bill 197, COVID-19 Economic Recovery Act, 2020, to eliminate the development approval requirement provisions from adjacent municipalities and that the 'host'

municipality be empowered to render final approval for landfills within their jurisdiction;

2. That a copy of this motion **BE FORWARDED** to Premier Doug Ford, Jeff Yurek, Minister of Environment, Conservation and Parks, Steve Clark, Minister of Municipal Affairs and Housing, local M.P.P.s., and the Association of Municipalities Ontario (AMO) and;

3. That a copy of this resolution **BE FORWARDED** to all Ontario municipalities with a request for supporting motions to be passed by respective Councils and copies of the supporting motion be forwarded to Premier Doug Ford, Jeff Yurek, Minister of Environment, Conservation and Parks, Steve Clark, Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and the Association of Municipalities Ontario (AMO).

In accordance with the resolution, it is respectfully requested that your municipality consider passing a supporting resolution to be forwarded to Premier Doug Ford, Jeff Yurek, Minister of Environment, Conservation and Parks, Steve Clark, Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and the Association of Municipalities Ontario (AMO).

Yours truly,



Ann-Marie Norio
Regional Clerk

CLK-C 2021-043

Distribution List:

All Municipalities in Ontario

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

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March 5, 2021

CL 4-2021, February 25, 2021
PEDC 2-2021, February 17, 2021
PDS-C 10-2021, February 17, 2021

DISTRIBUTION LIST**SENT ELECTRONICALLY****RE: Motion respecting Support for the Wine Sector**

Regional Council, at its meeting of February 25, 2021, approved the following motion from its Planning & Economic Development Committee:

WHEREAS the Ontario wine industry supports directly and indirectly over 18,000 full-time equivalent jobs; and Niagara is Ontario's largest wine growing region responsible for over 90% of Ontario's grape production;

WHEREAS, with 2.4 million annual visitors, Niagara's wine sector has developed unique experiential destination tourism, enhanced by the proximity to Niagara Falls;

WHEREAS COVID-19 has had significant impacts on Ontario's wine industry – a key contributor to Niagara's economy and tourism sector; and

WHEREAS to build back a stronger, more sustainable economy, there is a need to unlock the potential of Ontario's grape and wine industry.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **CALLS** on the Province of Ontario to create a level playing field and to provide Ontario's entrepreneurial wine industry with opportunities to invest more into innovation and job creation while providing consumer choice and convenience for the purchase of Ontario wines;
2. That the Province **BE URGED** undertake the following:
 - Eliminate the 6.1% tax applied to VQA and 100% Ontario-grown wines on sales in the 2021 Budget;
 - Enable Ontario wines to offer direct delivery, with margin, to grocery stores;
 - Establish long-term VQA wine support programs at the LCBO that would increase shelf space for VQA wines and;
 - Eliminate import taxes on 100% Ontario VQA wines
 - Continue working towards more equitable inter-provincial trade on wines
3. That this motion **BE CIRCULATED** to municipalities in Niagara, Prince Edward County and Lake Erie North Shore and to the Premier, Minister of Finance and Minister of Agriculture, Food and Rural Affairs, Grape Growers of Ontario, Wine Council of Ontario, the local MPs and MPPs.

Yours truly,



Ann-Marie Norio
Regional Clerk
:me

CLK-C 2021-030

Distribution List:

Hon. Premier Doug Ford
 Hon. Peter Bethanfaly, Minister of Finance
 Hon. Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs
 Dean Allison, MP, Niagara West
 Chris Bittle, MP, St. Catharines
 Tony Baldinelli, MP, Niagara Falls
 Vance Badawey, MP, Niagara Centre
 Jeff Burch, MPP, Niagara Centre
 Sam Oosterhoff, MPP, Niagara West
 Jennifer Stevens, MPP, St. Catharines
 Wayne Gates, MPP, Niagara Falls
 Local Area Municipalities
 The County of Prince Edward
 Township of Pelee
 Town of Amherstburg
 Town of Kingsville
 Municipality of Leamington
 Municipality of Chatham-Kent
 Municipality of West Elgin
 City of St. Thomas
 Town of Aylmer
 Grape Growers of Ontario
 Ontario Craft Wineries (formerly Wine Council of Ontario)



HOLY TRINITY WELLAND

77 Division Street . Welland ON L3B 3Z8

March 12, 2021

Dear Mayor Campion and Welland City Council,

We write to you for consideration of a partnership opportunity that has come our way that we feel is compelling for all.

Fed Ex is looking for a storage facility as well as a parking area for eight cube vans overnight and on weekends. We are asking our city council for the donation of eight spaces in the south east area of the Market Square parking lot.

Holy Trinity is a partner in the city of Welland serving the needs of those most in need. During COVID, our people redesigned our in house program to respond to the safety protocols of public health. Holy Trinity brought the Harvest Kitchen program into the church. This program allows groups to come in and use our kitchen to make and freeze over 200 meals at a time. These meals are then delivered to the homes of those in need. This is the latest example of the expansion of our services to the city's most vulnerable and we want to do more.

Like many groups COVID has been hard on the church. We have lost rentals and we have a leaky roof to deal with. This is the roof that rests overhead our community space and programs.

The city donating the parking spaces allows Holy Trinity to offer space to Fed Ex inside the church hall which would procure a rental. In addition to the rental there is the desire to negotiate a monthly amount from Fed Ex to support the current expansion of our meal and food program to those most in need.

By saying yes to this creative proposal we believe the city partners with us in a symbiotic way with shared values of serving the most vulnerable.

We envision the Welland Tribune picking up on a creative partnership like this which benefits all. A wonderful article reflecting on the leadership of the mayor and city council in responding so positively to a proposal like this. This kind of creativity and flexibility we believe to be critical coming out of a global pandemic.

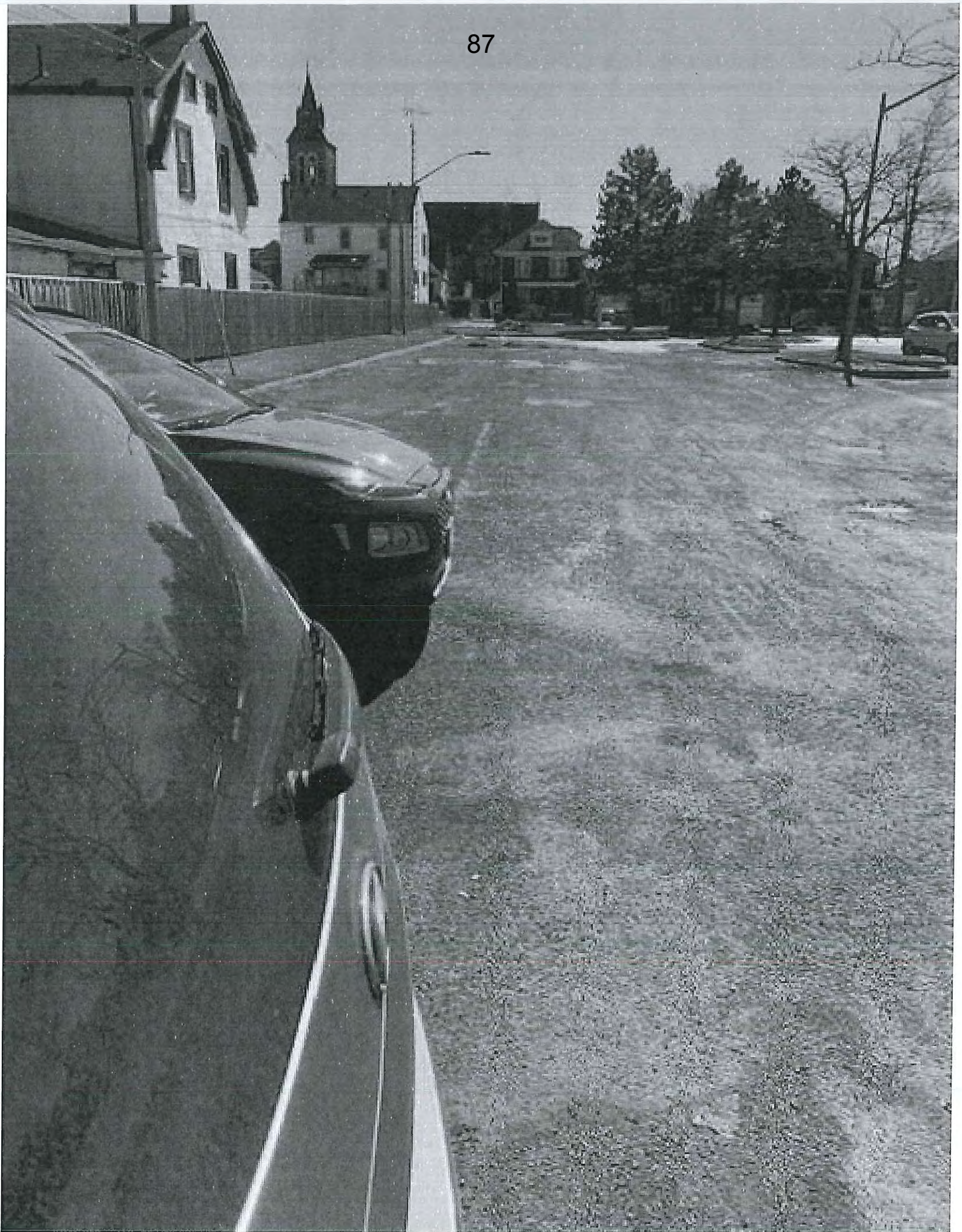
Sincerely in a spirit of partnership for the city

Fr Tom

*We are called by God to be a Christian family
in worship, joyous fellowship and commitment to our community.*

www.HolyTrinityWelland.ca 905-734-3543 holytrinitywelland@cogeco.net

21-22





March 15, 2021

Good evening Mayor Champion,

I hope you're doing well. Thank you for your ceaseless work to improve the lives of all of us, every single day.

Since the 1970s, the US Congress has annually recognized the birthday of the leader of the Chabad movement, Rabbi Menachem Schneerson, as "Education and Sharing Day." The Rebbe ceaselessly promoted the importance of service to others, sharing resources and knowledge for the sake of helping others, and especially the urgency for communities to give their children a moral education for life, in addition to practical education for a career.

I am attaching a copy of the proclamation recently issued by the City of Vaughan. I would like to request that city council consider the possibility of introducing this day to the city of Welland with a similar proclamation, and with some appropriate media participation and community partnerships, we can add another layer to the good that is already present in our community.

To be clear, this is not a religious endeavour, though it honours a religious leader. Presumably, all of us, across the spectrum of all that can divide us, believe in these essential values that transcend politics and religion.

If the time is not right for this, I would welcome the opportunity to try again next year.

Best wishes to you and your family.

Rabbi Zalman Zaltzman
905.650.3493



City of Vaughan

PROCLAMATION

EDUCATION AND SHARING DAY IN THE CITY OF VAUGHAN

WHEREAS, a quality education is one of the significant foundations for the continuing success of our province, country, and society at large; and in the city of Vaughan, we strive for the betterment of all of our citizens through an increased focus on education and sharing; and

WHEREAS, through providing access to an excellent education for all, especially children, with which to gain knowledge through rigorous study, we can create hope for a brighter, kinder and more united and prosperous future in the lives of so many; and

WHEREAS, one of the leading global advocates for the advancement of education, the Lubavitcher Rebbe, Rabbi Menachem Schneerson, stressed the importance of moral and ethical education as the bedrock of humanity and the hallmark of a healthy society, and strongly urged that education be reinforced by the inculcation of strong moral values; and

WHEREAS, in recognition of the Rebbe's outstanding and lasting contributions toward improvements in world education, morality, and acts of charity, he was awarded the Congressional Gold Medal, and the United States Congress has established his birthdate as a national day to raise awareness and strengthen the education of our children; and

WHEREAS, for more than forty years, the President of the United States has recognized and honoured the Rebbe's vision each year on that day by proclaiming it "Education and Sharing Day USA"; and

WHEREAS, we presently battle a global pandemic, which has disrupted traditional models of education across our nation, while concurrently motivating a focus on the stronger core values we wish to impart to children and adults, beyond academic achievement; and

WHEREAS, Education and Sharing Day is another opportunity to reflect on the lasting contributions made by individuals who are committed to strengthening citizenship by advancing education; and

WHEREAS, we can nurture the unity of diverse peoples through encouraging increased acts of goodness and kindness, imbued with awareness that even a single positive act can make a major and positive impact to this world; and

WHEREAS, Vaughan is home to an active, engaged and thriving faith community. Rabbi Shalom Bakshi of the Chabad Jewish Centre of Woodbridge-Vaughan wrote on behalf of Chabad Lubavitch of Southern Ontario to the Vaughan Mayor's Office to raise further awareness about "Education and Sharing Day".

It is therefore recommended:

1. **THAT**, the City of Vaughan proclaim March 24, 2021 as Education and Sharing Day in the City of Vaughan; and
2. **THAT**, this proclamation recurs yearly on the appropriate day as it relates to each calendar year; and
3. **THAT**, the City's Corporate and Strategic Communications department promote this and future Education and Sharing Day proclamations on the City's corporate communications channels.

Presented by

Hon. Maurizio Bevilacqua, P.C.
Mayor, City of Vaughan



Dated at Vaughan, Ontario, on this 8th day of March, 2021

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