



COUNCIL MEETING MINUTES

September 21, 2021

PRESENT: Mayor Terry Ugulini, Councillor Dekker, Councillor DeRose, Councillor Handley, Councillor Kenny, Councillor Longo, Councillor Neale, Councillor Sentance, Councillor Wilson

STAFF: M. Dilwaria, Terry Dixon, C. Dray, K. Hannah, G. Holman, M. Mauro, Brynne O'Neill, J. Simpson, M. Watson, J. Goulet, Paul Moore, Joanne Hyde

OTHERS: P. Klassen, D. Landry, M. Marino, K. Olm

1. Call to Order

The meeting was called to order at 6:30 p.m.

2. First Nations Acknowledgement

3. Declarations of Interest

None

4. Adoption of the Agenda

MOVED BY: Councillor Handley

SECONDED BY: Councillor Wilson

That Council approve the agenda, as presented.

CARRIED

5. Adoption of the Minutes

MOVED BY: Councillor Neale

SECONDED BY: Councillor DeRose

That Council approve the minutes, as presented.

CARRIED

5.a September 7, 2021

6. Mayor's Report

View the Mayor's Report as attached in the September 21, 2021 Council Agenda

7. Public Meetings

None

8. Regional Councillor Update

None

9. Civic Recognition

None

10. Presentations

10.a Andrew White, Chief Executive Officer, Char Technologies Ltd.

MOVED BY: Councillor Handley

SECONDED BY: Councillor Longo

THAT Council request Niagara Region to provide their input and support for the project following CHAR Technologies presentation to Regional Council; and

THAT the Director of Public Works and Community Services be directed to contact the City of London for additional information regarding the Clean Energy Plant.

CARRIED

11. Motions for Council Support

11.a Councillor Wilson - Fence Policy

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Dekker

THAT Council direct the Planning and Development Services Staff to extend the Townhouse Fencing Pilot Project currently in place in Confederation Heights to all future townhomes across the City of Thorold where considered to be appropriate.

CARRIED

11.b Councillor Sentance - Street Naming Policy

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Dekker

THAT Council direct the Planning and Development Staff to review the Naming Policy and report back on suggested revisions.

CARRIED

12. Motion to Receive and File Minutes or Adopt Recommendations of Council, Committees, Boards

12.a Minutes to Review for Information Purposes

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Dekker

That Council receive and file the minutes of the Committees of Council/Local Boards, as presented.

CARRIED

12.a.1 Heritage Thorold LACAC

12.a.2 Town and Gown Advisory Committee

12.a.3 Thorold Runway of Recognition Committee

12.b Minutes to Endorse Recommendations

None

13. Statement by Councillors

- 13.a Councillor Neale - Feasibility of Interim Financing Agreement with Friends of Laura Secord

MOVED BY: Councillor Neale

SECONDED BY: Councillor Dekker

THAT Council direct the Director of Public Works and Community Services to bring back a report on whether an agreement can be completed to cover matters involving construction management, Interim Financing, Insurance, and Asset ownership for the Laura Secord Trail Project.

CARRIED

- 13.b Councillor Neale - Update on Indigenous Program and ceremony at the Peace Monument, Decew House

- 13.c Councillor DeRose - Request for Support to continue to request that Brock and NRPS accept a greater role in dealing with what is transpiring with Brock students

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Handley

THAT the Mayor prepare a letter on behalf of Council addressed to Brock University President and the NRPS Chief of Police requesting that the partners continue to work collaboratively and proactively with the City of Thorold in order to resolve the recent and ongoing incidents with Brock University students in our community; and

THAT Council request that Brock University be responsible in covering additional policing costs to keep our communities safe.

CARRIED

- 13.d Councillor Handley - Battle of Beaverdams Park Upgrades

Councillor Handley requested an update on the status of the upgrades. The Director of Public Works and Community Services advised the Battle of Beaverdams Park Upgrades are on schedule and the

contractor advised there is no need to extend the scope of the project at this time.

- 13.e Councillor Handley - Possible artifact donation from the original bridge 12 Port Robinson

Councillor Handley advised he will bring further information at a future Council Meeting.

14. Delegations to Report

- 14.a Craig Rohe, Senior Planner, Upper Canada Consultants

Craig Rohe, Senior Planner, Upper Canada Consultants was in attendance to present a PowerPoint Presentation regarding Report No. PDS2021-37 and to answer questions of Council Members.

14.a.1 PDS2021-37 Recommendation Report: 205 St. David's Road – Draft Plan of Condominium and Zoning By-law Amendment Applications

MOVED BY: Councillor Longo

SECONDED BY: Councillor Kenny

1. That the Planning and Development Services Report PDS2021-37 BE RECEIVED.
2. That the Draft Plan of Condominium at 205 St. David's Road BE APPROVED, subject to the conditions set out in Appendix A of this Report.
3. That the Zoning By-law Amendment application to rezone the subject lands under Zoning By-law 2140 (97) from 'R1A' to 'R3-19', in accordance with the 'Comprehensive Zoning By-law 2140 (97)' Section of this Report, BE APPROVED.
4. That the Zoning By-law Amendment application to rezone the subject lands under Zoning By-law 60-2019 from 'R1A' to 'R3D-64', in accordance with the 'Comprehensive Zoning By-law 60-2019 [Partially Under Appeal]' Section of this Report, BE APPROVED.
5. That further notice NOT BE REQUIRED for minor changes made to the proposed By-law after the Public Meeting was held, in accordance with Section 34 (17) of the Planning Act.

CARRIED

14.b Daniel Venturuzzo, Partner, Verus Design

Daniel Venturuzzo, Partner, Verus Design was in attendance to present a PowerPoint Presentation regarding Report No. PDS2021-38 and to answer questions of Council of members.

14.b.1 PDS2021-38 Request for Council Resolution to Allow for Minor Variance Application – Rolling Meadows Phase 15

MOVED BY: Councillor Handley

SECONDED BY: Councillor Neale

1. That Staff Report PDS2021-38 BE RECEIVED; and
2. That Council PERMITS the owners to apply for minor variance applications for Blocks 1 and 11 on Plan 59M-494 as per Section 45 (1.4) of the Planning Act.

CARRIED

15. Consent Reports

MOVED BY: Councillor Kenny

SECONDED BY: Councillor Longo

That Council approve items 15a to 15c, as presented.

CARRIED

15.a DF2021-38 Accounts Payable August 2021

MOVED BY: Councillor Kenny

SECONDED BY: Councillor Longo

That all Accounts Payable for the month of August in the amount of \$2,238,307.38 be received and submitted to Council for approval.

CARRIED

15.b CC2021-44 Council Correspondence for September 21, 2021 Meeting

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Dekker

THAT Council receive and file the items listed in City Clerk's Report CC2020-44; and

THAT Council direct the City Clerk's Office to prepare correspondence in support of the St. Catharines - Comprehensive Marine Strategy and the St. Catharines - Provincial Nursing Shortage.

CARRIED

15.c CC2021-49 Grant Application – Ontario Trillium Foundation – Community Building Fund – Capital Stream

MOVED BY: Councillor Kenny

SECONDED BY: Councillor Longo

That Council direct staff to submit an application to the Ontario Trillium Foundation (OTF) to the Community Building Fund – Capital Stream no later than September 29, 2021 at 5:00 p.m. for the following project:

- Ice Plant – Thorold Community Arena

CARRIED

16. Discussion Reports

16.a DF2021-36 Award for Services to Create Asset Management Plan for Non-Core Asset

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Handley

1. That the City of Thorold enter into an agreement with Public Sector Digest to create to the Asset Management Plan for Non-Core Assets in the amount of \$114,500.

2. That staff utilize the purchase by negotiation method as permitted by Policy 300-01 Procurement / Purchasing Policy, Appendix C (2) and Appendix C (10).
3. That the Mayor and Clerk be authorized to execute the necessary agreement.

CARRIED

16.b DF2021-37 Award for Services to Update Brock Business Park Area Specific and to Update Development Charges Study

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Neale

1. That the City of Thorold enter into an agreement with Watson & Associates to update to the Brock Business Park Area (BBPA) Development Charges study at an amount not to exceed \$25,000.
2. That an update to the Development Charges study for changes to the Development Charges Act through Bill 108 at a cost of \$12,500 to be funded from Development Charges (\$11,300) and from the Municipal Development Reserve (\$1,200).
3. That the City of Thorold enter into an agreement with Watson & Associates to update to the Development Charges study at an amount not to exceed \$12,500
4. That staff utilize the purchase by negotiation method as permitted by Policy 300-01 Procurement / Purchasing Policy, Appendix C (6) and Appendix C (10).
5. That the Mayor and Clerk be authorized to execute the necessary agreements.

CARRIED

- 16.c PDS2021-36 Recommendation Report: Zoning By-law Amendment to Remove Holding (H) Symbol from 1468 Barron Road

MOVED BY: Councillor Dekker

SECONDED BY: Councillor Sentance

1. That Planning and Development Services Report PDS2021-36 BE RECEIVED;
2. That the Zoning By-law Amendment to remove the Holding (H) Symbol from 1468 Barron Road BE APPROVED.

CARRIED

- 16.d FES2021- 06 Reallocation of Station 4 Concrete Sidewalk Balance

MOVED BY: Councillor Longo

SECONDED BY: Councillor Kenny

THAT Council approve the reallocation of \$3,924.93 remaining balance from the Capital Expenditures Station 4 concrete sidewalk, to replace an outdoor storage shed at Station 4.

CARRIED

17. Notices of Motion

- 17.a Councillor Wilson - Review of Land Disposition Policy

Councillor Wilson advised she will bring a motion forward at the October 5, 2021 meeting regarding the current Disposition of Land Policy.

18. By-Law(s)

- 18.a First Reading of By-Law(s)

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Longo

THAT leave be given to introduce the following By-law(s) and that the same now be read a first time:

CARRIED

18.a.1 By-law 93-2021 Being a by-law to amend Comprehensive Zoning By-law No. 2140(97), as amended, for the Removal of Holding (H) Symbol for 1468 Barron Road

18.a.2 By-Law 95-2021 Being a by-law to establish certain offices for the purposes of The Corporation of the City of Thorold and to appoint persons to hold such offices

18.a.3 By-law 96-2021 Being a by-law to amend Comprehensive Zoning By-law No. 2140 (97) to rezone the lands shown on Schedule A to this by-law (205 St. David's Road) to facilitate a Plan of Condominium development

18.a.4 By-law 97-2021 Being a by-law to amend Comprehensive Zoning By-law No. 60-2019 to rezone the lands shown on Schedule A to this By-law (205 St. David's Road) to facilitate a Plan of Condominium development

18.b Final Reading of By-Law(s)

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Longo

THAT the By-laws just read a first time be read a second and third time, and do pass, and that the Mayor and Clerk do sign and seal the same, any rule of this Council to the contrary notwithstanding.

CARRIED

19. Closed Meeting

THAT Council move into Closed Session at 8:14 p.m. to discuss Potential Sale of Disposition of Land - Turf Field Development; Advice that is Subject to Solicitor Client Privilege - Thorold Non-Profit Housing Corporation; and Advice that is Subject to Solicitor Client Privilege - COVID-19 Vaccination Policy.

CARRIED

MOVED BY: Councillor Sentance
SECONDED BY: Councillor Dekker

THAT Council come out of closed session at 9:50 p.m.

CARRIED

19.a Potential Sale or Disposition of Land - Turf Field Development

MOVED BY: Councillor Longo
SECONDED BY: Councillor Kenny

THAT Council direct the Director of Public Works and Community Services to renew the terms of the existing lease.

CARRIED

19.b Advice that is Subject to Solicitor Client Privilege - COVID-19 Vaccination Policy

MOVED BY: Councillor Kenny
SECONDED BY: Councillor Sentance

THAT Council receive that verbal update by Legal Counsel regarding the requirement of a COVID-19 Vaccination Policy and support the COVID-19 Vaccination Hybrid Policy for the City of Thorold, in principle; and

THAT Council delegate the authority to the CAO to develop, implement, manage, and update the policy, as required, based on the agreed principles as discussed in closed session; and

THAT the COVID-19 Vaccination Hybrid Policy apply to Staff, Council and Committees of Council, Boards and Volunteers.

CARRIED

19.c Advice that is Subject to Solicitor Client Privilege - Thorold Non-Profit Housing Corporation

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Dekker

THAT Council receive the legal opinion by Legal Counsel.

CARRIED

20. Confirming By-Law

20.a First Reading of By-Law

MOVED BY: Councillor Longo

SECONDED BY: Councillor Sentance

THAT leave be given to introduce the following By-Law and that the same now be read a first time:

CARRIED

20.a.1 By-Law 94-2021 Being a by-law to confirm, adopt and ratify matters dealt with by Council resolution

MOVED BY: Councillor Longo

SECONDED BY: Councillor Sentance

CARRIED

20.b Final Reading of By-Law

MOVED BY: Councillor Longo

SECONDED BY: Councillor Sentance

THAT the By-laws just read a first time be read a second and third time, and do pass, and that the Mayor and Clerk do sign and seal the same, any rule of this Council to the contrary notwithstanding.

CARRIED

21. Adjournment

MOVED BY: Councillor Kenny

SECONDED BY: Councillor Sentance

That Council adjourn the meeting at 9:55 p.m.

CARRIED

Terry Ugulini, Mayor

Joanne Hyde, City Clerk