



COUNCIL MEETING AGENDA

Tuesday, November 26, 2024
COUNCIL CHAMBERS – CIVIC SQUARE

All Meetings can be viewed at:
City of Welland website: <https://www.welland.ca/Council/LiveStream.asp>
YourTV: The meeting will be aired live on Channel 700

Council Information Packages are available on the City of Welland website at
<https://www.welland.ca/Council/CouncilInformationPackages.asp>

Pages

1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) - (6:40 P.M.)
 - 1.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL, INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES:
 1. Citizen appointment to the Green Advisory Committee.
2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)
3. OPEN COUNCIL MEETING - 7:00 P.M.
 - 3.1 LAND ACKNOWLEDGEMENT
 - 3.2 NATIONAL ANTHEM
 - 3.3 OPENING REMARKS
 - 3.4 ADDITIONS/DELETIONS TO AGENDA
 - 3.5 ADOPTION OF MINUTES
 1. Regular Council Meeting of October 29, 2024 and Special Council Meetings of November 5 and 11, 2024. 6 - 19
 - 3.6 CALL UPON THE CITY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE (IN-CAMERA) ITEMS TO BE ADDED TO THE AGENDA BLOCK
 - 3.7 DISCLOSURES OF INTEREST
 - 3.8 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM THE BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN)
4. ORAL REPORTS AND DELEGATIONS - NIL
5. COMMITTEE-OF-THE-WHOLE (OPEN)/AGENDA BLOCK
 - 5.1 Referral - 2025 Fees and Charges. Ref. No. 24-38 20 - 72

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|-----|--|-----------|
| 5.2 | Community Grants Program Funding Update | 73 - 76 |
| 5.3 | Response to Notice of Motion – Options to Reduce Council Size to Lessen Financial Impact on Taxpayer and Public Engagement | 77 - 88 |
| 5.4 | Security Services RFP Award. Ref. No. 21-145 | 89 - 91 |
| 5.5 | Assumption of Forks Common Subdivision. Ref. No. 24-97 | 92 - 95 |
| 5.6 | Request for Extension to Draft Plan of Vacant Land Condominium Approval – Southwoods (26CD-14-19003) – 633 South Pelham Road – Submitted by Upper Canada Consultants on behalf of Mountainview Homes (Niagara) Ltd. Ref. No. 24-98 | 96 - 111 |
| 5.7 | Application for Condominium Exemption (File No. 26CD-14-24003) Made by 1000716281 Ontario Inc. for Lands Municipally Known as 348 Thorold Road, Welland. Ref. No. 24-100 (See By-law 7.3) | 112 - 115 |
| 6. | NEW BUSINESS - NIL | |
| 7. | BY-LAWS | |
| 7.1 | A By-law to establish and adopt a purchasing policy; and to repeal By-law 2015-1. Ref. No. 05-51 (Purchasing Policy approved by Welland City Council on October 29, 2024). | |
| 7.2 | A By-law to exempt certain lands from Part-Lot- Control - Parts 1 and 2, Plan 59R-18214, Part of Lot 45, Plan 579 (41 and 43 Myrtle Avenue), City of Welland. Ref. No. 24-99 | |
| 7.3 | A By-law to authorize exemption from Condominium approval for 100071681 Ontario Inc. for lands described as PCL 244-2 Sec 59 Thorold: Part Township Lot 244 Thorold Part 1 59R2011; except Part 1 59R18095; City of Welland, municipally known as 348 Thorold Road. Ref. No. 24-100 (See Report 5.7) | |
| 7.4 | A By-law to amend By-law 2020-140, being a By-law under the Building Code Act respecting Construction, Demotion, Change of Use, Occupancy, Transfer of Permits and Inspections. Ref. No. 05-120 (Appointment updates for Property Standards Officers). | 116 - 118 |
| 8. | NOTICES OF MOTION | |
| 8.1 | COUNCILLOR MATTERS DISCUSSED WITH STAFF FOR REPORTING PURPOSES - (For the purpose of informing the public on a matter that has been discussed with staff since the previous Council Meeting) | |
| 8.2 | NOTICES OF MOTION (PREVIOUSLY SUBMITTED FOR DISCUSSION) | |
| 1. | (Councillor Setaram) WHEREAS, Council expects to be formally notified of public meetings/consultations taking place in the City of Welland. NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to speak with Niagara Region to coordinate formal notification of public meetings/consultations taking place in the City of Welland in the weekly Council Information Packages. Ref. No. 02-160 | 119 - 119 |

2. (Councillor Fokkens)

WHEREAS, the City of Welland is experiencing an increase in the number of encampments on or near public, private or business properties; and

WHEREAS, the City of London and Hamilton have Encampment Protocol Procedures which balances the needs of the homeless, against the safety of the residents and businesses; and further

WHEREAS, The City of Welland has not yet established perimeters for temporary shelters or encampments.

THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to create a bylaw to define perimeters, to restrict the erection of temporary shelters or encampments; and further

THAT staff identify any legal implications and procedural systems to carry out and enforce this bylaw. Ref. No. 21-30

3. (Mayor Campion)

WHEREAS, Welland along with other Ontario cities are left to manage issues of encampments, homelessness, mental health and addiction without adequate resources and support, despite mental health care, addiction treatment, and housing being provincial responsibilities; and

WHEREAS, all levels of government must collaborate and take immediate action to address the homelessness and mental health crisis affecting our communities; and

WHEREAS, effective programs exist, but require the cooperation of all levels of government, municipalities, and community partners; and

WHEREAS, the City of Welland recognizes the province's leadership in considering all tools available to assist municipalities in managing this crisis. However, existing legal parameters often hinder Welland's ability to effectively enforce the standards and safety protocols necessary to address unauthorized encampments; and

WHEREAS, residents and businesses are impacted, and there is a need for people to feel safe in downtowns and public spaces; and further

WHEREAS, by invoking the notwithstanding clause, the City of Welland would be better equipped to manage these challenges.

NOW THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND formally requests the Province of Ontario to invoke the notwithstanding clause in Section 33 of the Canadian Charter of Rights and Freedoms, to empower Welland to enact temporary bylaws that prioritize the health and safety of all residents while ensuring responsible and dignified support for those experiencing homelessness; and

THAT City of Welland is also working with the Region of Niagara to expand the shelter system, including a new shelter in Welland by the end of this year. While housing of all types remains a priority, the issue of encampments, including mental health and addiction in public spaces, has become significant; and

THAT the City of Welland is committed to collaborating with the provincial government to address the root causes of homelessness, balancing compassion with the need for public safety and city integrity; and further

THAT I, Frank Campion, Mayor for the City of Welland, request Council to support the request to the Province of Ontario to invoke the notwithstanding clause in Section 33 of the Canadian Charter of Rights and Freedoms. Ref. No. 21-30

4. (Councillor DiMarco)
WHEREAS, the residents in the townhouses on Woodlawn Rd & Trelawn Pkwy and since the beginning of summer approximately have been dealing with an infestation of rats on the city own property to the east of these townhouses which is also a proposed pathway/trail in the works; and
WHEREAS, the property management group have done their due diligence by contacting a pest control company on two occasions and had them attend the site only to have the company reiterate that the problem is on city property and they are not allowed to address this issue other than the townhouses whos backyards adjacent to the area in question; and
THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to hire in a professional pest control company seeing this issue is in fact on city property and seeing that the management group and residents have done their part in order to resolve this issue on their property and are asking the City of Welland do their part on their property. Ref. No. 24-96

8.3 CALL FOR NOTICES OF MOTION (TO BE INTRODUCED AT THE NEXT SCHEDULED COUNCIL MEETING)

9. CORPORATION REPORTS

9.1 MAYOR'S REPORT

9.2 COUNCILLORS WARD REPORT/ACTIVITES - (2 minutes per Councillor)

9.3 CHIEF ADMINISTRATIVE OFFICER'S REPORT

10. CONFIRMATORY BY-LAW

- 10.1 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 26th day of November, 2024.

11. ADJOURNMENT

**MINUTES OF THE
OCTOBER 29, 2024 COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 5:08 p.m. and in open session at 7:14 p.m. and again in Committee-of-the-Whole closed to the public at 9:58 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio (virtual) (and in person at 5:25 p.m. until 9:54 p.m.),
T. DiMarco (virtual until 10:26 p.m.), B. Fokkens, B. Green, M.A. Grimaldi, J. Lee,
D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak (7:14 p.m.)
Director of Legislative Services/City Clerk, T. Stephens
Acting Deputy City Clerk, C. Ambrosio (7:14 p.m.)
General Manager of Corporate & Enterprise Services/CFO, S. Nagel (7:14 p.m. - 9:58 p.m.)
City Treasurer, E. Pankoff (7:14 p.m. - 9:58 p.m.)
Fire Chief & Community Emergency Management Coordinator, A. Eckhart (7:14 p.m.)
Director of Community Services, J. Ruddell (7:14 p.m. - 10:10 p.m.)
Director of Infrastructure Services, SM. Millar (7:14 p.m. - 9:58 p.m.)
Director of Planning and Development Services, G. Munday (7:14 p.m. - 9:58 p.m.)

Director of Strategic Initiatives and Economic Development, L. DeChellis (7:14 p.m.)

Chief Human Resources Officer, A. Daisley (until 7:03 p.m.)

Manager of Fleet, Equipment & Purchasing, A. Beres (7:14 p.m. - 9:58 p.m.)

Manager of Economic Development, L. Allen (7:14 p.m. - 9:58 p.m.)

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott
(7:14 p.m. - 9:58 p.m.)

2024 - 291

24-25 Moved by Fokkens and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:08 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees;
 - Meeting scheduled as per resolution on September 3, 2024 to hold an in-camera meeting to discuss an identifiable individual and follow up from the December 19, 2023 meeting.
 - Citizen appointment to the Town & Gown Committee.
- Security of the property of the municipality or local board;
 - Permission to Negotiate - 26 Shaw Street.

CARRIED

2024 - 292

24-25 Moved by McLeod and Mooto

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 7:01 p.m. without report.

CARRIED

THE FOLLOWING ITEM WAS DELETED:

24-93 A By-law to name private condominium Streets.

PRESENTATION:

Mayor Champion presented certificates to Ms. Cass, Ms. Emery, Ms. Surek and Ms. Bell for their volunteer dedication to the Rhythmic Gymnastics Special Olympics Welland/Pelham.

DELEGATIONS:

24-28 Tricia Cosgrove, Community Relations Manager, Niagara Sexual Assault Centre addressed Council regarding an update on its activities.

2024 - 293

24-1 Moved by Van Vliet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of October 1, 2024, as circulated.

CARRIED

2024 - 294

02-160 Moved by Moote and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2024-17 – Response to Notice of Motion – Option for Streaming Council Meetings on Facebook; and further

THAT Welland City Council approves option 2 - provide a Facebook link to the city’s website.

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2024 - 295

02-160 Moved by Chiocchio and Lee

THAT Welland City Council approves option 3 - Stream directly on Facebook.

YEAS: Chiocchio, Green, Richard and Speck.

NAYS: Mayor Campion, DiMarco, Fokkens, Grimaldi, McLeod, Moote, Lee, Setaram and Van Vliet.

LOST

2024 - 296

02-160 Moved by McLeod and Moote

THAT Welland City Council approves option 2 - provide a Facebook link to the city’s website.

CARRIED

FOLLOWING THE VOTE TO THE AMENDING MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND.....

CARRIED

2024 - 297

02-160 Moved by Speck and Chiocchio

WHEREAS, The Mayoral decision 2023-04 delegated organizational structure and employment matters to the CAO (Municipal Act Part VI.1 284.6 (1,2); and further

WHEREAS, there are limitations as outlined in 284.6(3) of the Municipal Act.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to seek legal advice and report to Council for employment matters within Policy HR 005 to align with the authority that Council maintains outside of the strong mayor powers under the Municipal Act 284.6 by Dec 10th, 2024.

CARRIED

2024 - 298

05-51 Moved by Fokkens and McLeod
THAT THE COUNCIL OF THE CITY OF WELLAND approves the updated Purchasing Policy as provided in attached APPENDIX 'A'; and further
THAT Welland City Council directs the City Clerk to amend the Purchasing Policy By-Law as appropriate.

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05-51 Moved by Fokkens and Green
THA Welland City Council removes “as necessary” and keep as council approval on Page 51 Part XII – Notwithstanding Reports/Purchases Outside of Policy.

CARRIED

05-51 Moved by Fokkens and Speck
THAT Welland City Council add “an elected from a city, regional or provincial and federal elected official” Page 53 Item 2 Part XV - Conflict of interest, last bullet.

CARRIED

05-51 Moved by Fokkens and Richard
THAT Welland City Council add back in “method and approval for professional services” Pages 47 and 59.

CARRIED

05-51 Moved by Fokkens and Moote
THAT Welland City Council approves a limit of \$150,000 to be approved by the Manager, which is to be reported to staff on a monthly basis.

CARRIED

05-51 Moved by Fokkens and Richard
THAT Welland City Council amend “the involved bidders will be invited to attend as well” Page 51.

CARRIED

05-51 Moved by Setaram and Fokkens
THAT Welland City Council removes “page 36 from the document”.

CARRIED

FOLLOWING THE AMENDMENTS TO THE MAIN MOTION, THE MAIN MOTION WAS PUT AS AMENDED AND.....

CARRIED

2024 - 299

08-48

Moved by Moote and DiMarco

WHEREAS, the current City Property Standards By-law addresses lighting on commercial properties that affect the use or enjoyment of neighboring properties; and further

WHEREAS, other municipalities have implemented by-laws to regulate lighting in residential areas.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to conduct a study and report back on potential regulations for nuisance lighting between residential properties.

CARRIED

2024 - 300

24-28

Moved by Setaram and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Tricia Cosgrove, Community Relations Manager, Niagara Sexual Assault Centre regarding an update on its activities.

CARRIED

2024 - 301

24-29

Moved by Van Vliet and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2024-16 – 2025 Council Meeting Calendar; and further
THAT Welland City Council approves Appendix I – 2025 Council Calendar.

CARRIED

2024 - 302

24-38

Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the updated fees and charges as set out in Appendix I; and further

That Welland City Council approves the amendment to By-law 2006 -193 to reflect the updated fees and charges effective January 1, 2025, or such other dates as set out in Appendix I; and further

That Welland City Council approves the amendment to By-law 2021-188 to reflect the updated fees and charges effective January 1, 2025.

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2024 - 303

24-38

Moved by Chiocchio and Setaram

THAT Welland City Council maintains a 0% increase for Market Fees.

YEAS: Chiocchio, DiMarco, Fokkens, Green, Grimaldi, Lee, Richard, Setaram and Speck.

NAYS: Mayor Campion, McLeod, Moote and Van Vliet.

CARRIED

2024 - 304**24-38**

Moved by Fokkens and Speck

THAT Welland City Council refers back to staff Report FIN-2024-25; 2025 Fees and Charges with the approved amendments.

CARRIED**Action Items/Direction to Staff:**

- Chippawa Park – identify why at 50%.
- To include the amendment that was previously approved regarding a 0% increase to market fees.
- A breakdown for costs for rentals.
- Page 96 – “modle” is spelled incorrectly, should be “model”.
- Page 93 - meter testing and costs associated with the item.
- Page 92 - tax water billing reprint and identify the volume of these requests.
- How much does it cost to put on a festival? Can something be created with average services and it can all be in one place?.

2024 - 305**24-78**

Moved by Setaram and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-24-78: Response to Council Direction regarding Coyle Creek Stormwater Management Pond.

CARRIED**2024 - 306****24-25**

Moved by Van Vliet and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 9:58 p.m. to consider:

- Personal matters about an identifiable individual, including municipal or local board employees;
 - Citizen appointment to the Town & Gown Committee.
- Security of the property of the municipality or local board;
 - Permission to Negotiate - 26 Shaw Street.

CARRIED**2024 - 307****24-25**

Moved by Moote and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 10:28 p.m. with report.

CARRIED

BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)

2024 - 308

09-152 Moved by Moote and Grimaldi (in block)

THAT THE Council OF THE CITY OF WELLAND appoints Jenna Valleriani to the Town and Gown Committee for the term October 29, 2024 to November 14, 2026.

CARRIED

BY-LAWS

Moved by Van Vliet and Lee

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

24-91

Byl 2024 - 101

A By-law exempt certain lands from Part-Lot Control - Part of Block D, Plan 574, Parts 1 and 2, Plan 59R18181, (108 Maclean Place and 141 Plymouth Road, City of Welland.

CARRIED

Moved by Van Vliet and Grimaldi (in block)

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

24 - 92

Byl 2024 - 102

A By-law to amend Zoning By-law 2017-117 upon the application of 1000154427 Ontario Inc. to remove the Holding Symbol "H" from certain lands on the south side of Thorold Road, west of Clare Avenue, north of Maple Park, and east of South Pelham Road.

CARRIED

Moved by Lee and Van Vliet

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

24-1

BYL 2024 - 103

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 29th day of October 2024.

CARRIED

Council adjourned at 10:35 p.m.

These Minutes to be approved and adopted by Motion of Council this 12th day of November 2024.

**MINUTES OF THE
NOVEMBER 5, 2024 SPECIAL COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in open session at 5:28 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio, B. Fokkens (virtual), M.A. Grimaldi, J. Lee, D. McLeod, A. Moote, C. Richard, G. Speck (virtual), and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

Acting Deputy City Clerk, C. Ambrosio

General Manager of Corporate & Enterprise Services/CFO, S. Nagel (virtual)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

2024 - 309**24-6** Moved by McLeod and Grimaldi (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND declares the week of November 18 to 24, 2024 as "Talk To A Stranger Week" in the City of Welland.

CARRIED**2024 - 310****24-94** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND enters into an agreement with the District School Board of Niagara, the registered owner of 111 First Street in the City of Welland, as described herein for the transfer of a new easement in favour of the municipality.

CARRIED**2024 - 311****24-95** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the direct appointment of WSP Canada Inc. to provide detailed design and tender services for the cleaning and rehabilitation of three stormwater management facilities at a cost of \$113,370.00, excluding HST.

CARRIED**BY-LAWS**

Moved by Chiocchio and McLeod

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

24-93

BYL 2024 - 104

A By-law to name private condominium Streets.

CARRIED

Moved by Moote and Van Vliet

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

24-1

BYL 2024 - 105

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 5th day of November 2024.

CARRIED

Council adjourned at 5:51 p.m.

These Minutes to be approved and adopted by Motion of Council this 12th day of November 2024.



**CITY OF
Welland**

MINUTES OF THE

NOVEMBER 11, 2024 SPECIAL COUNCIL MEETING

**CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 5:06 p.m. and in open session at 6:11 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio (5:16 p.m.), T. DiMarco (virtual until 6:11 p.m. and again at 6:28 p.m.), B. Fokkens, B. Green, M.A. Grimaldi (virtual), J. Lee (virtual), D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

Acting Deputy City Clerk, C. Ambrosio

General Manager of Corporate & Enterprise Services/CFO, S. Nagel

City Treasurer, E. Pankoff

Fire Chief & Community Emergency Management Coordinator, A. Eckhart

Director of Community Services, J. Ruddell

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis

Chief Human Resources Officer, A. Daisley

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott

Chief Communications & Public Engagement Officer, M. MacDonald (6:11 p.m.)

Infrastructure & Asset Manager, M. Main (6:11 p.m.)

Manager of Engineering, L. McEachern (6:11 p.m.)

Manager of Business & Community Services, A. Degazio (6:11 p.m.)

Manager of Facility Operations & Development, F. Pearson (6:11 p.m.)

Manager of Parks, Forestry and Cemeteries, D. Steven (6:11 p.m.)

Information Systems Manager/Network Administrator, S. Barnes (6:11 p.m.)

General Foreman, R. Chamberlain (6:30 p.m.)

Manager of Fleet, Equipment & Purchasing, A. Beres (6:11 p.m.)

2024 - 312

24-25 Moved by Van Vliet and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:06 p.m. to consider:

- receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose:
 - Gadsby Development - OLT Matter.
- personal matters about an identifiable individual, including municipal or local board employees;
 - 2025 Corporate Contingency Budget.

CARRIED

2024 - 313

24-25 Moved by Van Vliet and Mootie

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:09 p.m. without report.

CARRIED

(Councillor Speck has declared a conflict of interest and will excuse himself from any discussions related to the organizations he has identified. While it is not possible to predict whether such items will arise, the Councillor is making this declaration in advance to ensure transparency and public communication. This approach will be consistently applied to all 2025 budget-related discussions.

Councillor Speck has disclosed an interest in these matters as he provides apparel to the Hope Centre, the Welland JackFish, and the Welland Museum, and has not participated in their consideration or discussion).

2024 - 314**24-4**

Moved by Moote and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CLK-2024-13: Legislative Responsibilities in the Budget Process.

CARRIED**2024 - 315****24-4**

Moved by Moote and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report COMMS-2024-01: Budget Communications and Engagement.

CARRIED**2024 - 316****24-4**

Moved by Moote and McLeod

THAT COUNCIL receives for information Report FIN-2024-27: Mayor's 2025 Proposed Budget dated November 11, 2024.

CARRIED**2024 - 317****24-4**

Moved by Green and Fokkens

THAT Welland City Council suspend the rules to extend past 5 minutes.

YEAS: Chiochio, Fokkens, Green, Lee, Moote, Richard, Speck and Van Vliet.

NAYS: Mayor Campion, Grimaldi, McLeod and Setaram.

Councillor DiMarco was not present to vote.

LOST
2/3 MAJORITY

BY-LAWS

Moved by Richard and McLeod

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

24-1

BYL 2024 - 106

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 11th day of November 2024.

CARRIED

Council adjourned at 8:23 p.m.

COUNCIL MEETING
FINANCE DEPARTMENT

REPORT FIN-2024-29
November 26, 2024

SUBJECT: Referral - 2025 Fees and Charges

AUTHOR: Anka Vuksan Scott, CPA
Manager of Budgets and Financial Services/ Deputy
Treasurer

APPROVING: Elizabeth Pankoff, CPA, MBA
City Treasurer

RECOMMENDATION:

THAT Council approve the updated Fees and Charges as set out in Appendix I; and further

That Council approve the amendment to By-law 2006-193 to reflect the updated fees and charges effective January 1, 2025, or such other dates as set out in Appendix I; and further

That Council approve the amendment to By-law 2021-188 to reflect the updated fees and charges effective January 1, 2025.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "Economic Growth" for creating a diverse economy through partnerships and emerging markets to ensure sustainable growth and quality employment.

EXECUTIVE SUMMARY:

The 2025 Fees and Charges Report came to Council October 29, 2024: <https://pub-welland.escribemeetings.com/FileStream.ashx?DocumentId=3181>. The report, FIN-2024-25 was referred to staff to update certain sections of the fees and charges appendix and provide some clarification. Staff are bringing this forward to ensure the updated 2025 Fees and Charges are in place for January 1, 2025.

BACKGROUND:

All fees and charges by the various City departments are outlined in Appendix I. The schedule of fees contains many fees that the City is permitted to charge under the Municipal Act, Building Act, and Planning Act. Any applicable fees and charges that require public consultation, or statutory meetings will be held in accordance with the applicable timelines as required and subsequently updated through those applicable By-laws. Fees and charges are based on the costs of providing services/ activities for the municipality and are inclusive of labour, supplies, overhead costs, and operational costs.

Fees are reviewed annually by each department to ensure that the amounts charged are reflective of the service/ activity being provided.

For the 2025 Fees and Charges update, the fees outlined in Appendix I have been indexed for inflationary pressures using a minimum of 3% in some areas (rounding to the nearest integer) or have remained status quo to align with other local area municipalities that offer a similar service/ activity. Staff are continuously monitoring the CPI and notice that inflation is decreasing however, the underlying cost in the fees and charges to deliver these various services and activities are increasing and averaging more than 3%, such as wages, benefits, supplies, etc.

DISCUSSION:

The 2025 Fees and Charges: FIN 2024-25 was referred to staff on October 29, 2024, to update and clarify the following:

- Separate Not-for-Profit rates within the Fees and Charges schedule for Premier Venue/ Community Centre/ Meeting Room rentals, presenting the 50% reduced rate vs the full rate (Community Services).
 - Staff have added separate fees for Not-for-profit rates for Premier Venue/ Community Centre/ Meeting Room rentals; these can be found on page 34 of Appendix I.
 - Not-for-profit groups have always received a reduced rate for rentals.
- A Council motion was passed during the meeting on October 29, 2024 to update the Market Fees for 2025 to the 2024 rates (Community Services).
 - Staff have updated all Market Fees for 2025 as per the approved motion.
 - This update can be found in the Fees and Charges schedule starting on page 35 of Appendix I.
- Inclusion of Rink Board Advertising fees (Community Services).
 - Rink board advertising has been managed through various contracts and vendors, with the last contract ending in 2022.

- As a result, the associated rates were not previously included in the fees and charges schedule. With rink board sales no longer handled through contracted services, staff will be incorporating the relevant fees in the 2025 fees and charges schedule.
- These updates can be found on page 38 of Appendix I.
- Eliminate Tax/ Water Reprint Fees (Finance).
 - Staff have been asked to review the Tax/ Water Reprint Fee for 2025 at \$10.00. It was proposed to either eliminate the fee or to waive an owner's first occurrence.
 - As of October 2024, Staff have issued a combined 221 reprints. Staff are recommending keeping this fee status quo for 2025 and waive an owner's first occurrence if they sign up for e-billing.
 - The City has recently installed e-billing services for both tax and water billings.
 - City staff will continue to promote and encourage property owners to enroll in the service for electronic delivery of property tax/ water bills without relying on Canada Post for delivery.
 - Staff will provide relief on the first occurrence of a tax reprint/ water reprint if the property owners sign up for e-billing.
 - This fee update can be found on page 6 of Appendix I.
 - Currently, there are 1274 property owners signed up for tax e-billing (Approx 2.4 % of accounts).
 - Currently, there are 495 property owners signed up for water e-billing (Approx 5.4% of accounts).
 - E-billing can be signed up through the City's website: <https://www.welland.ca/Finance/EBilling.asp>.

FINANCIAL:

All updates to the Fees and Charges schedule can be found in Appendix I. These fees have been incorporated within the 2025 Proposed Budget.

CONCLUSION:

Staff are recommending the approval of the updated 2025 Fees and Charges as set out in Appendix I and all applicable By-Laws.

ATTACHMENT:

Appendix I – 2025 Fees and Charges

FEEES & CHARGES | 2025

CITY OF
Welland

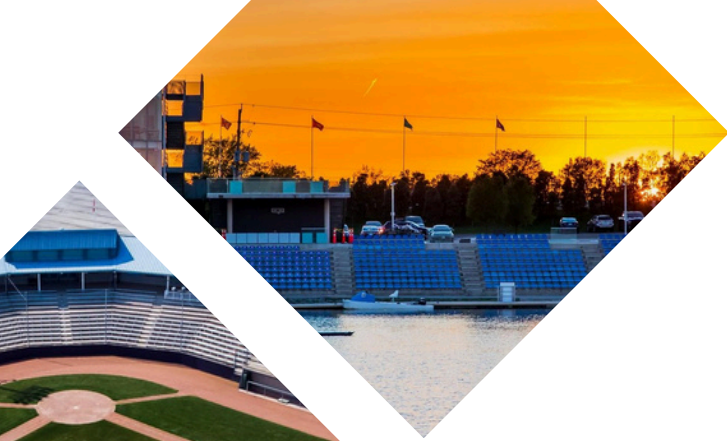


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CLERKS

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|-----------|----------|----------|
| LICENCES AND PERMITS | | | |
| Lottery administration | Incl. HST | \$25.00 | \$25.00 |
| Lottery license – 3% of actual prize value (min. \$15.00) | | | |
| Bingo hall criteria | Incl. HST | \$500.00 | \$500.00 |
| Operating tele theatre betting license (OTB) | Incl. HST | \$75.00 | \$75.00 |
| Marriage licence | Incl. HST | \$130.00 | \$130.00 |
| Marriage rehearsal | Incl. HST | \$50.00 | \$50.00 |
| City hall room rental for marriages | Incl. HST | \$75.00 | \$75.00 |
| Admin fee for civil marriages by city clerk or designate | Incl. HST | \$100.00 | \$100.00 |
| Marriage ceremony by clerk during business hours | Incl. HST | \$150.00 | \$150.00 |
| Marriage ceremony by clerk off-site | Incl. HST | \$200.00 | \$200.00 |
| Witness for marriage ceremonies (city-staff witness/fee per witness) | Incl. HST | \$25.00 | \$25.00 |
| Provincial burial permits | Incl. HST | \$25.00 | \$25.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| RENTAL | | | |
| Gazebo | Incl. HST | \$75.00 | \$75.00 |
| MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT | | | |
| Application fee | N/A | \$5.00 | \$5.00 |
| Photocopies - per sheet | N/A | \$0.20 | \$0.20 |
| USB, cd, or digital record (pdf) | N/A | \$10.00 | \$10.00 |
| Manual search - each 15 minutes | N/A | \$7.50 | \$7.50 |
| Preparing a record for disclosure - each 15 minutes | N/A | \$7.50 | \$7.50 |
| Developing a computer program - each 15 minutes | N/A | \$15.00 | \$15.00 |
| COMMISSIONER | | | |
| Commissioner's fee | | | |
| <ul style="list-style-type: none"> If application completed | Incl. HST | \$15.00 | \$20.00 |
| <ul style="list-style-type: none"> If application not completed | Incl. HST | \$20.00 | \$25.00 |
| Municipal clearance application | Incl. HST | \$15.00 | \$20.00 |
| Copy of street index | Incl. HST | | |
| <ul style="list-style-type: none"> Printed copy for City | Incl. HST | \$5.00 | \$5.00 |
| <ul style="list-style-type: none"> Printed copy for Individual Ward | Incl. HST | \$2.50 | \$2.50 |
| USB or digital record (pdf) | Incl. HST | \$15.00 | \$15.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| MAPS | | | |
| City Colour (approximately 3' x 4') | Incl. HST | \$20.00 | \$20.00 |
| City Colour (11" x17") | Incl. HST | \$15.00 | \$15.00 |
| City Colour (8.5" x 11") | Incl. HST | \$7.50 | \$7.50 |
| City Photocopy (8.5"x 11") Black & White | Incl. HST | \$ 2.50 | \$2.50 |
| Ward Colour (11" x 17") | Incl. HST | \$15.00 | \$15.00 |
| Ward Colour (8.5"x 11") | Incl. HST | \$7.50 | \$7.50 |
| Ward Photocopy (8.5"x 11") Black & White | Incl. HST | \$2.50 | \$2.50 |
| OTHER | | | |
| City pins | Incl. HST | \$2.00 | \$2.00 |
| City pens | Incl. HST | \$3.00 | \$3.00 |
| Certified copies | Incl. HST | \$15.00 | \$15.00 |
| Photocopying per sheet | | \$ 0.25 | \$0.25 |
| Flags – City of Welland | | \$50.80 | \$50.80 |



| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------|----------|----------|
| Agreement (lease/encroachment) | +HST | \$367.50 | \$379.00 |
| Renewal agreement/amending agreement/assumption agreement/cip agreement/misc. agreements | +HST | \$199.50 | \$205.00 |
| Easement/release of easement/release of site plan agreement/application general/discharge of an interest | +HST | \$168.00 | \$173.00 |
| Inhibiting order (for new plan of subdivision includes deletion upon compliance) * | +HST | \$367.50 | \$379.00 |
| NOTE: fees for the Legal Division include land registration, if applicable | | | |

FINANCE

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|-----|------------------------------|------------------------------|
| Returned payment fee (NSF) | N/A | \$40.00 | \$40.00 |
| Tax registration | | Actual fees charged plus 25% | Actual fees charged plus 25% |
| <ul style="list-style-type: none"> After final notice | N/A | Actual fees charged plus 25% | Actual fees charged plus 25% |
| <ul style="list-style-type: none"> Sale by tender/ auction | N/A | \$2,200.00 | \$2,200.00 |
| <ul style="list-style-type: none"> Preparation of extension agreement | N/A | \$500.00 | \$500.00 |
| Tax certificates - paper | N/A | \$60.00 | \$62.00 |
| Water certificates - paper | N/A | \$60.00 | \$62.00 |
| Combined tax & water certificate - paper | N/A | \$100.00 | \$103.00 |
| Ownership changes (tax) | N/A | \$35.00 | \$40.00 |
| New roll number | N/A | \$35.00 | \$40.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|---------|-----------------|-----------------------------|
| Tax/water bill reprint * first occurrence free if property owner signs up for e-billing * New 2025 | N/A | \$10.00 | \$10.00 |
| Refund credit balances – first occurrence free | N/A | \$25.00 | \$30.00 |
| Transfer Incorrect Payments – 1st transfer free then fee applies | N/A | \$25.00 | \$30.00 |
| Mortgage co. – fee on listing interim & final | N/A | \$5.00 | \$5.00 |
| Statement of account | N/A | \$20.00 | \$20.00 |
| New water accounts | N/A | \$35.00 | \$40.00 |
| Tax/ water payment confirmation letter | N/A | \$25.00 | \$30.00 |
| Taxes- additions to the roll | N/A | \$50.00 | \$55.00 |
| Verbal confirmations- tax & water | N/A | \$35.00 | \$50.00 |
| Meter testing (refundable if found to over register above AWWA tolerance) * | PREPAID | \$150.00 | \$150.00 |
| If found to be accurate or under reading* *New 2025 | PREPAID | | \$150.00 + COST OF METER |
| <ul style="list-style-type: none"> *Fee is applicable to residential homeowners after receipt of two metered water billings | | | |
| Special meter reads | N/A | \$50.00 | \$60.00 |
| Interest charges on overdue general accounts receivables remaining unpaid for more than 30 days from the date of the invoice | N/A | 1.25% per month | 1.25% per month |



| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|-----|----------|----------|
| ENGINEERING | | | |
| Request for written limited information letter/business/license | N/A | \$187.00 | \$293.00 |
| <ul style="list-style-type: none"> Plus \$123.60/hr for every hr. Of city staff time | N/A | \$120.00 | \$123.60 |
| Fees charged to developers' lands, and are due prior to registering 'subdivision agreements' | | | |
| 1) a fee based on the actual cost of all the works (except hydro electrical installations) for examination, recommendation and final approval of plans & specifications carried out by the city as follows: | | | |
| Cost of works | | | |
| Less than \$100,000 | | 4.00% | 4.00% |
| \$100,000 - 500,000 | | 3.50% | 3.50% |
| More than 500,000 | | 3.00% | 3.00% |
| 2) a fee for construction inspection (to be furnished by infrastructure services of the city), as follows: | | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Fee is 3% of estimated cost of all the works (except hydro electrical installations) | | 3.00% | 3.00% |
| 3) Fees charged to developers' lands, and are due prior to registering the 'site plan control agreement' or site plan exemption | | | |
| A) a fee based on the cost estimate of proposed works provided by the engineering consultant for the developer covering all proposed works in relation to the site plan control agreement/exemption for examination, recommendation and final approval of the plans & specifications and for any casual inspection deemed necessary and carried out by the city as follows: | | | |
| Fee is 1.40% of estimated costs of all the works as submitted for construction. | | 1.40% | 1.40% |
| A fee for construction inspection (to be furnished by infrastructure services of the city) when entering into a servicing agreement. | | | |
| Returned payment fee (NSF) | N/A | \$40.00 | \$40.00 |
| ROAD OCCUPANCY PERMITS – SITE SERVICING | | | |
| Sanitary lateral | N/A | \$350.00 | \$360.00 |
| Sanitary sewer and lateral | N/A | \$650.00 | \$670.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Sanitary sewer or lateral - decommissioning | N/A | \$350.00 | \$360.00 |
| Storm lateral/lead | N/A | \$350.00 | \$360.00 |
| Storm sewer and lateral/lead | N/A | \$650.00 | \$670.00 |
| Storm sewer or lateral - decommissioning | N/A | \$350.00 | \$360.00 |
| Water Service (50mm Dia. Or less) | N/A | \$350.00 | \$360.00 |
| Watermain or Water Service (Greater than 50mm Dia.) | N/A | \$650.00 | \$670.00 |
| Watermain or water service - decommissioning | N/A | \$350.00 | \$360.00 |
| Daylighting, etc. | N/A | \$350.00 | \$360.00 |
| ENGINEERING MODEL REVIEW | | | |
| Per letter report and model review | | | |
| Sanitary sewer (under 300 units) | +HST | \$2,500.00 | \$2,500.00 |
| Sanitary sewer (300 Units and Over) | +HST | \$5,000.00 | \$5,000.00 |
| Storm sewer (under 300 units) | +HST | \$2,500.00 | \$2,500.00 |
| Storm sewer (300 Units and Over) | +HST | \$5,000.00 | \$5,000.00 |
| Watermain (under 300 units) | +HST | \$2,500.00 | \$2,500.00 |
| Watermain (300 Units and Over) | +HST | \$5,000.00 | \$5,000.00 |
| SITE ALTERATION PERMITS | | | |
| Less than or equal to 2 dwelling units on the property | | \$350.00 | \$350.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Greater than 2 dwelling units on property; or any permitted use other than dwelling units on the property; or the property is subject to a current or future development application. | | \$650.00 | \$650.00 |
| MUNICIPAL CONSENT | | | |
| Permit review (per 1000 linear metres of proposed plant) | | \$500.00 | \$515.00 |
| SANITARY SEWERS | | | |
| New construction fee | | \$400.00 | \$400.00 |
| High pressure cleaning of sewer lateral from maintenance hole/property line at city's discretion | | AT COST | AT COST |
| Residential rod and camera | +HST | \$225.00 | \$225.00 |
| WATERWORKS | | | |
| New construction fee | | \$400.00 | \$400.00 |
| Water haulage monthly fixed charge | | \$155.00 | \$160.00 |
| Water Haulage Variable Rate (m3) - Payments made at City Hall | | \$1.536 | \$1.608 |
| Water Haulage Variable Rate (m3) - Paid by Credit Card | | \$1.613 | \$1.689 |
| Water haulage new account/ reactivation | | \$35.00 | \$40.00 |
| Water meter inspection fee | | \$75.00 | \$75.00 |
| Failure to be ready/no show water meter appointment | | \$75.00 | \$75.00 |
| External services | | | |
| WATERMAIN TAP > 2" (GREATER THAN 50mm) | PREPAID | \$460.00 | \$460.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|--------------------------|
| Turn off/on | | | |
| • During working hours | | \$90.00 | \$90.00 |
| • After hours/Saturday/Sunday/holidays | | \$235.00 | \$235.00 |
| Meter removal/installation | | | |
| • During working hours | +HST | \$100.00 | \$100.00 |
| • After hours/Saturday | +HST | \$60.00 | \$60.00 |
| • Sunday/holiday | +HST | \$100.00 | \$100.00 |
| WATER METER & BACKFLOW RENTAL/TESTING | | | |
| Meter and backflow rental (yellow box) - consumption to also be billed per present volumetric rate | +HST | \$250.00 | \$250.00 |
| Every 14 days after date of rental | +HST | \$100.00 | \$100.00 |
| Administration fee - private side backflow (contractor supplied) * New 2025 | +HST | | \$150.00 |
| Meter testing (refundable if found to over register above AWWA tolerance) * | PREPAID | \$150.00 | \$150.00 |
| • If found to be accurate or under reading * *New 2025 | PREPAID | | \$150.00 + COST OF METER |
| • *Fee is applicable to residential homeowners after receipt of two metered water billings | | | |
| Flow test @ property line (\$500 deposit required) | | | |
| • If city problem | PREPAID | \$20.00 | \$20.00 |
| • If owner problem | PREPAID | \$500.00 | \$500.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| WATERMAIN SAMPLING & TESTING | | | |
| Charge per watermain section for each subsequent set of two consecutive bacteriological samples after first two failed attempts | | \$750.00 | \$750.00 |
| WATER METERS PURCHASE | | | |
| Water meter purchase/ installation | | | |
| • 5/8" x 3/4" | +HST | \$850.00 | \$850.00 |
| • 3/4" | +HST | \$930.00 | \$930.00 |
| • 1" | +HST | \$ 1,100.00 | \$1,100.00 |
| • 1 1/2" | +HST | \$1,600.00 | \$2,150.00 |
| • 2" Mach 10 | +HST | \$1,900.00 | \$2,450.00 |
| Meters greater than 2" at cost + labour | +HST | AT COST | AT COST |

PLANNING & DEVELOPMENT

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|-----|-------------|-------------|
| PLANNING | | | |
| Official Plan Amendment + Regional Fee | | \$9,841.00 | \$10,137.00 |
| Zoning By-law Amendment + Regional Fee | | \$9,841.00 | \$10,137.00 |
| Concurrent Official Plan and Zoning By-law Amendment + Regional Fee | | \$14,470.00 | \$14,905.00 |
| Removal of Holding Symbol | | \$1,763.00 | \$1,816.00 |
| Temporary Use By-law | | \$10,028.00 | \$10,329.00 |
| Site Plan Control Application + Regional Fee | | \$8,391.00 | \$8,643.00 |
| Site Plan Exemption | | \$5,374.00 | \$5,536.00 |
| Minor Change to Site Plan Agreement | | \$8,573.00 | \$8,805.00 |
| Site Plan Resubmission (3 or More) | | \$ 1,720.16 | \$1,772.00 |
| Processing of Subdivision Application/Development Agreements + Regional Fee | | | \$16,832.00 |
| Each Phase over one | | \$2,989.00 | \$3,079.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Per Lot or Block excluding 0.3 metre reserves | | \$136.00 | \$140.00 |
| Subdivision Fee for each Plan Registration greater than 1 dealing | | \$5,870.00 | \$6,047.00 |
| Modification to Draft Plan Conditions Involving Circulation + Regional Fee | | \$2,106.00 | \$2,170.00 |
| Extension to Draft Plan Approval + Regional Fee | | \$3,295.00 | \$3,394.00 |
| Plus, per lot or block | | \$135.00 | \$140.00 |
| Processing of Short Form Subdivision Agreement | | \$2,387.00 | \$2,459.00 |
| Processing of Condominium Application/Exemption Request + Regional Fee | | \$17,321.00 | \$17,841.00 |
| Processing Part Lot Control By-law (including registration) | | \$2,921.00 | \$3,009.00 |
| Processing Servicing/Development Agreement | | \$9,653.00 | \$9,943.00 |
| Processing Front-Ending Agreement | | \$9,688.00 | \$9,979.00 |
| Certificates of Compliance | | \$373.00 | \$385.00 |
| Minor Variance/Change of Use Application + Regional Fee | | \$862.00 | \$888.00 |
| • OLT Appeal - Primary Appeal | | \$459.00 | \$ 473.00 |
| Consent to Sever / Validation of Title + Regional Fee | | \$3,839.00 | \$3,955.00 |
| • OLT Appeal - Primary Appeal | | \$459.00 | \$473.00 |
| Concurrent Minor Variance and Consent | | \$3,534.00 | \$3,641.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-------------------------------------|-------------------------------------|
| Rescheduling of Consent or Minor Variance Application | | \$1,983.00 | \$2,043.00 |
| Change of Conditions for Consent | | \$1,473.00 | \$1,518.00 |
| Change of Address Requests | | \$480.00 | \$495.00 |
| <ul style="list-style-type: none"> • OLT cost recovery for a third-party appeal | | \$7,630.00 | \$7,859.00 |
| Environmental Impact Study (EIS) Review* New 2025 | | | \$3,000.00 |
| Written Information Letter | | \$284.00 | \$293.00 |
| PUBLICATIONS | | | |
| ZONING BY-LAW 2667 (office consolidation) | +HST | \$33.00 | \$34.00 |
| Official plan amendments | +HST | \$27.00 | \$28.00 |
| Zoning map | +HST | \$32.00 | \$33.00 |
| OFFICIAL PLAN MAP (office consolidation) | +HST | \$39.00 | \$41.00 |
| Street map | +HST | \$33.00 | \$34.00 |
| <ul style="list-style-type: none"> • 11" x 17" map | +HST | \$16.00 | \$16.50 |
| <ul style="list-style-type: none"> • Custom maps/air photos (Includes preparation time and output) | +HST | \$110 PER HOUR in 15 min. intervals | \$114 PER HOUR in 15 min. intervals |
| <ul style="list-style-type: none"> • Air photo (2'x3') no custom work | +HST | \$39.00 | \$41.00 |
| Reports per sheet | +HST | \$0.60 | \$0.65 |
| Compliance letters | | \$373.00 | \$385.00 |
| Request for written limited information letter/business/license | | \$187.00 | \$293.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------|-----------------------------|-----------------------------|
| - Plus \$123.60/hr for every hr. Of city staff time | | \$120.00 | \$123.60 |
| BUILDING | | | |
| LICENCES | | | |
| Master Plumber Licencing- new | | \$69.00 | \$72.00 |
| renewal, examination, and reciprocal | | \$35.00 | \$37.00 |
| Journeyman Licence- new and renewal | | \$18.00 | \$19.00 |
| Inspections/ plan examination fees | | | |
| <ul style="list-style-type: none"> (Ref. Schedule "F" of Building By-Law) | | | |
| After hours inspection requests (min. \$435.00) | | \$120.00/hr (min. \$422.00) | \$124.00/hr (min. \$435.00) |
| <ul style="list-style-type: none"> After hours plan examination requests (min. \$435.00) | | \$120.00/hr (min. \$422.00) | \$124.00/hr (min. \$435.00) |
| <ul style="list-style-type: none"> Inspection Cancelled or not ready | | \$119.00 | \$123.00 |
| Building without a permit based on % | | | |
| <ul style="list-style-type: none"> (Ref. Section 6.3 of Building By-Law) | | | |
| Refund (Ref. Section 6.9 of Building By-Law) | | | |
| Photocopying per page | | \$0.60 | \$0.65 |
| Annual building report | +HST | \$8.25 | \$8.50 |
| <ul style="list-style-type: none"> Drawings per sheet | +HST | \$5.40 | \$5.60 |
| Spatial separation agreement | | \$1,002.00 | \$1,033.00 |
| <ul style="list-style-type: none"> Plus \$419 per property in excess of two | | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------|---|---|
| | | (plus \$406.00 per property in excess of two) | (plus \$419.00 per property in excess of two) |
| • Limited easement agreement | | \$440.00 | \$454.00 |
| Request for regulatory by-law exemption | | | |
| Council approval and by-law amendment | | \$698.00 | \$719.00 |
| • Chief administrative officer or general manager approval | | \$175.00 | \$181.00 |
| • Request for written limited information letter/business/license | | \$186.00 | \$192.00 |
| Plus \$123/hr for every hr. Of city staff time | | \$119.00 | \$123.00 |
| Discharge order from title | | \$578.00 | \$596.00 |
| Enforcement admin fee (city performs remedial work where person is in default) -work performed on building | | \$352.00 | \$363.00 |
| Other work | | \$308.00 | \$318.00 |
| • Sign permit application | | \$186.00 | \$192.00 |
| Ev charging station (per hour) * New 2025 | | | \$3.00 |
| PARKING | | | |
| PARKING PERMITS | | | |
| Lot 1 - Courthouse | +HST | \$55.00 | \$55.00 |
| Lot 2 - Market Square | +HST | \$40.00 | \$40.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|---|--|
| Lot 5 – Park Street | +HST | \$40.00 | \$40.00 |
| Lot 6 – Fire Hall | +HST | \$40.00 | \$40.00 |
| Lot 7 – Division | +HST | \$40.00 | \$40.00 |
| Lot 8 – Plymouth | +HST | \$40.00 | \$40.00 |
| Lot 9 – Churchill | +HST | \$40.00 | \$40.00 |
| On street residential parking permits (First permit registered at designated address – no charge) | | | |
| Traffic | +HST | \$20.00 | \$20.00 |
| Lost or stolen permits- annually | +HST | \$20.00 | \$20.00 |
| Snow removal permits- annually | +HST | \$50.00 | \$50.00 |
| Road occupancy permits – general | | \$175.00 | \$175.00 |
| PARKING MACHINES | | | |
| | | \$2.00 | \$2.00 |
| BY-LAW ENFORCEMENT | | | |
| | | | |
| Vacant building registry fee – initial registration | Incl. HST | \$200.00 | \$200.00 |
| Vacant building – inspection fee | Incl. HST | \$282.00 | \$282.00 |
| Work carried out by city – per event | Incl. HST | \$282.00 PLUS \$94.00 per hour for administration work in excess of 2 hours | \$282.00 PLUS \$94.00 per hour for administration work in excess of 2 hours |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| LICENCING | | | |
| LICENSING DIVISION FEES | | | |
| Fireworks - sale of - Application Fee | | \$30.00 | \$30.00 |
| Fireworks - sale of - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Fireworks - sale of - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Food Premises - Application Fee | | \$30.00 | \$30.00 |
| Food Premises - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Food Premises - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| | | | |
| Food Vehicle - Application Fee | | \$30.00 | \$30.00 |
| Food Vehicle - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Food Vehicle - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Hawker and Peddler - Application Fee | | \$30.00 | \$30.00 |
| Hawker and Peddler - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Hawker and Peddler - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Outdoor Entertainment Event - Application Fee | | \$30.00 | \$30.00 |
| Outdoor Entertainment Event - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Outdoor Entertainment Event - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Pawnbroker - Application Fee | | \$30.00 | \$30.00 |
| Pawnbroker - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Pawnbroker - Yearly Renewal Fee | | \$30.00 | \$30.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Personal Service Establishment - Application Fee | | \$30.00 | \$30.00 |
| Personal Service Establishment - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Personal Service Establishment - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Public Garage - Application Fee | | \$30.00 | \$30.00 |
| Public Garage - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Public Garage - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Donation Collection Bin - Application Fee | | \$30.00 | \$30.00 |
| Donation Collection Bin - By-law Inspection Fee | | \$35.00 | \$35.00 |
| Donation Collection Bin - Yearly Renewal Fee | | \$30.00 | \$30.00 |
| Donation Collection Bin - Deposit Fee | | \$255.00 | \$255.00 |
| Short-Term Rental - Application Fee | | \$500.00 | \$500.00 |
| Short-Term Rental - Renewal Fee | | \$75.00 | \$75.00 |
| Short-Term Rental - Appeal Fee | | \$634.00 | \$634.00 |
| Pet Shop - Application Fee | | \$187.92 | \$187.92 |
| Pet Shop - By-law Inspection Fee | | \$193.47 | \$193.47 |
| Pet Shop - Yearly Renewal Fee | | \$199.02 | \$199.02 |
| Weed cutting (lot size in square metres) | | \$210.11 | \$210.11 |
| 0 - 700 sqm * | | \$215.66 | \$215.66 |
| 700 - 1400 sqm * | | \$221.21 | \$221.21 |
| 1400 - 2500 sqm * | | \$226.76 | \$226.76 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| 2500 – 4200 sqm * | | \$232.31 | \$232.31 |
| GREATER THAN 4200 sqm * | | \$237.85 | \$237.85 |
| To be adjusted according to tendered contract | | \$243.40 | \$243.40 |
| * Additional \$200.00 Admin Fee charged on all weed cutting | | \$248.95 | \$248.95 |
| Sign reclaim fees | | \$254.50 | \$254.50 |
| Mobile sign | | \$260.05 | \$260.05 |
| Sign over 3 sqm in area | | \$265.60 | \$265.60 |
| Sign 1 – 3 sqm in area | | \$271.14 | \$271.14 |
| Sign under 1 sqm in area | | \$276.69 | \$276.69 |
| Limited easement agreement | | \$282.24 | \$282.24 |
| Request for regulatory by-law exemption | | \$287.79 | \$287.79 |
| Council approval and by-law amendment | | \$293.34 | \$293.34 |
| City manager or general manager approval | | \$298.88 | \$298.88 |
| Request for written limited information letter | | \$304.43 | \$304.43 |
| - Plus \$63/hr for every hr. Of city staff time | | \$309.98 | \$309.98 |
| Discharge order from title | | \$315.53 | \$315.53 |
| Appeal fee for property standards/dog appeal hearing | | \$321.08 | \$321.08 |
| Enforcement admin fee (city performs remedial work where person is in default) | | \$326.63 | \$326.63 |
| Plus \$63/hr fee for admin work in excess of two hours - hourly | | \$332.17 | \$332.17 |
| Meter Tampering Fee | | \$337.72 | \$337.72 |
| Residential | | \$343.27 | \$343.27 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Commercial | | \$348.82 | \$348.82 |
| Industrial | | \$354.37 | \$354.37 |
| Double the initial fee on more than one occurrence | | \$359.92 | \$359.92 |



| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------|----------|----------|
| RETURNED FROM BY-LAW 2021-188 | | | |
| INSPECTIONS - All fees include an administrative fee and maximum hours to inspect. Additional time will be billed at the hourly rates and rounded up to the full hour. | | | |
| LCBO License Review and documentation (1 hour) | +HST | \$194.25 | \$200.00 |
| On site inspection Residential, single dwelling (1 hour) | +HST | \$262.50 | \$270.00 |
| On site inspection Residential, duplex (3 hours) | +HST | \$393.75 | \$406.00 |
| On-site inspection Residential 3 or more units (4 hours) | +HST | \$551.25 | \$568.00 |
| On-site inspection Commercial and Industrial (5 hours) | +HST | \$603.75 | \$622.00 |
| Inspection of Trade Shows, Special Functions (3 hours) | +HST | \$383.25 | \$395.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| On-site inspection Bed and Breakfast, short-term rentals, and Compliance letter (2 hours) | +HST | \$393.75 | \$406.00 |
| On-site inspection of Multi Unit Hotels and Motels (4 hours) | +HST | \$603.75 | \$622.00 |
| Private Home Day Care Inspections (2 hours) | +HST | \$262.50 | \$270.00 |
| Day Care Centres and compliance letter (3 hours) | +HST | \$498.75 | \$514.00 |
| Vulnerable Occupancy, Care Occupancy up to 10 residents, Inspection and Compliance Report | +HST | \$729.75 | \$752.00 |
| Vulnerable Occupancy, Care Occupancy up to 11+ residents, Inspection and Compliance Report | +HST | \$840.00 | \$865.00 |
| Vulnerable Occupancy, Registered Retirement Home, Inspection and Compliance Report | +HST | \$1,417.50 | \$1,460.00 |
| Vulnerable Occupancy, Care and Treatment Facility, Inspection and Compliance Report | +HST | \$1,312.50 | \$1,352.00 |
| Fire Safety Plan initial review (1 hour) subsequent reviews double the previous review fee | +HST | \$199.50 | \$205.00 |
| Refreshment Vehicle administrative on-site inspection (No Suppression System) (1 hour) | +HST | \$108.15 | \$111.00 |
| Refreshment Vehicle on-site inspection (Suppression System) (2 hours) | +HST | \$204.75 | \$211.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Refreshment Vehicle Administrative Review of a current fire safety inspection review | +HST | \$68.25 | \$70.00 |
| Occupant Load Calculation | +HST | \$142.80 | \$147.00 |
| Welland Fire Investigation Report Redacted - not including OFM report* New 2025 | +HST | | \$242.00 |
| Welland Fire Statements and Notes - redacted - each individual * New 2025 | +HST | | \$70.00 |
| Property File Search Letter - current status | +HST | \$162.75 | \$84.00 |
| Standard Incident Report - Redacted | +HST | | \$84.00 |
| Administrative Services-Per Hour | +HST | \$ 68.25 | \$70.00 |
| Fire Prevention Officer, Hourly Rate | +HST | \$101.33 | \$104.00 |
| Chief Fire Prevention Officer, Hourly Rate | +HST | \$120.23 | \$124.00 |
| Extra Costs: Cost recovery plus 15% administrative overhead for any extraordinary costs incurred relating to firefighting, overhaul, investigation, or securing a property. Including the costs of specialists, consumables, equipment, machinery, damages to public infrastructure. | +HST | | |
| Extra Costs: Request for document prioritization within 3 business days of proof of fee payment - 25% of applicable fee as established * New for 2025 | +HST | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Paid Duty: The greater of Costs plus 15% administration overhead, or \$485.00 per hour (as established by MTO) or portion thereof in ½ hour increments for each staffed fire department vehicle. | +HST | | |
| FEES SET THROUGH THE MTO | | | |
| Third and subsequent False Alarm (other than mischief) in a 12-month period for each attending Fire Dept. Vehicle as assigned by Dispatch (MTO rates) | +HST | \$495.00 | \$495.00 |
| Response to Motor Vehicle Collisions, approved MTO rate per vehicle, minimum 2 vehicles | +HST | \$488.40 | \$488.40 |
| Response to natural gas leak from damage, approved MTO rate per vehicle, minimum 2 vehicles | +HST | \$488.40 | \$488.40 |
| FEES FOR SERVICE | | | |
| Inspection and Fire Investigation after hours services (6 hours) | +HST | \$598.50 | \$616.00 |
| Non-Compliant Open-Air Burning (3 incidents within 24 months for non-compliance open-air-burning) | +HST | \$472.50 | \$487.00 |
| Single station Smoke Alarm & Installation, privately owned residence | +HST | \$26.25 | \$27.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Single station Carbon Monoxide Alarm & Installation | +HST | \$31.50 | \$32.00 |
| Single station Combination Smoke and Carbon Monoxide Alarm & Installation | +HST | \$42.00 | \$43.00 |
| Fire Extinguisher Training on site at Fire Department (minimum 2 hours of setup and 2 hours of training) | +HST | \$892.50 | \$919.00 |
| Fire Training Classroom only rental - one business day | +HST | \$183.75 | \$183.75 |
| Fire Training Classroom only rental - half business day | +HST | \$105.00 | \$105.00 |
| Fire Training Center, no supplies - full day | +HST | \$420.00 | \$433.00 |
| Fire Training Center, no supplies - half day | +HST | \$262.50 | \$270.00 |
| Fees for training supplies, cost recovery plus 15% administrative | +HST | | |
| PERMITS | | | |
| Burning Permit and Burning Safety Plan review with a 12 month or less expiration date (as per By-law 2011-85) (minimum 2 hours) | +HST | \$199.50 | \$205.00 |
| Fire Works Display Permit (as per By-law 2003-127) (3 hours) | +HST | \$393.75 | \$406.00 |



| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|--------------------|----------|----------|
| PARKS/ FACILITIES | | | |
| CEMETERIES | | | |
| PROVINCIAL LICENCE FEE | +HST | \$30.00 | \$30.00 |
| INSPECTIONS - All fees include an administrative fee and maximum hours to inspect. Additional time will be billed at the hourly rates and rounded up to the full hour. | | | |
| GRAVE OPENINGS/BURIALS | | | |
| Adult weekday | +HST + LICENCE FEE | \$744.00 | \$766.00 |
| Infant weekday | +HST + LICENCE FEE | \$431.00 | \$444.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|-----------------------|-----------------|-----------------|
| Cremation (greens provided) weekday | +HST + LICENCE FEE | \$431.00 | \$444.00 |
| Adult Saturday | +HST + LICENCE FEE | \$901.00 | \$928.00 |
| Infant Saturday | +HST + LICENCE FEE | \$512.00 | \$527.36 |
| Cremation (greens provided) Saturday | +HST + LICENCE FEE | \$512.00 | \$527.36 |
| Adult holiday/Sunday | +HST + LICENCE FEE | \$ 1,056.00 | \$1,088.00 |
| Infant holiday/Sunday | +HST + LICENCE FEE | \$864.00 | \$890.00 |
| Cremation (greens provided) holiday/Sunday | +HST + LICENCE FEE | \$864.00 | \$890.00 |
| *All fees for Non-Welland Residents are 50% above resident rates (excluding fees that are set by the BAO and Additional Service - Disinterment Charges) | | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| INTERMENT RIGHTS (LAND ACQUISITION) | | | |
| Single adult grave- flat marker | +HST | \$983.00 | \$1,012.00 |
| Single Adult Grave (Monument-Woodlawn only) | +HST | \$1,166.00 | \$1,201.00 |
| Double adult grave plot (monument section) | +HST | \$2,336.00 | \$2,406.00 |
| Single Infant Grave (Section "L" only) | +HST | \$437.00 | \$450.00 |
| Cremation Plot (Woodlawn only) | +HST | \$437.00 | \$450.00 |
| *On all grave sales an amount not less than 40% of the total selling price must be invested in the Care & Maintenance Reserve Fund. | | | |
| *Perpetual Care & Maintenance (Fees are governed by the Bereavement Association of Ontario - BAO): | | | |
| *All fees for Non-Welland Residents are 50% above resident rates (excluding fees that are set by the BAO and Additional Service - Disinterment Charges) | | | |
| FOUNDATIONS/MARKERS | | | |
| *The following charges are the same for residents as non-residents. | | | |
| Pouring Foundations per cubic ft of concrete (Poured 5 feet deep) | +HST | \$32.00 | \$33.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Setting of a flat marker on a grave | +HST | \$107.00 | \$110.00 |
| Setting of four corner markers on a grave | +HST | \$107.00 | \$110.00 |
| Disinterment charges | +HST | \$1,204.00 | \$1,240.00 |
| MARKERS & MONUMENTS | | | |
| Flat marker over 172 square inches | +HST | \$100.00 | \$100.00 |
| Upright monument up to 4 feet in height or length | +HST | \$200.00 | \$200.00 |
| Upright monument exceeding 4 feet in height or length | +HST | \$400.00 | \$400.00 |
| Notes: | | | |
| <ul style="list-style-type: none"> • Double depth burials are not permitted. | | | |
| <ul style="list-style-type: none"> • A maximum of four cremations will be permitted to be buried on top of an adult single grave. | | | |
| <ul style="list-style-type: none"> • Device and tents are not provided by Welland Parks and Recreation. | | | |
| <ul style="list-style-type: none"> • Greens are available for cremations only. | | | |
| <ul style="list-style-type: none"> • Burial fees are based upon actual date of interment | | | |
| *All fees for Non-Welland Residents are 50% above resident rates (excluding fees that are set by the BAO and Additional Service - Disinterment Charges) | | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| ADMINISTRATION | | | |
| Interest charges on overdue general accounts receivables remaining unpaid for more than 30 days from the date of the invoice | | 1.25% per month | 1.25% per month |
| Administration Fees -Per Receipt | | \$11.42 | \$11.77 |
| Film Application Fee - Level 1 * New 2025 | +HST | | \$60.00 |
| Film Application Fee - Level 2 *New 2025 | +HST | | \$40.00 |
| Parking lot - Per Hour * New 2025 | +HST | | \$25.00 |
| Wear and Tear Fee-Per Event/Permit | | 5% | 5% |
| Withdrawal Fee - Camp -Per Withdrawal | | \$73.85 | \$76.06 |
| CITY OF WELLAND DAY CAMP | | | |
| Weekly Resident-Per Week | | \$163.86 | \$168.78 |
| Weekly Non-Resident-Per Week | | \$169.75 | \$202.53 |
| Leader In Training I - Resident-Per Week | | \$220.37 | \$226.98 |
| Leader In Training I - Non-Resident-Per Week | | \$243.40 | \$250.70 |
| EMPIRE SPORTZ CAMP | | | |
| Weekly resident-per week | | \$193.80 | \$199.61 |
| Weekly non-resident-per week | | \$232.56 | \$239.54 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|--------------|-----------------|-----------------|
| MEMBERSHIPS | | | |
| Resident – Senior Ages 50+–Annual Fee | HST included | \$31.00 | \$33.00 |
| Resident – Adults Ages 19 – 49 –Annual Fee | HST included | \$31.00 | \$33.00 |
| Resident – Youth Ages 15 – 18 –Annual Fee | HST included | \$11.00 | \$13.00 |
| Resident – Children (14 & under) –Annual Fee | HST included | \$11.00 | \$13.00 |
| Resident – Family–Annual Fee | HST included | \$66.00 | \$68.00 |
| Resident – Single Day Pass–Annual Fee | HST included | \$5.25 | \$5.25 |
| Non-Resident – Senior Ages 50+–Annual Fee | HST included | \$39.00 | \$41.00 |
| Non-Resident – Adult Ages 19 – 49–Annual Fee | HST included | \$39.00 | \$41.00 |
| Non-Resident – Youth Ages 15 – 18–Annual Fee | HST included | \$13.00 | \$15.00 |
| Non-Resident – Children (14 & under) – Annual Fee | HST included | \$13.00 | \$15.00 |
| Non-Resident – Family–Annual Fee | HST included | \$84.00 | \$86.00 |
| Non-Resident – Single Day Pass–Annual Fee | HST included | \$6.00 | \$6.00 |
| Non-Resident – Replacement Card–Annual Fee | HST included | \$3.00 | \$3.00 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|--------------|-----------------|-----------------|
| COMMUNITY CENTRES/MEETING ROOMS | | | |
| Premier Venue – Daily * New 2025 | +HST | | \$554.75 |
| Premier Venue – Daily– Not-For-Profit * New 2025 | +HST | | \$277.37 |
| Premier Venue – Hourly * New 2025 | +HST | | \$69.34 |
| Premier Venue – Hourly– Not-For-Profit * New 2025 | +HST | | \$34.67 |
| Community Centre – large per hour* New 2025 | +HST | | \$48.25 |
| Community Centre – large per hour -Not- For-Profit * New 2025 | +HST | | \$24.12 |
| Meeting Room – small per hour * New 2025 | +HST | | \$31.05 |
| Meeting Room – small per hour -Not-For- Profit * New 2025 | +HST | | \$15.52 |
| Afterhours Janitorial – Per hour * New 2025 | HST included | | \$30.00 |
| Premier Venue: WIFC Celebration Hall, Arena Floor, WCC Theatre, Merritt Park Amphitheatre. After hours rates increase of 20% except Merritt Park Amphitheatre. Rates reduced by 50% for not-for profits serving Welland. | | | |
| Community Centre: Arena Community Room (2 nd Floor), Civic Square Community Room, Chippawa Community Centre Community Room, Carrie Lynn Pinard gymnasium, Cooks Mills Hall, Hooker St Community Centre, WCC Community Centre, WCC Atrium. Rates reduced by 50% for not-for profits serving Welland. | | | |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|--------------|-----------------|-----------------|
| Meeting Room: Chippawa Community Centre meeting room, Civic Square – Room 108 and Room 109, Carrie Lynn Pinard Classroom, WCC Meeting Room, WCC, Activity Room, WCC Green Room, WCC Dressing Room, WCC Library. Rates reduced by 50% for not-for profits serving Welland. | | | |
| COMMUNITY RENTALS | | | |
| Public Pool Part Rental Small/Large Pool - 1-30 People -Per Hour | +HST | \$73.85 | \$76.06 |
| Public Pool Part Rental Small/Large Pool - 31-75 People -Per Hour | +HST | \$97.82 | \$100.75 |
| Public Pool Part Rental Small/Large Pool - 76-135 People -Per Hour | +HST | \$118.63 | \$122.18 |
| Maple Park Community Room -Per Month | +HST | \$37.43 | \$38.56 |
| REC RENTALS @ THE DOCKS | | | |
| Equipment Recovery Surcharge-Per Rental | | \$1.50 | \$1.50 |
| Single Rider -Per Hour | HST included | \$12.75 | \$15.91 |
| Double Rider and Specialty Equipment (Peddle and Hydro bike) - Per hour | HST included | | \$21.00 |
| EconoPass (15 visits) | HST included | \$95.47 | \$98.34 |
| Group Rental Staffing and Equipment- | HST included | \$159.22 | \$164.00 |
| Equipment Replacement Fee - Per Replacement | +HST | | \$60.00 |
| MARKET SQUARE | | | |
| Market Square Insurance -Annual Fee | HST included | \$26.01 | \$26.01 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|--------------|-----------------|-----------------|
| Market Square Insurance -Per Day | HST included | \$26.01 | \$26.01 |
| Market Square Private Rental - Per Hour - Not for Profit | +HST | \$17.70 | \$17.70 |
| Market Square Private Rental -Per Hour | +HST | \$35.39 | \$35.39 |
| Market Square Private Rental -Per Day | +HST | \$659.63 | \$659.63 |
| Market Square Private Rental Custodian Rate-Per Day | +HST | \$99.86 | \$99.86 |
| Market Square Demonstration Kitchen - Per Hour | +HST | \$38.45 | \$38.45 |
| Market Square Zone A, B, E - First Table-Annual Fee | +HST | \$226.85 | \$226.85 |
| Market Square Zone A, B, E - Second Table-Annual Fee | +HST | \$210.12 | \$210.12 |
| Market Square Zone A, B, E - Third Table-Annual Fee | +HST | \$197.68 | \$197.68 |
| Market Square Zone C - Section 1 - 16 (excluding 4&11)-Annual Fee | +HST | \$784.48 | \$784.48 |
| Market Square Zone C - Section 4-Annual Fee | +HST | \$661.67 | \$661.67 |
| Market Square Zone C - Section 11-Annual Fee | +HST | \$1,119.45 | \$1,119.45 |
| Market Square Zone D-Annual Fee | +HST | \$574.26 | \$574.26 |
| Market Square Zone F, G, H - First Table-Annual Fee | +HST | \$135.25 | \$135.25 |
| Market Square Zone F, G, H - Second Table-Annual Fee | +HST | \$121.69 | \$121.69 |
| Market Square Zone F, G, H - Third Table-Annual Fee | +HST | \$106.08 | \$106.08 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|--------------|-----------------|-----------------|
| Market Square Daily Vendor-Per Day | +HST | \$35.39 | \$35.39 |
| WELLAND ARENAS | | | |
| Ice Bumper - set up included-Per Unit / Per Hour | +HST | \$5.87 | \$6.04 |
| Ice Bumper Replacement Fee-Per Unit | +HST | \$306.00 | \$315.18 |
| Arena Floor - Adult Sport -Per Hour | +HST | \$95.68 | \$98.55 |
| Arena Floor - Youth Sport (weekday)-Per Hour | +HST | \$46.82 | \$48.22 |
| Arena Floor - Youth Sport (weekend/holidays)-Per Hour | +HST | \$58.24 | \$59.99 |
| Arena Floor - Junior B Lacrosse (weekday)-Per Hour | +HST | \$58.24 | \$59.99 |
| Arena Floor - Junior B Lacrosse (weekend/holiday)-Per Hour | +HST | \$65.59 | \$67.55 |
| Memorial Arena Seating - Per Agreement * New 2025 | +HST | | \$250.00 |
| Arena Ice Resurfacing-Per Rental | HST included | \$3.06 | \$3.15 |
| Arena Ice Prime Time Adults-Per Hour | +HST | \$192.47 | \$198.25 |
| Arena Ice Prime Time Minor Hockey/Figure Skating-Per Hour | +HST | \$154.02 | \$158.64 |
| Arenas Ice Walk-In Rate; Prime Time Only-Per Hour | +HST | \$108.22 | \$111.47 |
| Arena Ice, JR A/B, SR A & Southern Tier Admirals AAA Hockey-Per Hour | +HST | \$177.89 | \$183.22 |
| Arena Ice Non-Prime -Per Hour | +HST | \$105.06 | \$108.21 |
| Arena Ice School Rate; Elementary Non-Prime Time Only-Per Hour | | \$- | \$- |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|--------------|-----------------|-----------------|
| Arena Ice School Rate; Non-Elementary Non-Prime Time Only-Per Hour | +HST | \$52.02 | \$53.58 |
| Public Skating - Adults-Per Day | HST included | \$3.50 | \$3.50 |
| Public Skating - Child(ren) - under 14-Per Day | HST included | \$2.50 | \$2.50 |
| Arena Skate Sharpening -Per Month | +HST | \$158.10 | \$162.84 |
| Advertising: Main Arena (1-year term) | +HST | | \$750.00 |
| Advertising: Main and Jack Ballantyne Memorial Arena (1- year term) | +HST | | \$1,000.00 |
| Advertising: Main Arena (3-year term) | +HST | | \$2,000.00 |
| Advertising: Main and Jack Ballantyne Memorial Arena (3-year term) | +HST | | \$2,500.00 |
| PARKS AND OPEN SPACES | | | |
| Memorial Tree Program-Per Agreement | +HST | \$765.00 | \$787.95 |
| Memorial Bench Program-Per Agreement | +HST | \$3,570.00 | \$3,677.10 |
| Tree Planting - Subdivision Agreement-Per Agreement | +HST | \$691.56 | \$712.31 |
| Park Pavilion-Per Day | +HST | \$63.44 | \$65.35 |
| Picnic Table, Delivered-Per Day | +HST | \$16.63 | \$17.12 |
| Picnic Table, No Pickup or Delivery-Per Day | +HST | \$11.42 | \$11.77 |
| Green Space Rental - Private, Not-for-Profit -Per Hour | +HST | \$31.21 | \$32.15 |
| Green Space Rental - Not-for-Profit - Small (1-99)-Daily | +HST | \$255.00 | \$262.65 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Green Space Rental – Not-for-Profit – Medium (100 – 499)-Daily | +HST | \$357.00 | \$367.71 |
| Green Space Rental – Not-for-Profit – Large (500+)-Daily | +HST | \$459.00 | \$472.77 |
| Green Space Rental – Private / Commercial (Event) Small (1-99)-Daily | +HST | \$408.00 | \$420.24 |
| Green Space Rental – Private / Commercial (Event) Medium (100 – 499)-Daily | +HST | \$510.00 | \$525.30 |
| Green Space Rental – Private / Commercial (Event) Large (500+)-Daily | +HST | \$612.00 | \$630.36 |
| Chippawa Volleyball Courts – Not-For-Profit all courts-Per Hour | +HST | \$20.20 | \$20.80 |
| Chippawa Volleyball Courts – League / Commercial Booking all courts-Per Hour | +HST | \$40.60 | \$41.81 |
| Lawn Bowling – Per Season | +HST | \$326.40 | \$336.19 |
| Wooden Bleachers – Parks Equipment-Per Day | +HST | \$104.04 | \$107.16 |
| Showmobile Unit-Per Day | +HST | \$486.95 | \$501.56 |
| Showmobile P.A. Equipment-Per Day | +HST | \$110.26 | \$113.57 |
| Showmobile Pick up and Delivery-Per Day | +HST | \$91.60 | \$94.34 |
| Afterhours Showmobile Pick up and Delivery-Per Day | +HST | \$215.32 | \$221.78 |
| Showmobile Unit Extended Rentals-Per Day | +HST | \$137.29 | \$141.41 |
| Stage (Portable) Section 1-Per Day | +HST | \$67.63 | \$69.65 |
| Stage (Portable) Section 2-Per Day | +HST | \$100.88 | \$103.90 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Stage (Portable) Section 3-Per Day | +HST | \$134.23 | \$138.26 |
| Stage (Portable) Pick up and Delivery-Per Day | +HST | \$36.41 | \$37.51 |
| Afterhours Stage (Portable) Pick up and Delivery-Per Day | +HST | \$54.06 | \$55.68 |
| Canteen (Portable)-Per Day | +HST | \$130.05 | \$133.95 |
| Portable generator-Per Day | +HST | \$87.41 | \$90.04 |
| Tow behind generator-Per Day | +HST | \$410.96 | \$423.29 |
| 10' x 10' Tents - Parks Equipment -Per Day | +HST | \$30.19 | \$31.10 |
| Ropes and Delineator-Per Day | +HST | \$11.42 | \$11.77 |
| Pylons - Parks Equipment (up to 25)-Per Day | +HST | \$6.63 | \$6.83 |
| Garbage Drums - Parks Equipment-Per Day | +HST | \$11.44 | \$11.79 |
| Stationary P.A. System - Parks Equipment-Per Day | +HST | \$70.79 | \$72.91 |
| Folding Tables - Parks Equipment-Per Day | +HST | \$11.42 | \$ 11.77 |
| Chairs - Parks Equipment-Per Day | +HST | \$3.83 | \$3.94 |
| Beverage Bins - Parks Equipment-Per Day | +HST | \$12.44 | \$12.82 |
| Barricades - Parks Equipment-Per Day | +HST | \$9.95 | \$10.24 |
| Easels/Pegboards - Per Unit/Per Day | +HST | \$9.00 | \$9.27 |
| Rhino Box-Per Unit/Per Day | +HST | \$102.00 | \$105.06 |
| WELLAND DISTRICT SLO-PITCH (EXCLUDING WELLAND STADIUM) | | | |
| Field Only - Slo-Pitch per team-Per Season | +HST | \$566.00 | \$582.98 |
| Field with Lights - Slo-Pitch per team-Per Season | +HST | \$752.25 | \$774.82 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| PLAYING FIELDS | | | |
| Saturday Field Tournament Fees -Per Day | +HST | \$134.23 | \$138.26 |
| Sunday Field Tournament Fees -Per Day | +HST | \$201.86 | \$ 207.91 |
| Soccer Field - Adult-Per Hour | +HST | \$24.99 | \$25.74 |
| Soccer Field - Youth (Minor)-Per Hour | +HST | \$12.44 | \$12.82 |
| Soccer Field - Commercial, For Profit -Per Hour | +HST | \$30.60 | \$31.52 |
| Cricket Field-Per Day | +HST | \$30.19 | \$31.10 |
| Sport Field Light Fees -Per Usage | +HST | \$24.99 | \$25.74 |
| Field A - Ball Diamond Adult-Per Hour | +HST | \$24.99 | \$25.74 |
| Field A - Ball Diamond Minor Baseball (Youth under 18)-Per Hour | +HST | \$12.44 | \$12.82 |
| Field A - Ball Diamond Commercial, For Profit -Per Hour | +HST | \$15.30 | \$15.76 |
| Field A - Ball Diamond School Rentals-Per Day | +HST | \$32.23 | \$33.20 |
| Field B - Ball Diamond Adult-Per Hour | +HST | \$19.89 | \$20.49 |
| Field B - Ball Diamond Minor Baseball (Youth under 18)-Per Hour | +HST | \$9.95 | \$10.24 |
| Field B - Ball Diamond Commercial, For Profit -Per Hour | +HST | \$12.75 | \$13.13 |
| Field B - Ball Diamond School Rentals-Per Day | +HST | \$25.76 | \$26.53 |
| Field C - Ball Diamond Adult-Per Hour | +HST | \$15.81 | \$16.28 |
| Field C - Ball Diamond Minor Baseball (Youth under 18)-Per Hour | +HST | \$7.96 | \$8.19 |
| Field C - Ball Diamond Commercial, For Profit -Per Hour | +HST | \$10.20 | \$10.51 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| SPORTS COMPLEX (WELLAND STADIUM) | | | |
| Saturday Stadium Tournament Fees -Per Day | +HST | \$134.23 | \$138.26 |
| Sunday Stadium Tournament Fees -Per Day | +HST | \$200.84 | \$206.86 |
| Stadium Field; Prime Time -Per Hour | +HST | \$46.82 | \$48.22 |
| Stadium Field; Non - Prime Time -Per Hour | +HST | \$34.37 | \$ 35.41 |
| Stadium Field; Prime Time Minor Baseball Not for Profit & High Schools-Per Hour | +HST | \$31.21 | \$32.15 |
| Stadium Dressing Rooms - Adult Casual Use-Per Season | +HST | \$137.29 | \$141.41 |
| Stadium Dressing Rooms - Minor Casual Use-Per Season | +HST | \$106.08 | \$109.26 |
| Stadium Dressing Rooms - Adult Exclusive Use-Per Season | +HST | \$686.66 | \$707.26 |
| Stadium Concession Stand - Licensed Event/Tournament-Daily | +HST | \$82.21 | \$84.68 |
| Stadium Light Fees-Per Hour | +HST | \$36.41 | \$37.51 |
| EMPIRE SPORTSPLEX COMMERCIAL FOR-PROFIT LEAGUES | | | |
| Empire Sportsplex Single Court Rental - Commercial for Profit /League-Per Hour | +HST | \$16.00 | \$16.48 |
| Empire Sportsplex Double Court Rental - Commercial for Profit /League-Per Hour | +HST | \$14.00 | \$14.42 |
| Empire Sportsplex Additional Court Rental - Commercial for Profit /League-Per Hour | +HST | \$6.00 | \$6.18 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| Empire Sportsplex Tournament Fees – Commercial for Profit /League–Per Day | +HST | \$102.00 | \$105.06 |
| Empire Sportsplex Full Facility Exclusive use –Commercial for Profit /League–Per Day | +HST | \$612.00 | \$ 630.36 |
| CANAL LANDS AND WELLAND INTERNATIONAL FLATWATER CENTRE (WIFC) | | | |
| Waterway Water Quality Test (Fecal, Strep, E. coli, PH)–Per Test | +HST | \$194.51 | \$200.35 |
| Amphitheatre at Merritt Park – Community/Not–for–Profit–Per Day | +HST | \$279.89 | \$288.28 |
| Amphitheatre at Merritt Park – Commercial/For Profit–Per Day | +HST | \$336.60 | \$346.70 |
| WIFC Celebration Hall (1, 2 & 3) – 8AM – 5PM–Per Day | +HST | \$424.52 | \$437.26 |
| WIFC Celebration Hall (1, 2 & 3) – 3PM – 1AM–Per Day | +HST | \$684.62 | \$705.16 |
| WIFC Celebration Hall (1, 2 & 3)–Hourly | +HST | \$53.04 | \$54.63 |
| WIFC North Course Rental–Per Day | +HST | \$865.57 | \$891.54 |
| WIFC South Course Rental–Per Day | +HST | \$764.69 | \$787.63 |
| WIFC North Course Organized Non–Exclusive Rental–Per Day | +HST | \$226.85 | \$233.65 |
| WIFC South Course Organized Non–Exclusive Rental–Per Day | +HST | \$170.65 | \$175.77 |
| WIFC Northern Reach Rental –Per Day | +HST | \$208.08 | \$214.32 |
| WIFC Waterway Event Set Up Day–Per Day | +HST | \$364.14 | \$375.06 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|--|------------|-----------------|-----------------|
| WIFC Paddle Tank – Affiliate Rate (formerly standard per hour rate)–Per Hour | +HST | \$128.01 | \$131.85 |
| WIFC Paddle Tank – Non–Affiliate Rate (formally Tier 1)–Per Hour | +HST | \$138.41 | \$142.57 |
| Portable Washrooms – Regular Unit–Per Day; Per Unit | +HST | \$128.01 | \$131.85 |
| Portable Washrooms – Disability Unit–Per Day; Per Unit | +HST | \$178.91 | \$184.28 |
| Portable – Double cold sink station –Per Day; Per Unit | +HST | 178.91 | \$184.28 |
| Portable – Cleaning –Per Day; Per Unit | +HST | \$29.17 | \$30.05 |
| Service Call–Per Call | +HST | \$ 104.04 | \$107.16 |
| Garbage Bin (30 cubic yard roll off bin)–Per Event | +HST | \$230.93 | \$237.86 |
| Kayak –Per Day; Per Unit | +HST | \$92.62 | \$95.39 |
| Rescue Board –Per Day; Per Unit | +HST | \$128.01 | \$131.85 |
| Affiliated / Seasonal User | | \$ 1,500.00 | \$1,545.00 |
| Zodiacs – North Course Event–Per Day; Per Unit | +HST | \$178.91 | \$184.28 |
| Zodiacs – South Course Event–Per Day; Per Unit | +HST | \$236.13 | \$243.21 |
| Replacement – Boat Safety Kits–Per Unit | +HST | \$22.85 | \$23.53 |
| Chairs –Per Day; Per Unit | +HST | \$3.06 | \$3.15 |
| Muskoka Chairs –Per Day; Per Unit | +HST | \$3.06 | \$3.15 |
| Folding Tables 8ft–Per Day; Per Unit | +HST | \$10.20 | \$10.51 |
| High Top Tables –Per Day; Per Unit | +HST | \$9.18 | \$9.46 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Weigh Scale-Per Day | +HST | \$ 173.71 | \$178.92 |
| Weigh Scale Sand-Per Day | +HST | \$59.26 | \$61.04 |
| Two-way radio - 1 to 6 units -Per Event | +HST | \$51.00 | \$52.53 |
| Two-way radio - 7 to 24 units-Per Event | +HST | \$185.23 | \$190.79 |
| Megaphones -Per Event; Per Unit | +HST | \$35.39 | \$36.46 |
| Megaphones replacement-Per Unit | +HST | \$162.28 | \$167.15 |
| P.A. Equipment (portable)-Per Event | +HST | \$110.26 | \$113.57 |
| Tent; 20 x 20-Per Event; Per Unit | +HST | \$484.81 | \$499.35 |
| Tent; 10 x 20-Per Event; Per Unit | +HST | \$173.71 | \$178.92 |
| Tent; 10 x 10-Per Event; Per Unit | +HST | \$87.41 | 90.04 |
| Tent; 20 x 20 with sides-Per Event; Per Unit | +HST | \$529.58 | \$545.47 |
| Tent; 10 x 20 with sides-Per Event; Per Unit | +HST | \$208.08 | \$214.32 |
| Tent; 10 x 10 with sides-Per Event; Per Unit | +HST | \$111.28 | \$114.62 |
| Finish Lynx System - Without Operator-Per Day | +HST | \$487.97 | \$502.61 |
| Finish Lynx System - Operator included - Per Day | +HST | \$862.51 | \$888.39 |
| Finish Lynx System - Operator included - Two Day Event | +HST | \$1,186.06 | \$1,221.64 |
| Fencing - per 8' panel in length with delivery-Per Panel | +HST | \$10.20 | \$10.51 |
| Fencing - per 8' panel in length with delivery and set up-Per Panel | +HST | \$12.44 | \$12.82 |
| Bleachers (1 unit)-Two Day Event | +HST | \$499.39 | \$514.37 |
| Bleachers (2 units)-Two Day Event | +HST | \$870.77 | \$896.90 |
| Bleachers (3 units)-Two Day Event | +HST | \$1,137.20 | \$1,171.31 |

| FEE/DESCRIPTION | HST | 2024 FEE | 2025 FEE |
|---|------------|-----------------|-----------------|
| Additional day – Bleachers–Per Day | +HST | \$264.28 | \$272.21 |
| Bleacher delivery & setup (within Welland City Limits)–Per Rental | +HST | \$167.48 | \$172.51 |
| Special Exemption Regional Delivery–Per Rental | +HST | \$210.12 | \$216.42 |
| Pontoon Boat – Large–Per Event | +HST | \$260.10 | \$267.90 |
| Affiliate Wakeless Launches –Per Month | +HST | \$162.28 | \$167.15 |
| Affiliate Wakeless Launches –Deposit | +HST | \$318.34 | \$327.89 |
| North Course Event Wakeless Launch (includes fuel cost and refilling)–Per Day; Per Unit | +HST | \$198.70 | \$204.66 |
| South Course Event Wakeless Launch (includes fuel cost and refilling)–Per Day; Per Unit | +HST | \$226.85 | \$233.65 |
| North Course Organized Non-Exclusive Wakeless Launch (includes fuel cost and refilling)–Per Day; Per Unit | +HST | \$68.65 | \$70.71 |
| South Course Organized Non-Exclusive Wakeless Launch (includes fuel cost and refilling)–Per Day; Per Unit | +HST | \$85.27 | \$87.83 |
| Lifeguard (subject to availability)–Per Hour; Per Guard | +HST | \$30.60 | \$31.52 |
| Security Guard (per guard, per hour)–Per Hour; Per Guard | +HST | \$22.85 | \$23.53 |

COUNCIL MEETING
COMMUNITY SERVICES DEPARTMENT

REPORT CS-2024-30
November 26, 2024

SUBJECT: Community Grants Program Funding Update

**AUTHOR: Amanda Degazio – Manager of Business and
Community Services**

APPROVING: Jessica Ruddell – Director of Community Services

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CS-2024-30 Community Grants Program Funding Update.

RELATIONSHIP TO STRATEGIC PLAN:

This recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

The purpose of this report is to provide an update on the City of Welland's Community Grants Program. Launched in August 2024, this program strives to develop mutually beneficial relationships that support community involvement, activation, and support by groups and individuals who provide services to keep Welland residents active and healthy and strengthen engagement in our community.

The program supports local initiatives in arts and culture, events, and social services, and is designed to provide funding through a structured, transparent process for projects that align with the City’s community goals.

Now that grant applications have been received and evaluated, the next step is for Council to approve the funding envelope. For 2025, \$369,200 has been requested to support the Community Grant program. This is the same funding envelope approved by Council in 2024 and results in a 0.75% impact to the tax base. Following approval of the 2025 budget, program applicants will be notified by December 13, 2024, and will receive detailed information regarding the next steps including funding disbursement.

BACKGROUND:

The City of Welland has a long-standing tradition of supporting the community through taxpayer-funded grants for events, programs, and other local needs. These community grant programs are highly valued by both residents and local organizations. On August 13, 2024, City Council approved a revised Community Grant Policy which introduced best practices for governance, established clear processes, and defined roles and responsibilities. The updated policy creates three distinct funding streams: Arts and Culture, Events, and Social Services, to better address the diverse needs of the community.

As part of the policy, Council is responsible for approving the annual funding envelope for the Community Grant Program through the budget process. Once the funding envelope is approved, staff will manage the program and allocate grant funding in accordance with the policy's guidelines.

DISCUSSION:

Once the new Community Grants Program was approved by Council, staff undertook a number of actions to introduce the new program to the community. This included:

- Sharing the new policy and application process with past grant recipients.
- Hosting an information session in September 2024 (37 participants) which was recorded and made available through Engage Welland.
- Posting resources for the new program including timelines and requirements on the Engage Welland platform.
- Broadly communicating the new program through a media release, social media platforms and the What's Up Welland podcast.
- Accepting applications from September 13 to October 15, 2024.

These efforts resulted in 44 applications. Once reviewed for eligibility, 35 applications were evaluated as per the criteria and terms outlined in the Community Grants Policy. The total sum for all eligible applications was \$602,942.55. Evaluation scores ranged from 87% to 52% underscoring the breadth of ideas and approaches submitted.

Attendees expressed their gratitude for the new program and the clarity provided during the session. City staff were also available throughout the application period to assist applicants with any questions or guidance they needed, ensuring a smooth intake process.

The chart below highlights the number of qualified applications, the number of applications that will receive funding, and the evaluation cutoff point. It provides a clear breakdown of how many groups meet the qualification criteria, how many will be funded based on evaluations, and the specific score threshold for funding consideration.

| Evaluation Ranking | |
|---|-----|
| # of qualified applicants | 35 |
| # of groups partially funded | 23 |
| # qualified, not funded | 12 |
| Evaluation Cutoff | 68% |
| % of qualified applicants receiving funding | 66% |

FINANCIAL:

The financial component of the community grants program is effectively managed within the current funding envelope of \$369,200.00, with \$368,013.50 allocated to community grants and a small surplus of \$1,186.50 remaining. This surplus will be made available in a second round along with any funds that can not be distributed for any reason. This funding is distributed across three streams: \$212,450.00 for social services, \$100,646.00 for events, and \$54,917.50 for arts and culture.

Given the successful evaluation of applications based on established criteria and the current allocation, we recommend maintaining the existing funding envelope. This approach allows us to continue supporting a diverse range of impactful projects while staying within the policy guidelines and budget constraints.

| <u>Funding Breakdown</u> | | % |
|---------------------------------|---------------------|-------------|
| Funding Envelope | \$369,200.00 | 100% |
| Community Grants Allocation | \$368,013.50 | 99.68% |
| Surplus | \$1,186.50 | 0.32% |

| <u>Funding Breakdown by Stream</u> | | | |
|---|------------------|-----------------------------|-----------------------------|
| | Requested Amount | Community Grants Allocation | % of total funding envelope |
| Social Services | \$348,570.80 | \$212,450.00 | 57.73% |
| Events | \$155,346.75 | \$100,646.00 | 27.35% |
| Arts & Culture | \$99,025.00 | \$54,917.50 | 14.92% |
| Total: | \$602,942.55 | \$368,013.50 | 100% |

Note: The % of total funding allocated by stream was designed to be flexible to be responsive to community need.

In accordance with the community grants policy, Council can adjust the funding envelope only through the budget amendment process. Any proposed

amendments will require a formal notice of amendment submitted by 3:00 p.m. on November 28. These amendments will be reviewed and discussed at the Council meeting scheduled for December 4.

CONCLUSION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CS-2024-30 Community Grants Program Funding Update.

ATTACHMENT:

N/A

COUNCIL MEETING
OFFICE OF THE CITY CLERK

REPORT CLK-2024-11
November 26, 2024

SUBJECT: **Response to Notice of Motion – Options to Reduce Council Size to Lessen Financial Impact on Taxpayer and Public Engagement**

AUTHOR: **Tara Stephens, Director of Legislative Services/City Clerk**

APPROVING: **Rob Axiak, Chief Administrative Officer**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the reduction of the council size to six (6) councillors and Mayor effective (7 total) for the 2026 Municipal Election; and further

THAT Welland City Council subsequently directs staff to conduct a ward boundary review based on this reduced council composition, including options for a ward-based, or an at-large system.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

This report responds to Welland City Council's directive to explore options for reducing council size to lower taxpayer costs. By comparing Welland with similar municipalities, it identifies over-representation as a potential issue due to a lower residents-per-councillor ratio. Three options are presented, with a recommendation to reduce the council to seven members. This option aligns with provincial directives for municipal efficiency and balances financial savings with effective governance. To implement these changes, a by-law must be passed by December 31, 2025, to ensure they take effect in the next municipal election.

In addition, this report integrates community feedback collected through the Engage Welland platform to refine the options presented for council composition. A key finding is that 44.3% of survey respondents support a council size of 5-7 members, aligning with the recommendation to reduce to seven members. The report recommends further public engagement to ensure community support and inform subsequent decisions.

BACKGROUND:

This report fulfills the Notice of Motion (NOM) passed by Welland City Council on April 9, 2024, which is as follows:

“THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to provide council with options on a reduced council size, with the sole objective to reduce the cost on to the taxpayer.”

On September 3, 2024, Welland City Council directed staff to develop and implement a public engagement strategy to gather resident input on the potential reduction of council size.

DISCUSSION:

Below outlines various municipal comparators for municipalities within a part-time councillor system. Niagara Falls and St. Catharines were chosen as comparators as they more closely align with Welland in terms of operational and service levels as lower-tier municipalities. These cities are among the larger municipalities in the Niagara Region, making them more relevant for comparison than the smaller municipalities in the area.

Municipal Comparators

| Municipality | Population | Number of Councillors | Number of Residents per Councillor |
|----------------|---------------|-----------------------|------------------------------------|
| Welland | 57,933 | 12 | 4,828 |
| Niagara Falls | 94,415 | 8 | 11,802 |
| St. Catharines | 136,803 | 12 | 11,400 |
| Halton Hills | 62,951 | 8 | 7,869 |
| Brantford | 104,688 | 10 | 10,469 |
| Kawartha Lakes | 79,247 | 8 | 9,906 |
| Clarington | 101,427 | 4 | 25,357 |

To ensure a comprehensive analysis of the councillor-to-citizen ratio, it is also important to consider municipalities outside the Niagara region. Different areas in Ontario have varying governance structures, population densities, and community needs, which influence how municipal representation is organized. By including comparators from across Ontario, the report can offer a broader

perspective, identifying best practices that could be relevant to the Niagara region while ensuring that the recommendations align with broader provincial trends and standards.

Ratios:

The last column of the above chart shows the number of Councillors per Resident. By comparing these ratios with other municipalities, it will help Council identify if the Welland governance structure is over, or under-represented. A lower residents-to-councillor ratio could suggest that each councillor serves fewer constituents, potentially indicating over-representation relative to typical standards.

Options:

Through the Notice of Motion cited in this report, council had directed staff to provide recommendations for reducing the council size with a primary focus on reducing the financial impact on the taxpayers of Welland. With this in mind, various configurations were examined, and shown below.

| Option 1 | Option 2 | Option 3 |
|--|--|--|
| <ul style="list-style-type: none"> • 4 Part Time Councillors • 1 Full Time Mayor | <ul style="list-style-type: none"> • 6 Part Time Councillors • 1 Full Time Mayor | <ul style="list-style-type: none"> • 8 Part Time Councillors • 1 Full Time Mayor |
| 5 Elected Officials | 7 Elected Officials | 9 Elected Officials |

As recommended in this report, reducing the council to 7 elected officials total (Option 2 above) would be the most optimal solution to meet the direction provided in the NOM, as:

- It meets the intent of the NOM from a Financial perspective while maintaining service levels (i.e. cost savings – One Councilor per Ward rather than the current Two per Ward structure), and
- It would only require a basic update / review to the current ward structure as the current six wards would remain with only minor modifications based on the number of residents in each ward, including growth projections.

Timing:

As outlined in the Municipal Act, sections 217(1) and 222(8), the deadline for a municipal council to approve a by-law changing the ward structure and/or the council composition is December 31, 2025. Meeting this deadline is essential for these changes to be effective for the upcoming municipal election. Moreover, step one as noted in this report is to gain approval by council to reduce the composition of council to 7, allowing enough time to complete a ward boundary review this Fall before the December 31, 2025, deadline.

Provincial Oversight:

At the time this NOM was presented, some members of Council had tabled discussion around the province, and their interest in municipal council sizes and the desire for more efficient local government. A session was hosted by the Standing Committee on Heritage, Infrastructure and Culture Policy in January of this year in Niagara. The hearing was intended to inform a study on regional governance as overseen by the Ministry of Municipal Affairs and Housing. This study is still ongoing. In May of this year, the Niagara Region hosted a three-day advocacy event at Queen's Park known as Niagara Week. At this event, some discussions were had regarding the overall structure of Niagara elected officials. No conclusions were reached on this topic at this scheduled event. That said, the Province of Ontario has directed municipalities to find efficiencies as part of its broader agenda to ensure more effective and fiscally responsible local governance. This directive stems from the increasing financial pressures on municipalities, which are tasked with managing a growing list of responsibilities, including infrastructure, housing, and social services, often without corresponding increases in revenue. Key elements of this push for efficiency include reassessing the structure of local governments, such as the number of elected officials, to streamline operations and reduce costs. As such, the NOM and subsequent recommendation in this report, would continue to proactively align to the interests put forth by the province.

Public Engagement Survey

Below provides a summary of the feedback collected through the Engage Welland platform regarding council composition and size. The survey ran from October 21 to November 19, 2024, and received 141 responses.

Key findings highlight community preferences and concerns about the potential reduction in council size.

Participation Overview:

- Total Participants: 141
- Engaged Visitors: 105
- Aware Visitors: 259

Key Findings:

Preferred Council Size:

- 44.3% supported a council of 5-7 members.
- 17.1% preferred 8-10 members.
- Only 0.7% supported a council with more than 13 members.

Representation Effectiveness:

- 36.2% rated the current council (13 members) as providing "average" representation.
- 28.4% believed the representation was "poor."
- 22.7% rated it "well."

Criteria for Determining Council Size:

- Population Size:** 84 responses.
- Geographic Area:** 71 responses.
- Representation of Diverse Voices:** 45 responses.

Adjustments for Future Growth:

- 42.6% supported decreasing council size.
- 44.0% supported maintaining the current size.

Community Feedback Themes:

- Concerns about equitable representation, particularly for areas experiencing growth.
- Questions about the fiscal impact of reducing council size.
- Desire for a transparent process that includes future community growth projections.

The survey results demonstrate a significant portion of the community is open to reducing the council size while emphasizing the importance of representation and accessibility.

FINANCIAL:

Based on the 2024 Budget, the total financial expense of a Council of 13 members, including remuneration, professional development, mileage, allowances, pension, benefits, health tax, and cell phone, equate to **\$631,848.00**. The options shown below is based on the 2024 Mayor and Council Budget for Remuneration and Expenses. As noted in this report, Option 2 is what is being recommended to Council based on the intent of the NOM.

| Option 1 | Option 2 | Option 3 |
|---|---|---|
| <ul style="list-style-type: none">• 4 Part Time Councillors• 1 Full Time Mayor | <ul style="list-style-type: none">• 6 Part Time Councillors• 1 Full Time Mayor | <ul style="list-style-type: none">• 8 Part Time Councillors• 1 Full Time Mayor |
| <u>5</u> Elected Officials | <u>7</u> Elected Officials | <u>9</u> Elected Officials |
| Mayor: \$123,348 4 Councillors: \$169,500 Total: \$292,848 | Mayor: \$123,348 6 Councillors: \$254,250 Total: \$377,598 | Mayor: \$123,348 8 Councillors: \$339,000 Total: \$462,348 |
| Savings: \$339,000 | Savings: \$254,250 | Savings: \$169,500 |
| Tax Savings Impact: 0.69% | Tax Savings Impact: 0.52% | Tax Savings Impact: 0.34% |

CONCLUSION:

The recommended solution is to reduce the council to seven (7) members and to subsequently conduct a ward boundary review, addressing financial concerns while ensuring effective representation. To implement these changes for the next municipal election, the necessary by-law must be approved by December 31, 2025, as per the *Municipal Act*.

ATTACHMENT:

Appendix I – Summary Report Engage Welland - Council Composition

Summary Report

21 October 2024 - 19 November 2024

Engage Welland

PROJECTS SELECTED: 1

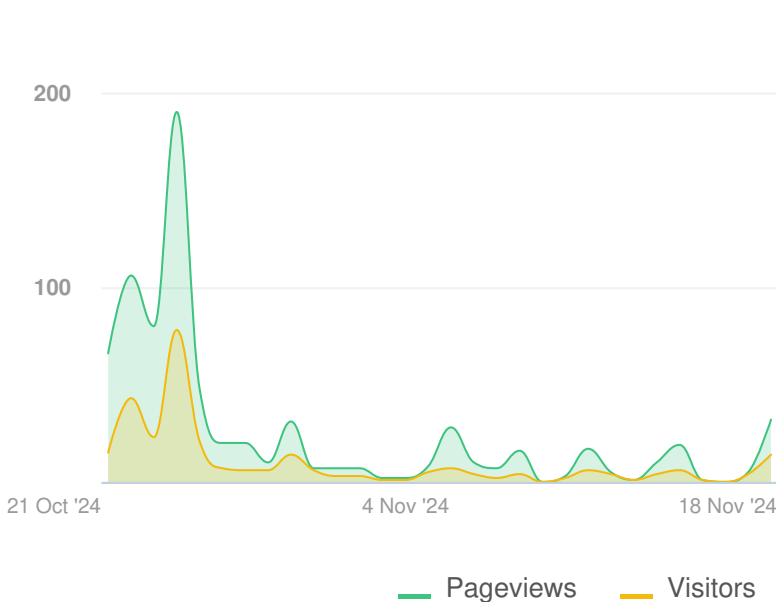
Council Composition

FULL LIST AT THE END OF THE REPORT



Visitors Summary

Highlights

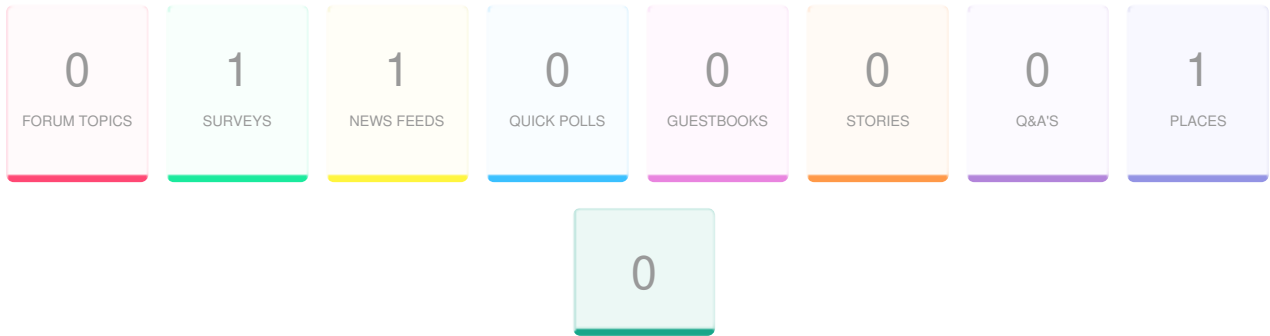


| | | |
|-------------------|----------------------|----------------|
| TOTAL VISITS | MAX VISITORS PER DAY | |
| 300 | 78 | |
| NEW REGISTRATIONS | | |
| 12 | | |
| ENGAGED VISITORS | INFORMED VISITORS | AWARE VISITORS |
| 105 | 181 | 259 |

PARTICIPANT SUMMARY

| | | | | |
|-----------------|---|---|-----------|--|
| ENGAGED | 105 ENGAGED PARTICIPANTS | | | (%) |
| | Registered | Unverified | Anonymous | |
| INFORMED | Contributed on Forums | 0 | 0 | 0 |
| | Participated in Surveys | 28 | 0 | 77 |
| | Contributed to Newsfeeds | 0 | 0 | 0 |
| | Participated in Quick Polls | 0 | 0 | 0 |
| AWARE | Posted on Guestbooks | 0 | 0 | 0 |
| | Contributed to Stories | 0 | 0 | 0 |
| | Asked Questions | 0 | 0 | 0 |
| | Placed Pins on Places | 0 | 0 | 0 |
| | Contributed to Ideas | 0 | 0 | 0 |
| | <i>* A single engaged participant can perform multiple actions</i> | | | <i>* Calculated as a percentage of total visits to the Project</i> |
| ENGAGED | 181 INFORMED PARTICIPANTS | | | (%) |
| | Participants | | | |
| INFORMED | Viewed a video | 0 | | |
| | Viewed a photo | 0 | | |
| | Downloaded a document | 3 | | |
| | Visited the Key Dates page | 0 | | |
| AWARE | Visited an FAQ list Page | 0 | | |
| | Visited Instagram Page | 0 | | |
| | Visited Multiple Project Pages | 79 | | |
| | Contributed to a tool (engaged) | 105 | | |
| | <i>* A single informed participant can perform multiple actions</i> | | | <i>* Calculated as a percentage of total visits to the Project</i> |
| ENGAGED | 259 AWARE PARTICIPANTS | | | |
| | Participants | | | |
| INFORMED | Visited at least one Page | 259 | | |
| AWARE | | | | |
| | | <i>* Aware user could have also performed an Informed or Engaged Action</i> | | |
| | <i>* Total list of unique visitors to the project</i> | | | 259 |
| | Council Composition | | | 105 (40.5%) |
| | Council Composition | | | 180 (69.5%) |
| | Council Composition | | | 259 |

ENGAGEMENT TOOLS SUMMARY



| SURVEYS SUMMARY | |
|-----------------|--------------|
| 1 | Surveys |
| 105 | Contributors |
| 141 | Submissions |

| TOP 3 SURVEYS BASED ON CONTRIBUTORS |
|---|
| <p>105</p> <p>Contributors to</p> <p>Council Composition Survey</p> |

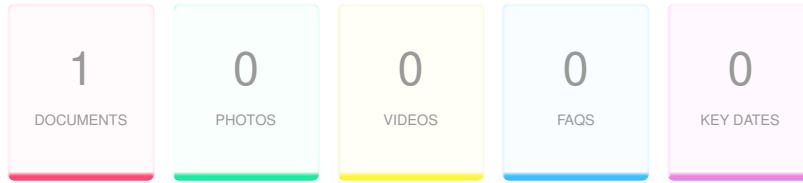
| NEWSFEEDS SUMMARY | |
|-------------------|----------|
| 1 | NewsFeed |
| 1 | Visits |
| 1 | Visitors |

| TOP 3 NEWSFEEDS BASED ON VISITORS |
|---|
| <p>1</p> <p>Visitors to</p> <p>Council Composition: What you Need to Know</p> |

| PLACES SUMMARY | |
|----------------|--------------|
| 1 | Places |
| 0 | Contributors |
| 0 | Pins |

| TOP 3 PLACES BASED ON CONTRIBUTORS | |
|--|---|
| <p>0</p> <p>Contributors to</p> <p>Ward Boundary Map</p> | <p>0</p> <p>Contributors to</p> <p>Ward Map</p> |

INFORMATION WIDGET SUMMARY



| DOCUMENTS | |
|-----------|-----------|
| 1 | Documents |
| 3 | Visitors |
| 3 | Downloads |

| TOP 3 DOCUMENTS BASED ON DOWNLOADS |
|---|
| 3 Downloads CLK-2024-11 - Response to NOM - Options - Council Composition.pdf |

TRAFFIC SOURCES OVERVIEW

| REFERRER URL | Visits |
|-----------------------------|--------|
| lm.facebook.com | 50 |
| m.facebook.com | 37 |
| l.facebook.com | 27 |
| t.co | 13 |
| www.google.com | 12 |
| www.niagarathisweek.com | 6 |
| www.wellandtribune.ca | 5 |
| www.google.ca | 3 |
| www.stcatharinesstandard.ca | 3 |
| www.bing.com | 1 |
| www.niagarafallsreview.ca | 1 |
| www.welland.ca | 1 |

SELECTED PROJECTS - FULL LIST

| PROJECT TITLE | AWARE | INFORMED | ENGAGED |
|---------------------|-------|----------|---------|
| Council Composition | 259 | 181 | 105 |

COUNCIL MEETING
COMMUNITY SERVICES DEPARTMENT

REPORT CS-2024-29
November 26, 2024

SUBJECT: Security Services RFP Award

AUTHOR: Frank Pearson – Manager of Facilities

APPROVING: Jessica Ruddell – Director of Community Services

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves increased funding through the Operating Surplus Reserve Fund for \$ 33,066.28 including tax, to the 2025 Operating Budget for the award the Security Services Contractor tender award; and further

THAT Welland City Council approves the award to Garda Canada Security Corporation for the provision of the Security Services Contractor, for a period of two years.

RELATIONSHIP TO STRATEGIC PLAN:

This recommendation is aligned to Council’s strategic priority of ensuring “**Health and Wellbeing**” to promote personal health and well-being by offering an abundance of activities that meet the diverse needs and interests all while, advocating for improved health care throughout the city, and supporting the need for safety and security.

EXECUTIVE SUMMARY:

The purpose of this report is to seek approval for increased funding of \$33,066.28 from the Operating Surplus Reserve Fund for awarding the Security Services Contractor tender to Garda Canada Security Corporation, as per the updated Procurement Policy. The current security contract expires December 31, 2024, and expanded security needs at City facilities, including the Welland Community Centre and Welland Market, have increased the scope and cost of services. Garda Canada Security Corporation emerged as the highest-scoring proponent through a competitive RFP process. Approval will ensure enhanced security measures to address safety concerns, safeguard municipal assets, and promote a secure environment for staff and the community.

BACKGROUND:

The current security services contract will expire on December 31, 2024. The City’s Purchasing department issued a Request for Proposal (RFP) for the provision of security services to determine the contractor who will be responsible for the next two-year contract.

Previous security service contracts have included services at the Civic Centre and seasonal requirements at the outdoor pools. This RFP expanded the requirements of this contract to also include dedicated services at the Welland Community Centre (WCC) and the Welland Market. These additional services were added as a result of the ongoing increase in the number and severity of incidents at these facilities.

DISCUSSION:

The City of Welland issued RFP24-08 Security Services for the City of Welland competitively on Bidding October 1, 2024. The proposal closed on October 24, 2024, and the City of Welland received 14 compliant proposal submissions:

| <u>Bidder</u> | <u>Scoring</u> |
|--------------------------------------|------------------|
| 1. Garda Canada Security Corporation | 1 st |
| 2. Falcon Security Service | 2 nd |
| 3. Synergy | 3 rd |
| 4. Valguard | 4 th |
| 5. Commissionaires Hamilton Division | 5 th |
| 6. 247 Gard | 6 th |
| 7. G Force Security Inc. | 7 th |
| 8. Security Guard Group | 8 th |
| 9. Paladin Security Group Ltd. | 9 th |
| 10. Secure Shield | 10 th |
| 11. Top Defence | 11 th |
| 12. Regal | 12 th |
| 13. Cantec Security Services Inc. | 13 th |
| 14. Inesa | 14 th |

Staff from Community Services evaluated the compliant proposals based on requirements, project understanding, methodology, work plan, experience, and price. Based on this criteria, staff recommend Garda Canada Security Corporation.

FINANCIAL:

As noted above, Garda Canada Security Corporation is the highest-scoring proponent and is recommended for award.

Required Security Services – Welland Civic Square, Welland Community Centre, Welland Market, and three outdoor pool facilities.

| Vendor Name | Total Cost (pre-tax) | Inclusive of City Tax |
|--|-----------------------------|------------------------------|
| Garda Canada Security Corporation – Year 1 | \$ 358,752.24 | \$ 365,066.28 |
| Garda Canada Security Corporation – Year 2 | \$ 369,514.84 | \$ 376,018.30 |

Note: Year 2 pricing represents a 3% increase to Year 1.

Funding for the project will be provided through the 2025 Operating Budget, as detailed below:

| 2025 Operating Budget | Funding Available |
|--|--------------------------|
| Welland Community Centre Building Security: 52085-20-434 | \$ 52,000 |
| Welland Market Building Security: 52085-20-436 | \$ 115,000 |
| Outdoor Pools Building Security: 52085-20-438 | \$ 40,000 |
| Civic Centre Building Security: 52085-20-439 | \$ 125,000 |
| TOTAL | \$ 332,000 |

The reason this report is before Council is that additional funding from the Operating Surplus Reserve Fund is being requested to fund the remaining **\$33,066.28 including tax** for this project.

Increases to the City's requirements, and locations resulted in the submissions coming in over what was originally budgeted, however, this increase is necessary to address and resolve issues encountered by security services and programs for both employees and the community. Required changes will be made to the 2026 operating budget when it is developed in 2025.

CONCLUSION:

Providing security that meets the needs of staff and the community is important to safeguard municipal assets, provide a healthy workplace, and ensure a safe experience for all within City facilities. This project will result in robust security services and reporting to resolve ongoing security issues within the City of Welland.

ATTACHMENT:

N/A

COUNCIL MEETING
INFRASTRUCTURE SERVICES

REPORT ENG-2024-33
November 26, 2024

SUBJECT: Assumption of Forks Common Subdivision

AUTHOR: Samantha McCauley, P.Eng.
Manager of Development Engineering

APPROVING DIRECTOR: Sherri-Marie Millar, P.Eng.
Director of Infrastructure Services/City Engineer

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND assumes the Forks Common Subdivision.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

All construction associated with Forks Common subdivision has been completed and the maintenance period has concluded. It is now appropriate to assume all infrastructure works associated with the subdivision.

BACKGROUND:

Forks Common subdivision, Plan 59M-475 (Appendix 1), is located south of Forks Road, east of Eastbridge Avenue and west of Aviron Crescent. Refer to attached Location Plan (Appendix 2). This residential development is comprised of ninety (90) lots for single detached dwelling use. Servicing was completed in accordance with the City approved drawings in June 2020. The maintenance period concluded in October 2023.

DISCUSSION:

The Developer of the subdivision, Queensville Development Inc, has fulfilled their obligations as outlined in the Subdivision Agreement and has submitted all necessary documentation required to support assumption. Furthermore, the Developer’s Engineer, Kerry T. Howe Engineering Ltd, has certified that the subdivision was constructed to City of Welland standards.

Through the assumption of the subdivision, the City will assume direct responsibility for the operation and maintenance of the municipal infrastructure summarized below.

| Asset | Approximate Length (Linear m) |
|-----------------|--|
| Roadways | 568 |
| Sidewalk | 465 |
| Sanitary Sewers | 664 |
| Storm Sewers | 427 |
| Watermain | 777 |

FINANCIAL:

There are no financial impacts to the City except for future routine maintenance. All security deposits will be released post assumption of the subdivision. There will be no costs incurred by the municipality at this time.

CONCLUSION:

Queensville Development Inc. has fulfilled their obligations as outlined in the Subdivision Agreement; therefore, staff recommend that the City assume the Forks Common subdivision.

ATTACHMENT:

Appendix 1 – Plan 59M-475

Appendix 2 – Location Plan

PLAN 59M-475

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF NIAGARA SOUTH (59) AT 11:35 O'CLOCK ON THE 25th DAY OF FEBRUARY, 2020 AND ENTERED IN THE PARCEL REGISTER FOR PIN 64132-0319(LT) AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 32620199

K.EPP

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 64132-0319(LT).

Approved under Section 51 of THE PLANNING ACT

This 25th day of FEBRUARY, 2020

Authorized Signature

FRANK CAMPBELL, Mayor, CITY OF WELLAND

PLAN OF SUBDIVISION OF PART OF LOT 25, CONCESSION 4 GEOGRAPHIC TOWNSHIP OF HUMBERSTONE IN THE CITY OF WELLAND REGIONAL MUNICIPALITY OF NIAGARA SCALE 1 : 600

DONALD G. CHAMBERS ONTARIO LAND SURVEYOR

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

BEARING NOTE BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

DISTANCE NOTE DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999827.

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| ORP A | 4756438.47 | 643752.05 |
| ORP B | 4756121.62 | 643806.05 |

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

| | | |
|---------|---------|-------------------------------|
| — | DENOTES | SURVEY MONUMENT FOUND |
| — | DENOTES | STANDARD IRON BAR SET |
| — | DENOTES | IRON BAR SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | IRON BAR |
| CP | DENOTES | CONCRETE PIN |
| RIB | DENOTES | ROUND IRON BAR |
| IP | DENOTES | IRON PIPE |
| MEAS | DENOTES | MEASURED |
| WIT | DENOTES | WITNESS |
| OU | DENOTES | ORIGIN UNKNOWN |
| N/S/E/W | DENOTES | NORTH/SOUTH/EAST/WEST |
| NKA | DENOTES | NOW KNOWN AS |
| P1 | DENOTES | DEPOSITED PLAN 59R-8154 |
| P2 | DENOTES | DEPOSITED PLAN 59R-8773 |
| P3 | DENOTES | DEPOSITED PLAN 59R-10520 |
| P4 | DENOTES | DEPOSITED PLAN 59M-16282 |
| 744 | DENOTES | REGISTERED PLAN 59M-462 |
| 1225 | DENOTES | R. J. MATTHEWS, O.L.S. |
| 1495 | DENOTES | D. B. SEARLES, O.L.S. |
| SLSA | DENOTES | P. D. REITSMAN, O.L.S. |
| JDB | DENOTES | ST. LAWRENCE SEAWAY AUTHORITY |
| | | J. D. BARNES LIMITED |

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
 1) LOTS 1 TO 83, BOTH INCLUSIVE, AND THE STREETS NAMED TUMBLEWOOD PLACE AND COTTONWOOD CRESCENT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
 2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF WELLAND AS PUBLIC HIGHWAYS.

QUEENSVILLE DEVELOPMENTS INC.
 DATE: Feb 19/20
 CHARLES GENG - PRESIDENT
 I HAVE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2) THE SURVEY WAS COMPLETED ON THE 27th DAY OF JANUARY, 2020.

JANUARY 31, 2020
 DATE: DONALD G. CHAMBERS, B. SC., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD
 12 THOROLD ROAD EAST WELLAND ONTARIO L3C 3T2
 (905) 735-7841 / 735-7844
 FAX (905) 735-7333
 www.coast-surveying.com

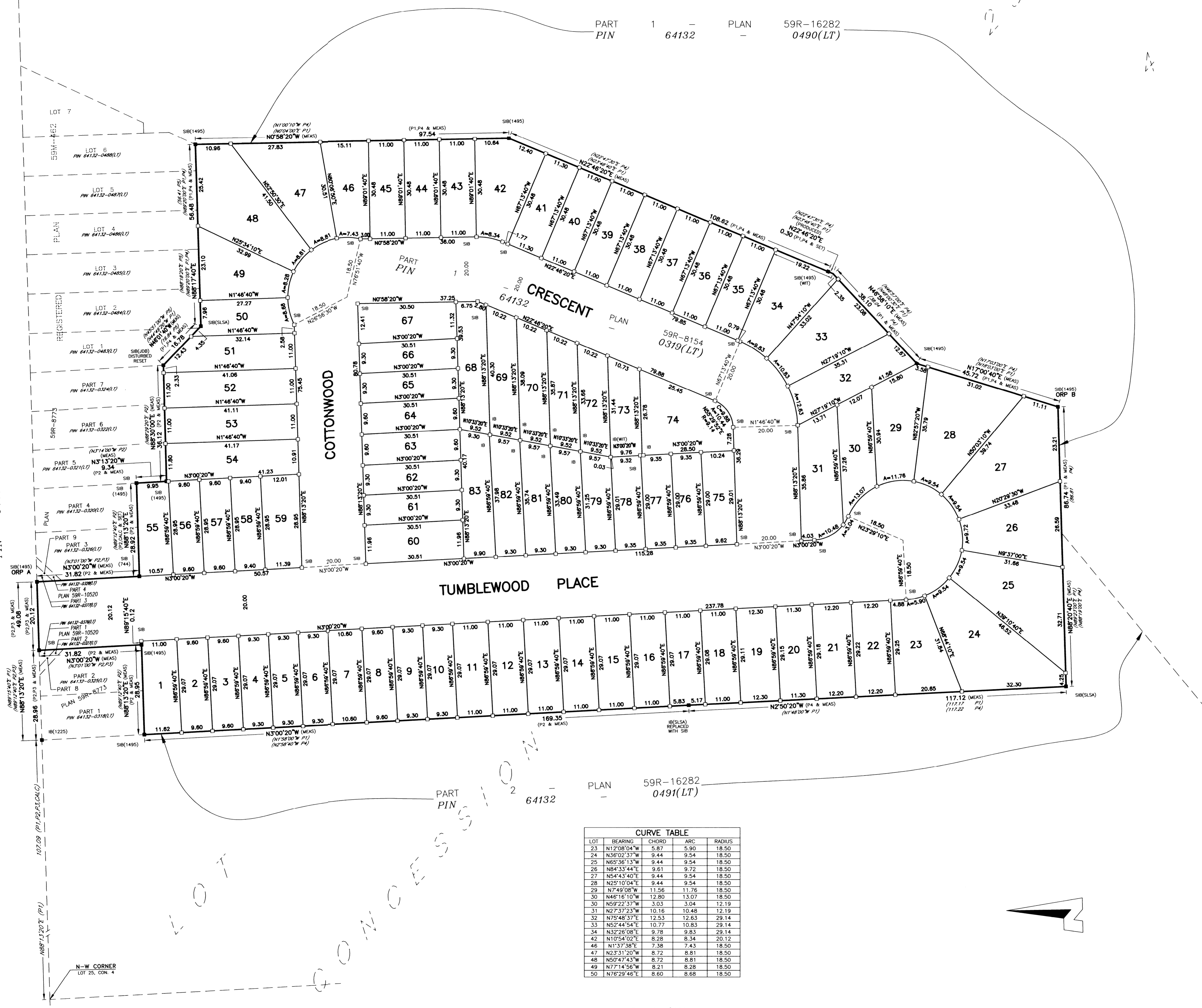
PART 1 PLAN 59R-16282 PIN 64132 0490(LT)

PART 2 PLAN 59R-16282 PIN 64132 0491(LT)

CURVE TABLE



| LOT | BEARING | CHORD | ARC | RADIUS |
|-----|-------------|-------|-------|--------|
| 23 | N12°08'04"W | 5.87 | 5.90 | 18.50 |
| 24 | N36°02'37"W | 9.44 | 9.54 | 18.50 |
| 25 | N65°36'13"W | 9.44 | 9.54 | 18.50 |
| 26 | N84°33'44"E | 9.61 | 9.72 | 18.50 |
| 27 | N54°43'40"E | 9.44 | 9.54 | 18.50 |
| 28 | N25°10'04"E | 9.44 | 9.54 | 18.50 |
| 29 | N7°49'08"W | 11.56 | 11.76 | 18.50 |
| 30 | N46°16'10"W | 12.80 | 13.07 | 18.50 |
| 30 | N59°22'37"W | 3.03 | 3.04 | 12.19 |
| 31 | N27°37'23"W | 10.16 | 10.48 | 12.19 |
| 32 | N75°48'37"E | 12.53 | 12.63 | 29.14 |
| 33 | N52°44'54"E | 10.77 | 10.83 | 29.14 |
| 34 | N32°28'08"E | 9.78 | 9.83 | 29.14 |
| 42 | N10°54'02"E | 8.28 | 8.34 | 20.12 |
| 46 | N1°37'38"E | 7.38 | 7.43 | 18.50 |
| 47 | N2°31'20"W | 8.72 | 8.81 | 18.50 |
| 48 | N5°47'43"W | 8.72 | 8.81 | 18.50 |
| 49 | N7°14'56"W | 8.21 | 8.28 | 18.50 |
| 50 | N76°29'46"E | 8.60 | 8.68 | 18.50 |

FORMERLY KNOWN AS ONTARIO STREET
 ROAD 64454
 PIN 64132-0138(LT)
 FORKS
 LOCALLY KNOWN AS FORKS
 ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5



NOTE PARTS 1 AND 3 ON PLAN 59R-10520 ARE NAMED AND DEDICATED AS PART OF FORKS ROAD BY O.L.S. NO. 1999-34, INST. NO. L1-134026



| | |
|---|----------------------|
| Legend | |
|  | Subdivision Location |
|  | Parcel |

Forks Common Subdivision
Appendix 2 - Location Plan



ENG-2024-33

Scale: NTS

Date: 2024-10-24

COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2024-29
November 26, 2024

SUBJECT: Request for Extension to Draft Plan of Vacant Land Condominium Approval – Southwoods (26CD-14-19003) – 633 South Pelham Road – Submitted by Upper Canada Consultants on Behalf of Mountainview Homes (Niagara) Ltd.

AUTHOR: Caitlin Kovacs, B.URPI
Development Planner

APPROVING SUPERVISOR: Taylor Meadows, B.URPI, CPT, RPP, MCIP
Manager of Development Planning

APPROVING MANAGER: Michael Greenlee, RPP, MCIP
Manager of Planning

APPROVING DIRECTOR: Grant Munday, B.A.A, RPP, MCIP
Director, Planning And Development Services

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves extension to Draft Plan of Vacant Land Condominium for the Southwoods Condominium (file no. 26CD-14-19003) for an additional eighteen (18) months to July 6, 2026, subject to modification to conditions of approval; and

1. That the following condition be replaced with:
 - **Condition 14** - If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Service and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C. <https://www.niagararegion.ca/projects/archaeological-managementplan/default.aspx>

THAT Welland City Council approves a policy amendment to allow for the extension to Draft Plan of Vacant Land Condominium for the Southwoods Condominium (file no. 26CD-14-19003) for an additional 18 months which exceeds the one (1) year extension provided through Policy SER-012-0014.

RELATIONSHIP TO STRATEGIC PLAN

This recommendation is aligned to Council's strategic priority of ensuring "Liveability" by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

The Southwoods approved Draft Plan of Vacant Land Condominium (file 26CD-14-19003) for 633 South Pelham Road was approved by the Ontario Land Tribunal on January 6, 2022. The lapsing date for the draft approval is January 6, 2025. There have been no previous requests for extension. Staff recommend the approval of the extension to the Draft Plan of Vacant Land Condominium approval for 18 months to July 6, 2025

BACKGROUND:

The Southwoods approved Draft Plan of Vacant Land Condominium (file 26CD-14-19003) for 633 South Pelham Road was approved by the Ontario Land Tribunal on January 6, 2022, and consists of 85 townhouse dwellings that are accessed via an internal roadway, a block for a future apartment building that is anticipated to contain 50 apartment dwellings and associated parking, and 42 visitor parking spaces on the east side of the property. The west side of the property is predominantly zoned for environmental protection and designated Provincially Significant Wetlands. The protected lands are anticipated to be transferred to the City.

The Draft Plan of Vacant Land Condominium received approval from the Ontario Land Tribunal on January 6, 2022. The lapsing date for the draft approval is January 6, 2025.

The request for extension is based on the following:

- The developer has been working towards final clearance of conditions. The remaining conditions would occur closer to the time of site servicing;
- The site servicing of the lands is anticipated to occur in the spring of 2025;
- The developer has several active developments in the City of Welland and an extension to draft plan approval would allow for the orderly management of these developments; and
- The fluctuation of the housing market has impacted market absorption and an extension to draft plan approval would allow the developer time to appropriately respond to market fluctuations.

DISCUSSION:

There have been no previous requests for extension to Draft Plan of Vacant Land Condominium. The Draft Plan was approved by the Ontario Land Tribunal on January 6, 2022, and the current lapsing date is January 6, 2025.

In accordance with the Memorandum of Understanding amongst the local municipalities and the Region of Niagara all requests for extension to draft plans are to be circulated to the Region for comments. This is to ensure that any conditions of draft approval comply with current policies.

The comprehensive Niagara Region comments are included in the appendices for further review.

FINANCIAL:

There is no financial impact resulting from the recommendations in this report at this time. All costs associated with the development of this property will be borne by the Developer.

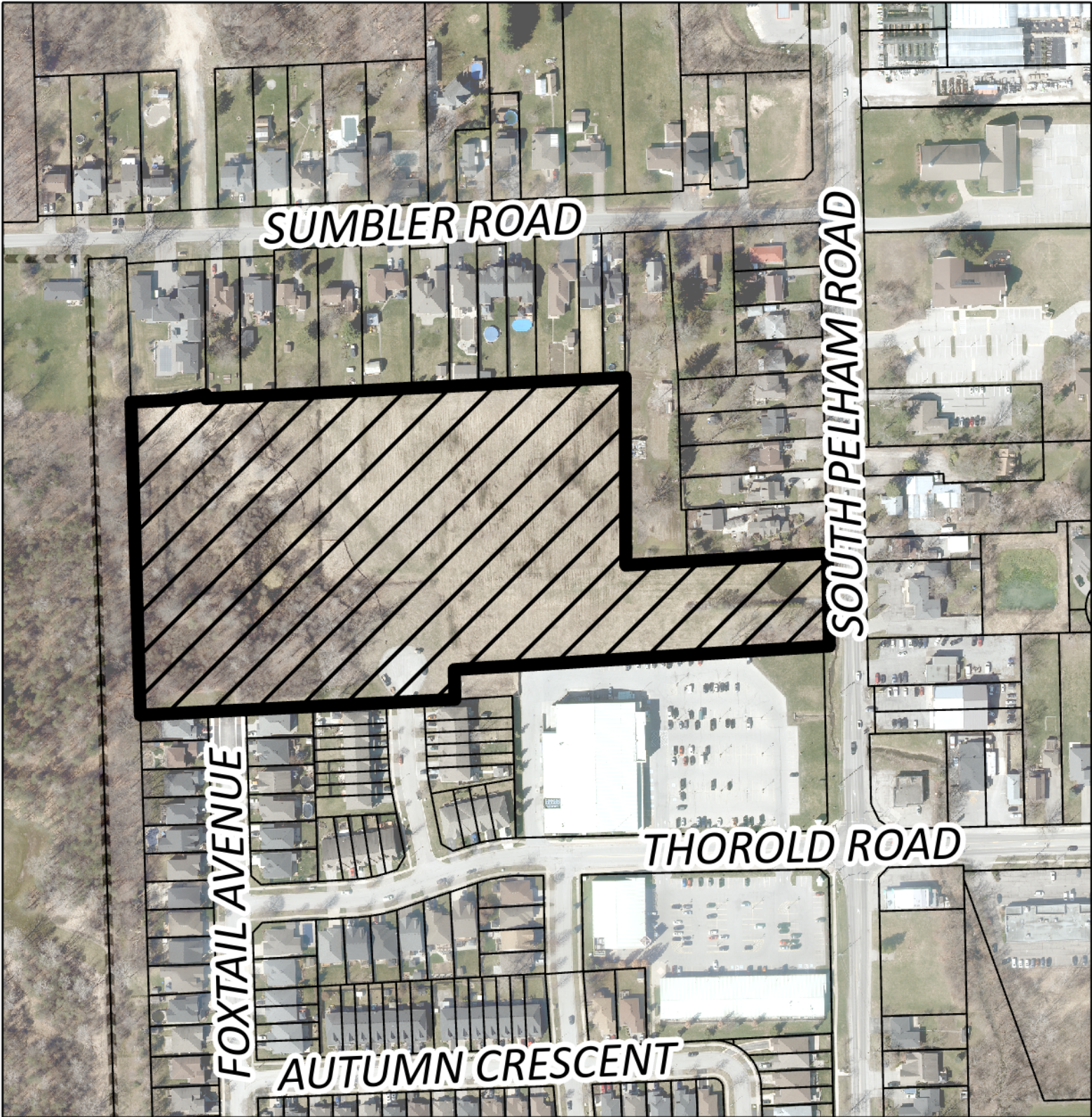
CONCLUSION:

The Southwoods approved Draft Plan of Vacant Land Condominium (file 26CD-14-19003) for 633 South Pelham Road consists of 85 townhouse dwellings that are accessed via an internal roadway, a block for a future apartment building that is anticipated to contain 50 apartment dwellings and associated parking, 42 visitor parking spaces, and protected environmental lands.

Staff recommend the approval of the extension to the Draft Plan of Vacant Land Condominium approval for 18 months to July 6, 2025.

ATTACHMENT:

- Appendix I - Key Map
- Appendix II - Approved Draft Plan of Vacant Land Condominium
- Appendix III - Approved Conditions of Draft Approval
- Appendix IV - Relevant Correspondence



SUMBLER ROAD

SOUTH PELHAM ROAD

THOROLD ROAD

FOXTAIL AVENUE

AUTUMN CRESCENT

KEY MAP



SUBJECT LANDS





**SOUTHWOODS CONDITIONS OF DRAFT PLAN
APPROVAL
(COUNCIL DENIED)
(OLT APPROVE WITH MODIFICATIONS TO CONDITIONS)
(JANUARY 6, 2022)**

1. That the Owner enter into a Site Plan Agreement with the City.
2. That the Owner enter into a Condominium Assumption agreement with the City.
3. That no grading or on-site works commence prior to the registration of a site plan agreement on the property.
4. That all necessary easements required for utility purposes be granted to the appropriate Authority, free and clear of all encumbrances.
5. That the Owner pay 5% cash-in-lieu of parkland dedication in accordance with City policy, or in accordance with any subsequent community benefits charges.
6. The end of Sparrow Drive shall be completed to urban standards including curbing and sod work to finalize the development. The land on which the existing cul-de-sac sits shall be deeded to the City of Welland.
7. That the Provincially Significant Wetland (PSW) and its associated 15 metre buffer be zoned Environmental Protection or other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.
8. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning and crossing the watercourse.
9. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority for any stormwater outlets into Drapers Creek.
10. That the Developer submit to the Niagara Peninsula Conservation Authority for review and approval a buffer restoration plan. Implementation of the restoration plan will require a Work Permit from the Niagara Peninsula Conservation Authority.

11. That the Developer submit to the Niagara Peninsula Conservation Authority for review and approval, detailed grading and construction sediment and erosion control plans.
12. That the Developer install limit of work fencing along the 15 metre buffer and portions where construction encroachments are less than 15 metres, to the satisfaction of the NPCA. The limit of work fencing is to be shown on the detailed grading and construction sediment and erosion control plans, to the satisfaction of the NPCA. Any construction encroachments into the 15 metre buffer require a Work Permit from the Niagara Peninsula Conservation Authority.
13. That the Developer provide 1.5 metre high chain link fencing along the boundary of the 15 metre buffer, to the satisfaction of the Niagara Peninsula Conservation Authority.
14. That the following clauses shall be included in the Condominium Agreement between the owners and the City of Welland:

“Should previously undocumented archaeological resources be discovered on the property during construction activities, construction and alteration of the site shall immediately cease and the owner shall notify the Ministry of Tourism, Culture and Sport (Culture Program Unit) in London (51-675-6898) and engage a licensed consulting archaeologist to carry out archaeological fieldwork in compliance with section 48(1) of the Ontario Heritage Act.”

“As on virtually any property in Southern Ontario, it is possible that Aboriginal or Euro-Canadian burials could be present within the development area. In the event that human remains are encountered during construction activities, construction shall immediately cease and the proponent shall notify the Niagara Regional Police, the local coroner, the Ministry of Tourism, Culture and Sport (Culture Program Unit, London office), and the Registrar, Cemeteries Regulation Unit of the Ontario Ministry of Consumer Services in Toronto (416-326-8392).”

15. That Block 1, which includes the wetland and its 15m buffer, be zoned Environmental Protection Area (EPA) or similar zoning which achieves the same level of protection.
16. That the agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found in the EIS, including but not limited to:

- a. Culvert and channel re-alignment design and associated mitigation measures to ensure no impacts to fish or fish habitat as approved by Fisheries and Oceans Canada (DFO);
 - b. Vegetation removals be undertaken between September 1 and mid-March, outside of the core breeding bird nesting period.
17. That an Erosion and Sediment Control (ESC) Plan be provided for Regional staff approval. The ESC Plan shall include, but not be limited to, details to protect the wetland during construction and limit downstream impacts during channel realignment and culvert replacement in accordance with DFO approval, as well as details regarding dust suppression and topsoil storage.
18. That a Landscape/Buffer Planting Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA) or other qualified professional, be provided for Regional staff approval. The Planting Plan should identify and illustrate the location of native trees, shrubs, and groundcover within the recommended 15m wetland buffer.
19. That the agreement contain wording wherein the owner agrees to implement the approved ESC Plan and Landscape/Buffer Planting Plan.
20. That permanent fencing be provided along the length of the wetland buffer as illustrated on the Preliminary Site Servicing Plan (Upper Canada Consultants, May 27, 2019) or updated plans, as applicable. That the Site Plan Agreement identifies that no gates will be permitted to access the Provincially Significant Wetland.
21. That prior to approval of the final plan, or any on-site grading, the owner shall submit a detailed stormwater management plan for the condominium and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region for review and approval:
 - a. Detailed lot grading, servicing, and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b. Detailed erosion and sedimentation control plans;

- c. Detailed phasing of construction of the stormwater management facility to coincide with phasing of development of residential lands (internal and external to the condominium) planned to be serviced by the stormwater management facility.
22. That the Development Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the approved Stormwater Management Plan.
23. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this condominium does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.
24. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this condominium, shall contain a clause indicating that a servicing allocation for this condominium will not be assigned until the plan is registered, and a similar clause be inserted in the development agreement between the owner and the City.
25. That prior to final approval for registration of this plan of condominium, the owner shall submit the design drawings (with calculations) for sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
26. That the applicant dedicates a 3.05 metre road widening to the Regional Municipality of Niagara along the frontage of Regional Road 36 (South Pelham Road), and 4.5 x 4.5 metre daylight triangle prior to the issuance of a building permit, to the satisfaction of Niagara Region.
27. That the condominium agreement between the owner and the City of Welland contain a provision whereby the owner agrees to obtain a certificate from an Ontario Land Surveyor stating that all existing and new survey evidence is in place at the completion of the development.
28. Prior to any construction taking place within the Regional road allowance, the owner shall obtain a Regional Construction Encroachment and/or Entrance Permit.

Applications must be made through the Permits Section of the Niagara Region Public Works Department (Transportation Services Division).

29. That in order to accommodate Regional Waste Collection service, waste collection pads are required to be provided by the applicant for units 9-13 and 80-85. The waste collection pads shall be in accordance with the Niagara Region's Corporate Waste Collection Policy.

30. That the following warning be included in the Condominium Agreement and inserted in all offers and agreement of purchase and sale or lease for units 9-13 and 80-85:

"That in order to accommodate Regional Waste Collection service, waste collection pads are required to be provided by the applicant for units 9-13 and 80-85. The waste collection pads shall be in accordance to the details outlined in the Niagara Region's corporate waste collection policy."

31. 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.

32. 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.

33. Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

34. That the following warning clause shall be included in the Condominium Agreement and inserted in all offers of purchase and sale or lease for each dwelling unit:

“The lands in the plan of condominium may be exposed to noise, odour, and dust from nearby agricultural operations and agricultural-related traffic that may occasionally interfere with some activities of the owners who may occupy the lands.”

35. 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:

Niagara Peninsula Conservation Authority Conditions: 6, 7, 8, 9, 10, 11, 12, 13

Region of Niagara Conditions: 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

Canada Post Conditions: 31, 32, 33

Town of Pelham Conditions: 34

36. 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.

Growth Management and Planning Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free:1-800-263-7215

Via Email Only

November 13, 2024

File No.: PLCD202401305

Caitlin Kovacs
Development Planner
City of Welland
60 East Main Street
Welland, ON L3B 3X4

Dear Ms. Kovacs:

Re: Regional and Provincial Comments
Application Type: Draft Plan of Condominium Extension
City File Number: 26T-14-15001
Applicant: Mountainview Homes
Agent: Upper Canada Consultants
Location: 633 South Pelham Road - Southwoods
City of Welland

Regional Public Works Growth Management and Planning Division staff reviewed a request from the Agent on behalf of the Applicant for the extension of Draft Plan of Condominium for the property municipally known as 633 South Pelham Road in the City of Welland for a period of 18 months. Regional staff received circulation of this extension request on October 16, 2024.

The Draft Approved Plan of Condominium consists of 135 units. Draft Plan Approval was granted by the OLT on January 6, 2022, for a period of (3) three years, with a lapsing date of January 6, 2025.

In requesting an extension, the Agent has indicated that the applicant has several active developments within the City of Welland and look to advance the servicing and development of Southwoods by early Spring of 2025. The Agent noted that considerable work has been undertaken to move towards registration and clearing the conditions of Draft Plan Approval and that final clearance of Draft Plan conditions will follow closer to site servicing. The extension request will allow for Mountainview Homes to move forward with their concurrent developments in the City of Welland in an orderly manner.

Conditions of Approval

Regional staff reviewed the most recent approved conditions of Draft Plan Approval as listed in Southwoods Conditions of Draft Plan Approval (OLT Approved with Modifications to Conditions; dated January 6, 2022) and request Condition 14 be updated with the following wording in the condominium agreement in the event that any resources are unexpectedly encountered during construction works:

*“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Service and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.
<https://www.niagararegion.ca/projects/archaeological-managementplan/default.aspx>”*

Natural Environment

Regional staff offer no objection to this extension request from an environmental perspective. Staff note that further extension requests may require the completion of updated environmental studies.

Conditions of Approval

The existing conditions of draft plan approval (26T-14-15001) listing Regional requirements remain applicable and, therefore, revisions to Condition 14 are recommended at this time.

Conclusion

Staff understands from the City’s circulation that the applicant has been working towards advancing the servicing and moving to final clearance. As such, provided the above clause above is included in the Condominium Agreement, Regional staff do not object to the requested extension of Draft Plan approval for a period of 18 months from a Provincial and Regional perspective.

Please send copies of the staff report and notice of the City’s decision on this application. If you have any questions related to the above comments, please contact me at connor.wilson@niagararegion.ca.

Kind regards,



Connor Wilson
Development Planner

cc: Pat Busnello, Manager, Development Planning, Niagara Region
Adam Boudens, Senior Environmental Planner, Niagara Region


From: [Taran Lennard](#)
To: [Caitlin Kovacs](#)
Subject: RE: NPCA Response : Request for Extension to Draft Plan Approval - 633 South Pelham, Welland
Date: November 1, 2024 12:32:19 PM
Attachments: [image001.png](#)

Welland Security Warning: This is an external email. Please do not click links or open attachments unless you are sure they are safe!

Good Afternoon Caitlin,

The NPCA has reviewed the extension request. Our Agency will advise that we do not offer objections to this extension of draft approval.

Thank you.

| | |
|---|--|
|  | <p>Taran Lennard Watershed Planner II</p> <p>Niagara Peninsula Conservation Authority (NPCA) 3350 Merrittville Highway Unit 9 Thorold, ON L2V 4Y6</p> <p>905.788.3135 ext. 277 www.npca.ca tlennard@npca.ca</p> |
|---|--|

For more information on Permits & Planning, please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

From: Caitlin Kovacs <caitlin.kovacs@welland.ca>
Sent: October 16, 2024 10:55 AM
To: Paige Pearson <ppearson@npca.ca>
Cc: Taran Lennard <tlennard@npca.ca>
Subject: Request for Extension to Draft Plan Approval - 633 South Pelham, Welland

Good morning,

A complete application for request for extension to draft plan approval of vacant land condominium has been received.

The relevant documents are attached for your review and the associated fee should be arriving at your offices. Please have any comments returned to me no later than November 15, 2024.

Thank you,



Caitlin Kovacs
Development Planner
Planning Division
60 East Main Street, Welland, Ontario L3B 3X4
 Phone: 905-735-1700 x2131
 welland.ca
 engagewelland.ca



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COUNCIL MEETING
PLANNING AND DEVELOPMENT SERVICES
PLANNING DIVISION

REPORT P&B-2024-28
November 26, 2024

SUBJECT: **Application for Condominium Exemption (File No. 26CD-14-24003) Made by 1000716281 Ontario Inc. For Lands Municipally Known as 348 Thorold Road, Welland**

AUTHOR: **Caitlin Kovacs, B.URPI**
Development Planner

APPROVING SUPERVISOR: **Taylor Meadows, B.URPI, CPT, RPP, MCIP**
Manager of Development Planning

APPROVING MANAGER: **Michael Greenlee, RPP, MCIP**
Manager of Planning

APPROVING DIRECTOR: **Grant Munday, B.A.A, RPP, MCIP**
Director, Planning And Development Services

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the exemption request by 1000716281 Ontario Inc. for its Application for Condominium Approval of eighty-four (84) condominium units located at 348 Thorold Road, in accordance with Section 9 (7) of the Condominium Act, Chapter 4, 1998, as amended.

RELATIONSHIP TO STRATEGIC PLAN

This Recommendation is aligned to Council’s strategic priority of ensuring “**Liveability**” by creating a sense of belonging while enhancing mobility by improving access to recreation and community events, ensuring adequate housing options, encouraging job growth, and improving ways to efficiently move people throughout the city.

EXECUTIVE SUMMARY:

The City received an application for Condominium Exemption made by 1000716281 Ontario Inc. for eighty-four (84) residential units. Section 9 (7) of the Condominium Act provides that an Application for Condominium Approval may be exempted from Section 51 of the Planning Act where the approval authority is of the opinion that the exemption is appropriate in the circumstances. Staff are

satisfied that exemption from Condominium approval is appropriate as there is an approved Site Plan Agreement registered on the property.

BACKGROUND:

The City received an application for Condominium Exemption made by 1000716281 Ontario Inc. for eighty-four (84) residential units. The property is located on the north side of Thorold Road, to the east of Bridlewood Drive and west of Rice Road. More specifically legally described as, Part Thorold Township Lot 2 & 4 RP59R4736 Parts 2, 3; City of Welland. The property is municipally known as, 348 Thorold Road.

DISCUSSION:

Section 9 (7) of the Condominium Act provides that an Application for Condominium Approval may be exempted from Section 51 of the Planning Act where the approval authority is of the opinion that the exemption is appropriate in the circumstances.

A full Site Plan Agreement was registered on title on October 8, 2024, to permit the construction of eighty-four (84) residential units on the property. Securities were taken to ensure that the development of the site proceeded as per the approved plans via the Site Plan Agreement process. Any requirements that would typically be reviewed through the Condominium approval process have been addressed through the Site Plan Agreement which has been registered on the title of the property. As such, staff are satisfied that exemption from Condominium approval is appropriate as there is an approved Site Plan Agreement registered on the property.

FINANCIAL:

There is no financial impact resulting from the Recommendation in this report. All costs associated with the proposal will be borne by the applicant.

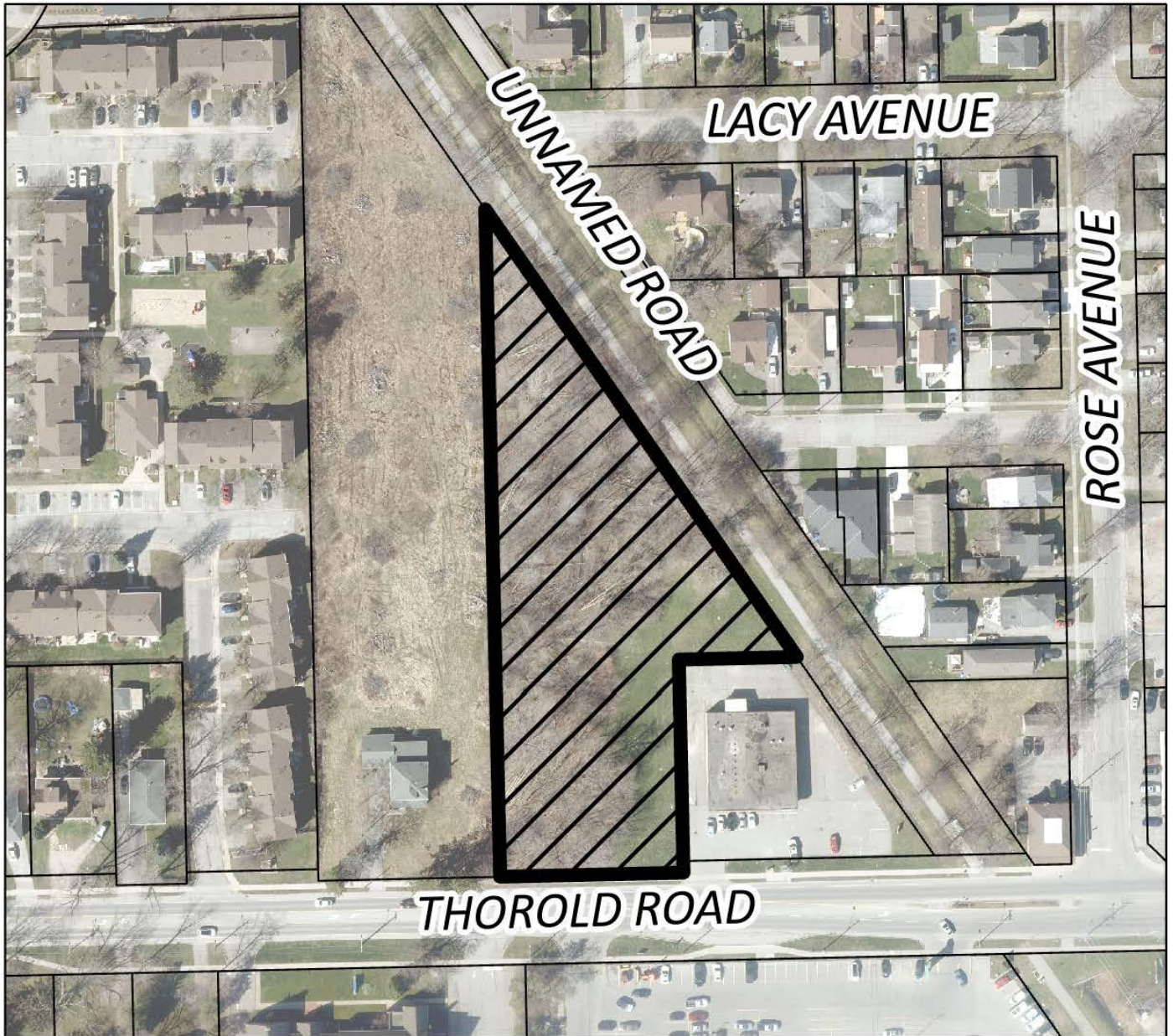
CONCLUSION:

Staff recommends the exemption request for the Application for Condominium Exemption for 348 Thorold Road. All development requirements have been addressed through the Site Plan Agreement that has been registered on title and financial securities are in place. The proposed exemption is appropriate as it is consistent with the policies of the Condominium Act and the Planning Act which permit exemptions. The approval of the Condominium Exemption will allow the developer to move forward with the project and complete the development.

ATTACHMENT:

- Appendix I - Location Map
- Appendix II - Approved Site Plan

APPENDIX I



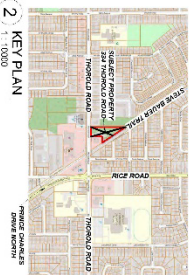
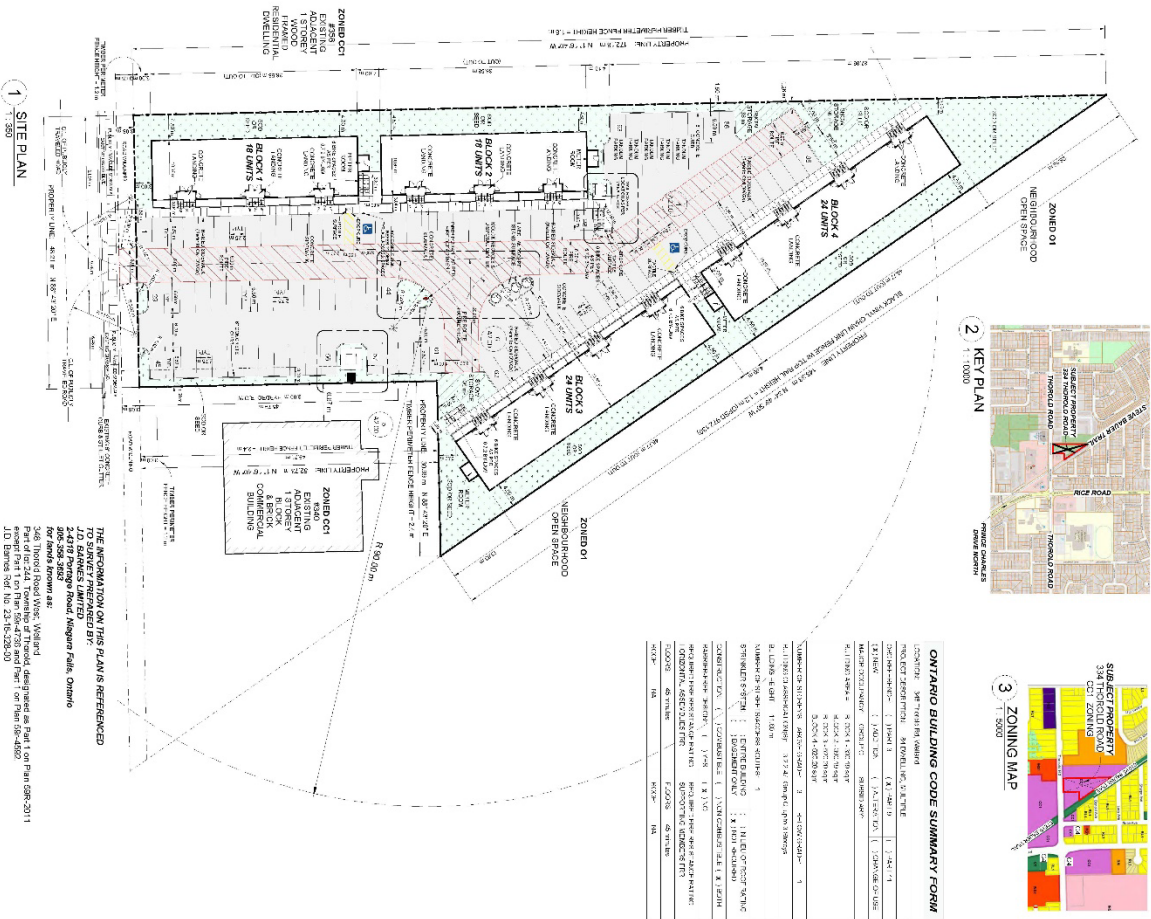
LOCATION MAP

348 THOROLD ROAD



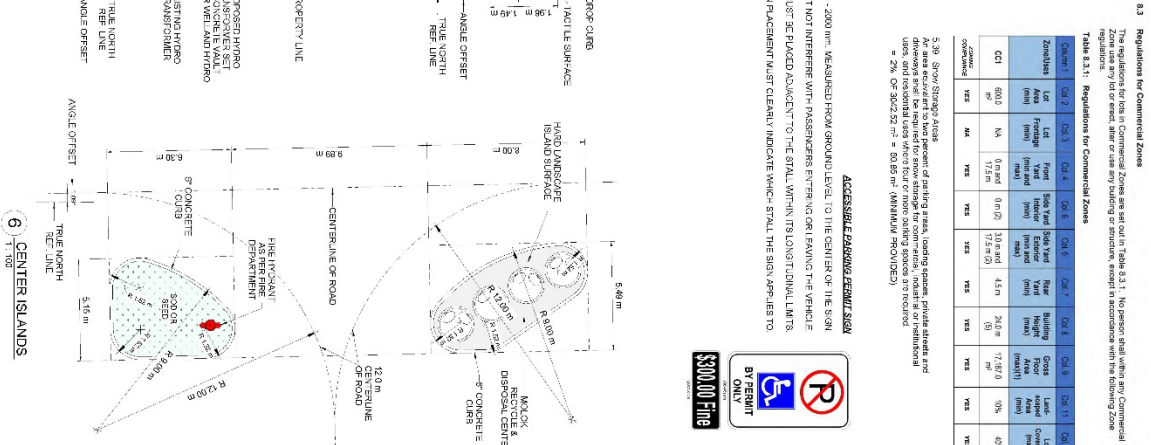
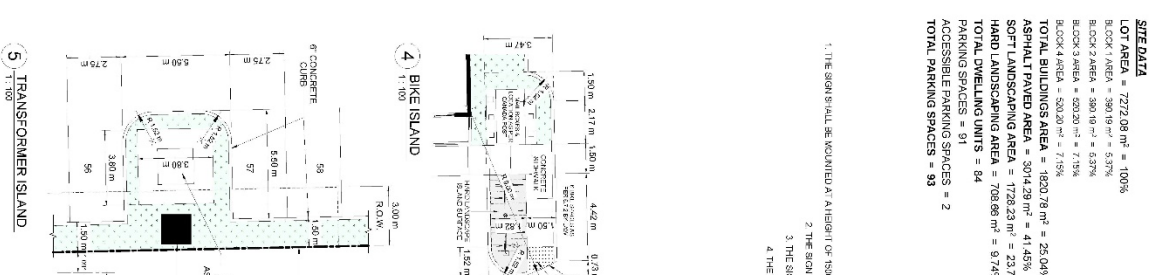
SUBJECT LANDS





ONTARIO BUILDING CODE SUMMARY FORM

| | | | |
|----------------------|----------------------|----------------------|----------------------|
| PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 |
| PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 |
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| PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 | PROJECT: 24-100-0000 |



8.3 Regulations for Commercial Zones

Table 8.3.1: Regulations for Commercial Zones

| Zone | Lot Area (m ²) | Lot Frontage (m) | Min. Lot Depth (m) | Min. Lot Width (m) | Min. Lot Area (m ²) | Min. Lot Frontage (m) | Min. Lot Depth (m) | Min. Lot Width (m) | Min. Lot Area (m ²) | Min. Lot Frontage (m) | Min. Lot Depth (m) | Min. Lot Width (m) | Min. Lot Area (m ²) | Min. Lot Frontage (m) | Min. Lot Depth (m) | Min. Lot Width (m) | Min. Lot Area (m ²) |
|------|----------------------------|------------------|--------------------|--------------------|---------------------------------|-----------------------|--------------------|--------------------|---------------------------------|-----------------------|--------------------|--------------------|---------------------------------|-----------------------|--------------------|--------------------|---------------------------------|
| C1 | 900 | NA | 12.5 | 12.5 | 112.5 | 12.5 | 12.5 | 12.5 | 156.25 | 12.5 | 12.5 | 12.5 | 156.25 | 12.5 | 12.5 | 12.5 | 156.25 |



FOR REVIEW

SITE PLAN

42.00

DATE: 2024-08-28

SCALE: AS SHOWN

PROJECT: 24-100-0000

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

DATE: 2024-08-28

SCALE: AS SHOWN

PROJECT: 24-100-0000

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

**MINUTES OF THE
NOVEMBER 5, 2024 SPECIAL COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in open session at 5:28 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiochio, B. Fokkens (virtual), M.A. Grimaldi, J. Lee, D. McLeod, A. Moote, C. Richard, G. Speck (virtual), and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

Acting Deputy City Clerk, C. Ambrosio

General Manager of Corporate & Enterprise Services/CFO, S. Nagel (virtual)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

2024 - 309**24-6** Moved by McLeod and Grimaldi (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND declares the week of November 18 to 24, 2024 as "Talk To A Stranger Week" in the City of Welland.

CARRIED**2024 - 310****24-94** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND enters into an agreement with the District School Board of Niagara, the registered owner of 111 First Street in the City of Welland, as described herein for the transfer of a new easement in favour of the municipality.

CARRIED**2024 - 311****24-95** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the direct appointment of WSP Canada Inc. to provide detailed design and tender services for the cleaning and rehabilitation of three stormwater management facilities at a cost of \$113,370.00, excluding HST.

CARRIED**BY-LAWS**

Moved by Chiocchio and McLeod

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

24-93

BYL 2024 - 104

A By-law to name private condominium Streets.

CARRIED

Moved by Moote and Van Vliet

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

24-1

BYL 2024 - 105

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 5th day of November 2024.

CARRIED

Council adjourned at 5:51 p.m.

These Minutes to be approved and adopted by Motion of Council this 12th day of November 2024.

NOTICE OF MOTION

SUBMITTED BY: Councillor Setaram

SUBMISSION DATE: October 28, 2024

Notice of Motion:

WHEREAS, Council expects to be formally notified of public meetings / consultations taking place in the City of Welland.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to speak with Niagara Region to coordinate formal notification of public meetings / consultations taking place in the City of Welland in the weekly Council Information Packages. Ref. No. 02-160

NOTICE OF MOTION

SUBMITTED BY: Councillor Fokkens

SUBMISSION DATE: November 3, 2024

Notice of Motion:

Whereas – the City of Welland is experiencing an increase in the number of encampments on or near public, private or business properties,

Whereas – the City of London and Hamilton have Encampment Protocol Procedures which balances the needs of the homeless, against the safety of the residents and businesses.

Whereas – The City of Welland has not yet established perimeters for temporary shelters or encampments.

Therefore, be it resolved that the Council of the City of Welland directs staff to create a bylaw to define perimeters, to restrict the erection of temporary shelters or encampments.

Further, that staff identify any legal implications and procedural systems to carry out and enforce this bylaw.

NOTICE OF MOTION

SUBMITTED BY: Mayor Frank Campion

SUBMISSION DATE: November 1, 2024

Whereas, Welland along with other Ontario cities are left to manage issues of encampments, homelessness, mental health and addiction without adequate resources and support, despite mental health care, addiction treatment, and housing being provincial responsibilities.

Whereas, all levels of government must collaborate and take immediate action to address the homelessness and mental health crisis affecting our communities.

Whereas, effective programs exist, but require the cooperation of all levels of government, municipalities, and community partners.

Whereas the City of Welland recognizes the province's leadership in considering all tools available to assist municipalities in managing this crisis. However, existing legal parameters often hinder Welland's ability to effectively enforce the standards and safety protocols necessary to address unauthorized encampments

Whereas, residents and businesses are impacted, and there is a need for people to feel safe in downtowns and public spaces.

Whereas by invoking the notwithstanding clause, the City of Welland would be better equipped to manage these challenges; and

NOW THEREFORE IT BE RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND formally requests the Province of Ontario to invoke the notwithstanding clause in Section 33 of the Canadian Charter of Rights and Freedoms, to empower Welland to enact temporary bylaws that prioritize the health and safety of all residents while ensuring responsible and dignified support for those experiencing homelessness; and

THAT City of Welland is also working with the Region of Niagara to expand the shelter system, including a new shelter in Welland by the end of this year. While housing of all types remains a priority, the issue of encampments, including mental health and addiction in public spaces, has become significant; and

THAT the City of Welland is committed to collaborating with the provincial government to address the root causes of homelessness, balancing compassion with the need for public safety and city integrity; and

THAT I, Frank Champion, Mayor for the City of Welland, request Council to support the request to the Province of Ontario to invoke the notwithstanding clause in Section 33 of the Canadian Charter of Rights and Freedoms.