



COUNCIL MEETING MINUTES

October 5, 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, G. Holman, M. Mauro, Brynne O'Neill, J. Simpson, M. Watson, J. Goulet, Paul Moore, Joanne Hyde

OTHERS: D. Landry
Councillor Handley left the closed session meeting at 9:32PM and was not present for Items 19 to 21

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 Dekker

SECONDED BY: Councillor Longo

THAT Council approve the agenda, as presented.

CARRIED

5. Adoption of the Minutes

MOVED BY: Councillor DeRose
SECONDED BY: Councillor Neale

THAT Council approve the minutes, as presented.

CARRIED

5.a September 21, 2021 Minutes

6. Mayor's Report

7. Public Meetings

7.a Proposed Zoning By-Law Amendment

Proposed Zoning By-Law Amendment. Mayor Ugulini opened the Public Meeting at 6:40 p.m. and providing the following information.

This Public Meeting is being held pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

The city has initiated a housekeeping zoning by-law amendment to Zoning By-law 2140 (97) to remove the Open Space zoning from Phase 2 as it is not reflected in the approved Draft Plan, and extend the residential (R3-7(H)) zoning into the former rail line lands.

Council will receive and consider all comments received at the public meeting; no decision on the applications is being made this evening.

Zoning By-law Amendment:

Any of the following, no later than 20 days after giving notice, may appeal the decision by filing with the City the notice of appeal that must set out the reasons for the appeal accompanied by the Tribunal's fee:

The applicant;

A person or public body who, before the amendment and by-law were passed, made oral submissions at the public meeting or written submissions to Council; and

The minister

If a person or public body did not make an oral submission at a public meeting or provide written submissions to Council before the by-law was

passed, the Tribunal will determine if there are reasonable grounds to add the person or public body as a party.

For further information on appeals, and/or preserving your appeal rights, please speak with a City Planner.

Presentation from City Staff

Re: Brynne O'Neill, Senior Planner

Public Participation

Re: Public input

Now at this time, is there anyone online who wishes to speak on the applications received, please indicate to the Clerk your desire to speak.

Please provide your name and address for the public record.

There were no members of the public present.

Closing remarks and closing of meeting

This fulfils the requirements of the Planning Act. R.S.O. 1990, c. P.13, pursuant to Section 34. Council will consider staff's recommendation report at a future meeting date.

Please provide your contact information and indicate to the Clerk at clerk@thorold.ca if you wish to receive notice of Council's decision.

Alternatively, a letter requesting to receive notice of Council's decision may be sent to the Clerk.

As such, the public meeting portion of this application is now closed at 6:49PM

8. Regional Councillor Update

None

9. Civic Recognition

Councillor DeRose provided an update on the Thorold Runway of Recognition Award Recipients.

10. Presentations

10.a Donna Herrington, The Herrington Group Limited, Joint Accessibility Advisory Committee (JAAC)

Donna Herrington was not present for the meeting. The presentation will come forth at the October 19, 2021 meeting.

- 10.b Carolyn Ryall, Director Transportation Services, and Beth Brens, Associate Director Reporting & Analysis, Region of Niagara

Carolyn Ryall, Director of Transportation Services, Frank Tassone, Associate Director of Transportation and Engineering, and Pam Miltenberg, Transportation Planning Capital Specialist, Region of Niagara were in attendance to provide a PowerPoint presentation regarding the 1-5 Year Transportation Capital Budget Outlook.

11. Motions for Council Support

- 11.a City of Thorold

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Neale

THAT Council request the Director of Planning and Development Services review the Disposal of Real Property Policy 510-04; and

THAT Council request that a report be brought back for consideration on recommendations on changes to the policy.

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 Kenny

SECONDED BY: Councillor Handley

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

CARRIED

12.a.1 Thorold Public Library Board

12.a.2 Darlene Ryan Port Robinson Community Centre

12.a.3 Age Friendly Committee

12.b Minutes to Endorse Recommendations

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Sentance

THAT the following members of the Thorold Runway of Recognition Committee receive complimentary ticket (\$20.00 each) to the Runway Gala at John Michael's Banquet Centre on October 18, 2021:

Tim Whalen, Chair

Cindy Dickson

Marsha Coppola

Jim Hill

Ed Pizzo

Al McInnis; and

THAT the complimentary tickets be given to the above mentioned members for all of their efforts put forward to plan the event; and

THAT Council approve that the complementary tickets be funded by the previously approved Community Grants Budget.

CARRIED

13. Statement by Councillors

13.a Councillor Sentance: Request for Support to Extend Portable Facilities in Parks to October 31, 2021

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Neale

THAT Council request the Director of Public Works and Community Services to extend portable facilities in the Port Robinson park and Mel Swart Park until October 31, 2021; and

THAT Council request the \$2,000 for the 2 locations at the Port Robinson park and Mel Swart Park be paid through from the repairs/maintenance - building & grounds budget; and

THAT Council request staff to include the extension of all portable facilities in Thorold parks until the end of October each year in future budgets.

CARRIED

- 13.b Councillor DeRose: Request for Report on Best Practice Dealing with Property Damages and Large Scale Gatherings in Residential Areas

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Neale

THAT Council request the Director of Planning and Development Services to report back on best practices from other university towns on how to deal with property damages and concerns from students; and

THAT the report include options on how to deal with contraventions of Residential Licensing Permits, the Residential Tenancies Act, and property standards violations; and

THAT a copy of the report be forwarded to the Ontario Landlords Association.

CARRIED

- 13.c Councillor Neale: Request for Report regarding Traffic Concerns at Portland and Ormond

MOVED BY: Councillor Neale

SECONDED BY: Councillor Kenny

THAT Council request staff to prepare a report addressing traffic concerns at the following locations:

- The corner of Portland Street and Ormond Street; and
- The corner of Ormond Street, Merritt Street, Townline Road East Street and Front Street

CARRIED

14. Delegations to Report

None

15. Consent Reports

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Wilson

THAT Council approve items 15a to 15d, as presented.

CARRIED

15.a PWCS2021-86 Artisan Ridge - Phase 2 – Pre-servicing Agreement

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Wilson

1. THAT Council approve a Pre-Servicing Agreement with the Developer of the Artisan Ridge – Phase 2 subdivision for the necessary site servicing prior to the registration of the Subdivision Agreement; and,
2. THAT the Mayor and Clerk be authorized to execute the necessary agreement.

CARRIED

15.b CC2021-46 Council Correspondence for October 5, 2021 Meeting

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Wilson

THAT Council receive and file the items listed in City Clerk's Report CC2021-46.

CARRIED

15.c CC2021-48 Grant Application to the Municipal Modernization Program – Third Intake

MOVED BY: Councillor Sentance
SECONDED BY: Councillor Wilson

That Council direct staff to submit an application to the Municipal Modernization Program – Third Intake for the following project(s):

- Digitizing City Records & the Purchase of a Large Scanner – Implementation Stream
- Review of City Equipment Utilization – Review Stream.

CARRIED

- 15.d CC2021-50 Vacancy on Thorold Tourism Committee, Parks, Trails and Recreation Committee and Road Safety Committee

MOVED BY: Councillor Sentance
SECONDED BY: Councillor Wilson

THAT Council receive the resignation of Tony Vandermaas from the Thorold Tourism Committee, Parks, Trails and Recreation Committee; and

THAT Council accept the resignation of Tom Bruce from the Road Safety Committee; and

THAT Council authorize the Office of the City Clerk to begin recruitment to fill the vacancies on the Thorold Tourism Committee, Parks, Trails and Recreation Committee and Road Safety Committee.

CARRIED

16. Discussion Reports

- 16.a PWCS2021-04 Sullivan Avenue/Clairmont St. /Front St. South. – Capital Project Update Report

MOVED BY: Councillor Longo
SECONDED BY: Councillor Dekker

1. THAT Council approve the changes to the scope of the project as outlined in this report, and,

2. THAT funding in the amount of \$54,855 (excluding HST), \$1,163 (excluding HST) and \$3,205 (excluding HST) be allocated from the Transportation Asset Replacement Reserve, Water Reserve and Sanitary Sewer Reserve, respectively, and,
3. THAT the construction phase for the Sullivan Avenue/Clairmont St./Front St. South Project estimated to cost \$3.2 million be rescheduled in the Capital Forecast to 2024.

CARRIED

16.b PWCS2021-49 Broderick Ave. Road Reconstruction – Project Update

MOVED BY: Councillor Kenny

SECONDED BY: Councillor Sentance

1. THAT Council approve the phasing strategy for the Broderick Ave. Road Reconstruction Project, and,
2. THAT a budget adjustment in the amount of \$20,000 (plus HST) for the revisions to the project design and tender documents be approved and funded from the Transportation Asset Replacement Reserve, and,
3. THAT the Broderick Ave. Road Reconstruction Project - Phase 1 be referred to the 2022 Capital Budget deliberations for consideration.

CARRIED

16.c PWCS2021-63 Municipal Operations Centre Project Update

MOVED BY: Councillor Neale

SECONDED BY: Councillor DeRose

That the design for Municipal Operations Centre Project be approved and referred to the 2022 Capital Budget deliberations for consideration.

CARRIED

16.d PWCS2021-84 St. David's Road Reconstruction Project - Update Report

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Longo

THAT Council defer the report to the next available meeting.

CARRIED

16.e PDS2021-40 Assignment of the Artisan Ridge Tax Increment Based Grant Program Agreement

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Sentance

1. That Planning and Development Services Report PDS2021-40 BE RECEIVED.

2. That the assignment of the Tax Increment Grant (TIG) Agreement for 181 Queen Street and 1686 Beaverdams Road (Artisan Ridge Subdivision) from Downing Street (Artisan Ridge) Inc. to Downing Street Associates BE APPROVED.

3. That staff BE DIRECTED to prepare a Bylaw authorizing the Mayor and Clerk to sign the transfer agreement.

CARRIED

16.f PDS2021-42 Recommendation Report: Draft Plan of Vacant Land Condominium for Block 155 (Peach Street), Rolling Meadows Phase 12 (File No. D07-01-2021)

MOVED BY: Councillor Dekker

SECONDED BY: Councillor Handley

1. That the Planning and Development Services Report PDS2021-42 BE RECEIVED;
2. That Application D07-01-2021 for a proposed Draft Plan of Vacant Land Condominium consisting of 23 townhouse units, applying to the property legally described as Block 155, Plan 59M-479, Part of Lots 91 and 92; City of Thorold, BE APPROVED, subject to the conditions noted in Appendix A of this Report.

CARRIED

- 16.g PDS2021-44 Façade Improvement Grant Program Application for 52 Front Street South

MOVED BY: Councillor DeRose

SECONDED BY: Councillor Longo

1. That Planning and Development Services Report PDS2021-44 BE RECEIVED.
2. That the Façade Improvement Grant Program Application for 52 Front Street South for \$7,500 BE APPROVED.
3. That staff BE DIRECTED to prepare a Bylaw authorizing the Mayor and Clerk to enter into an agreement with the owner of 52 Front Street South for the façade improvement grant.

CARRIED

17. Notices of Motion

None

18. By-laws

18.a First Reading of By-laws

MOVED BY: Councillor Longo
SECONDED BY: Councillor Neale

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 103-2021 Being a by-law to authorize the execution of a Site Plan Control agreement with Jon Jus Developments for the property municipally known as 1051 Old Thorold Stone Road

18.a.2 By-Law 105-2021 Being a by-law to assign the Tax Increment Grant agreement for the lands known as 181 Queen Street and 1686 Beaverdams Road from Downing Street (Artisan Ridge) Inc. to Downing Street Associates Inc.

18.a.3 By-Law 106-2021 Being a by-law to designate the Pew House located at 18 South Street South of historical, architectural and cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990 Section 29

18.b Final Reading of By-laws

MOVED BY: Councillor Longo
SECONDED BY: Councillor Neale

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

MOVED BY: Councillor Kenny
SECONDED BY: Councillor DeRose

THAT Council move into Closed Session at 8:20 p.m. to discuss Personal Matters Regarding Identifiable Individuals - COVID-19 Vaccinations and the Potential Sale or Disposition of Land - 131 Queen Street.

CARRIED

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Sentance

THAT Council come out of closed session at 9:45PM

CARRIED

19.a Personal Matters Regarding Identifiable Individuals - COVID-19 Vaccinations

MOVED BY: Councillor Wilson

SECONDED BY: Councillor Longo

THAT Council support the City of Thorold's intent to cover the costs of the COVID-19 Rapid Tests for employees with bona fide human rights exemptions; and

THAT Council support the City of Thorold's intent to cover the costs of the COVID-19 Rapid Tests for exempt employees; and

THAT Council, in accordance with the COVID-19 Hybrid Vaccination Policy, require those who are unvaccinated and those deemed to be unvaccinated, to be financially responsible for the COVID-19 Rapid Test, twice a week; and

THAT Council direct staff to proceed as discussed in closed session regarding the consequences for those non-compliant with the COVID-19 Hybrid Vaccination Policy; and

THAT the consequences include a 45 day unpaid leave and up to and including termination.

CARRIED

19.b Potential Sale or Disposition of Land - 131 Queen Street

MOVED BY: Councillor Sentance

SECONDED BY: Councillor Wilson

THAT Council defer the discussion regarding the offer to purchase to the next available meeting.

CARRIED

20. Confirming By-law

20.a First Reading of By-Law

MOVED BY: Councillor Neale

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 102-2021 Being a by-law to confirm, adopt and ratify matters dealt with by Council resolution

20.b Final Reading of By-Law

MOVED BY: Councillor Neale

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 DeRose
SECONDED BY: Councillor Wilson

THAT Council adjourn the meeting at 9:50 p.m.

CARRIED

Terry Ugolini, Mayor

Joanne Hyde, City Clerk