



COUNCIL MEETING AGENDA

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

**1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (4:40 p.m.)
(See yellow tab)**

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
 - *Gadsby Parklands.*
- A trade secret or scientific, technical, commercial or financial that belongs to the municipality or local board and has monetary value or potential monetary value:
 - *Gateway CIP Agreement update.*
 - *Regional Governance Review update.*
- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
 - *Bid opportunity for waterway update.*
 - *Bid opportunity for community recognition.*
- Personal matters about an identifiable individual, including municipal or local board employees:
 - *Citizen appointment to the following:
Welland Public Library Board.*
 - *Personnel Matters update.*

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

3. OPEN COUNCIL MEETING (7:00 p.m.)

3.1 NATIONAL ANTHEM

3.2 OPENING REMARKS

3.3 ADDITIONS/DELETIONS TO AGENDA

3.4 ADOPTION OF MINUTES

Special Council Meetings of June 11, 2019 and June 25, 2019 and Regular Council Meeting of June 18, 2019 (*Previously Distributed*).

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



COUNCIL MEETING AGENDA – Page 2

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

3.6 DISCLOSURES OF INTEREST

3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)

4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATIONS

Plaque presentation by Councillor Chiocchio to Donald Wonch - recognition award for winning the World Heavyweight Bare Knuckles Championship in England.

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

19-26 John Bedard, Co Chair, Chippawa Circle Neighborhood Association re: Removal of Church Street Sidewalk.

(Background information included in Council members packages).

08-36 Diana Teng, Manager, Chronic Disease and Injury Prevention and Melanie Seguin, Health Promoter, Chronic Disease and Injury Prevention, Public Health, Niagara Region re: update on the By-law regarding Outdoor Second-hand Smoking and Vaping.

(Background information included in Council members packages).

19-28 Dave Pelette, President of Kiwanis, Joe Labbe, President of Lions Club John Crockford, President of Optimist Club and David Alexander, President of Rotary Club re: Working together with the City of Welland.

(Background information included in Council members packages).

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

4.4 LEGISLATED PUBLIC MEETING PURSUANT TO SECTION 357/358 OF THE MUNICIPAL ACT, 2001

19-4 Public Meeting pursuant to Section 357/358 of the *Municipal Act, 2001* regarding Tax Write-Offs.

(See Report FIN-2019-16, pages 8 to 10)

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

6. BY-LAWS (SEE AGENDA INDEX)



COUNCIL MEETING AGENDA – Page 3

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Spinosa)

19-88 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to create a “Downtown Vacancy Mitigation Action Plan” that addresses vacancy rates in our downtown areas; and further THAT this report is created with a partnership between the City, Business, Community and applicable stakeholders.

(Councillor Spinosa)

19-91 THAT THE COUNCIL OF THE CITY OF WELLAND creates a volunteer recognition wall at a municipal site that highlights the dedicated people and groups that donate their time and resources to this community; and further THAT Council directs staff to create a report on criteria for nomination.

(Councillor Green)

03-59 THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to review the Clean Yards By-law and to forward a report to General Committee on any possible changes. Further to focus specifically on additional fines and immediate action for repeat offenders for both long grass and refuge on property.

(Councillor McLeod)

19-93 THAT THE COUNCIL OF THE CITY OF WELLAND requests that staff provide a service level review of snow removal and identify areas of improvement, providing costs associated with increase service delivery.

7.3 Call for Notices of Motion (for introduction at the next scheduled Council meeting)

8. CORPORATION REPORTS

8.1 Mayor’s Report

8.2 Chief Administrative Officer’s Report



COUNCIL MEETING AGENDA – Page 4

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 9th day of July, 2019. Ref. No. 19-1

10. ADJOURNMENT



COUNCIL MEETING AGENDA INDEX

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

AGENDA BLOCK

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

2. COMMITTEE AND STAFF REPORTS

1. Business Arising from Committee-of-the-Whole (closed)

1

2. General Committee Report to Council - June 25, 2019

3. Budget Review Committee Report to Council - Nil

4. Staff Reports

2 - 4

**Remove From
Block**

ENG-2019-30

Manager, Engineering Services, C. Anders - Edgar/Elgin Sewer Separation Phase 2 - Church Street sidewalk. No. 19-26/19-54

5 - 7

FIN-2019-15

Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Continuation of Multi-Year Contract for General Insurance: Municipal Insurance Coverage for duration of July 1, 2019 through June 30, 2020 with a one year option to renew. Ref. No. 19-45

8 - 10

**Remove From
Block**

FIN-2019-16

Gen. Mgr., Corporate Services, Chief Financial Officer/Treasurer, S. Zorbas - Application for Tax Write-Offs - Sections 357/358. Ref. No. 19-4

11 - 13

P&B-2019-31

Manager of Policy Planning, R. DiFelice - Community Improvement Plan Incentive Applications - Quarterly Summary Report for Second Quarter of 2019. Ref. No. 03-133/11-108

14 - 22

P&B-2019-32

Manager of Development Approvals, G. Munday - Request for Redline Revision of Draft Plan of Subdivision - Sparrow Meadows Plan of Subdivision Phase 7 - Lea Silvestri Investments, west side of South Pelham Road, north and south sides of Webber Road (File: 26T-14-14001). Ref. No. 14-100



COUNCIL MEETING AGENDA INDEX – Page 2

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

- | | | |
|------------------|-------------------------------|--|
| 23 - 134 | <u>P&B-2019-33</u> | Manager of Development Approvals, G. Munday - City of Welland 2019 Development Charges Background Study and By-law. Ref. No. 06-75 (See By-law 1) |
| 135 - 221 | <u>P&B-2019-34</u> | Manager of Development Approvals, G. Munday - Application for Official Plan Amendment (File No. OPA 20), Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001) - T. Johns Consulting (Gorge Holdings, owner) - for lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the end of Wellandvale Drive, municipally known as 897 Niagara Street. Ref. No. 19-65 (See By-laws 2 & 3) |
| 222 - 226 | <u>ENG-2019-28</u> | Gen. Mgr., Corporate Services/Chief Financial Officer/Treasurer, S. Zorbas - 2019 Watermeter Replacement/Upgrade Program. Ref. No. 04-124 (See By-law 4) |
| 227 - 230 | <u>ENG-2019-29</u> | Manager, Engineering Services, C. Anders - 2019 Sidewalk Construction and Replacement - Construction Tender Award. Ref. No. 19-26 (See By-law 5) |

3. NEW BUSINESS

- | | |
|--|--|
| 231 - 239
Remove From Block | 1. Signed petition by residents of Church, Fell and Shotwell Streets re: Replace sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer Separation (Phase 2). Ref. No. 19-26/19-54 |
|--|--|

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the petition from residents of Church, Fell and Shotwell Streets regarding removal of sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk the residents want the sidewalk to be replaced on south side of Church Street between Fell Street and Shotwell Street during construction of the Edgar/Elgin Sewer Separation.



COUNCIL MEETING AGENDA INDEX – Page 3

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

- 240 - 257** 2. Ann-Marie Norio, Regional Clerk, Region of Niagara re: Report PHD 09-2019: Notice of Passing of By-law to amend By-law 112-2013 being a By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-Hand Smoke - Triple Majority Requirement. Ref. No. 08-36

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated June 21, 2019 and consents to the By-law regarding Report PHD 09-2019: Notice of Passing of By-law to amend By-law 112-2013 being a By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-Hand Smoke - Triple Majority Requirement.

- 258** 3. John Mastroianni, Chair, City of Welland Heritage Advisory Committee re: Request to appoint an individual from the Planning Division to act as a liaison on the advisory committee. Ref. No. 05-50

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence dated July 3, 2019 from the City of Welland Heritage Advisory Committee; and further

THAT Welland City Council directs staff to prepare a report for Council consideration regarding the request to appoint an individual from the Planning Division to act as a staff liaison on the advisory committee.

4. BY-LAWS

MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.

1. A By-law to authorize to establish development charges for the City of Welland for designated services in accordance with the Development Charges Act 1997 and to Repeal By-law 2014-75 and By-law 2016-52. Re. No. 06-75
(See Report P&B-2019-33)
2. A By-law to authorize the adoption of Official Plan Amendment No. 20.
Ref. No. 19-65
(See Report P&B-2019-34)
3. A By-law to amend City of Welland Zoning By-law 2017-117 (Gorge Holdings Inc. – File 2019-01) 897 Niagara Street. Ref. No. 19-65
(See Report P&B-2019-34)



COUNCIL MEETING AGENDA INDEX – Page 4

Tuesday, July 9, 2019

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Page No.

4. A By-law to authorize entering into contract with Neptune Technology Group (Canada) Ltd. for the 2019 Watermeter Replacement/Upgrade Program.
Ref. No. 04-124
(See Report ENG-2019-28)
5. A By-law to enter into contract with 1526957 Ontario Limited O/A CTC Contracting for the 2019 Sidewalk Construction and Replacement. Ref. No. 19-26
(See Report ENG-2019-29).
6. A By-law to amend By-law 89-2000, being a By-law regulating traffic and parking within the City of Welland) Schedule XVII - municipal parking lots and Schedule XXXIV - residential parking permit only). Ref. No. 19-22
(See Report TRAF-2019-10 from the June 4, 2019 Council Meeting)
7. A By-law to appoint a Vice Mayor for the period from August 1, 2019 to November 30, 2019. Ref. No. 19-12
(A By-law to appoint Councillor Lucas Spinosa as Vice Mayor).

GENERAL COMMITTEE REPORT TO COUNCIL

On Tuesday, June 25, 2019, the General Committee met with the following members in attendance: Chair, J. Larouche, F. Campion, J. Chiocchio, B. Fokkens, B. Green, D. McLeod, A. Moote, G. Speck, L. Spinosa and L. Van Vliet.

The General Committee recommends Council approval on the following matters:

10-123

THAT THE GENERAL COMMITTEE request staff prepare a report regarding the possibility to create a Housing Affordability task force for Council consideration.

19-28

THAT THE GENERAL COMMITTEE receives for information the presentation by David Ahong B.A., CSEP-CEP and Shannon Rotteveel B.Sc., CSEP-CEP, R.Kin, regarding Cancer Rx: Cancer Exercise Prescription.

19-37

THAT THE GENERAL COMMITTEE receives for information the presentation by Rick Gabel, Senior Project Manager, Area 2, Water & Wastewater Engineering, Public Works, and Tony Cimino, Associate Director, Water & Wastewater Engineering, Public Works, Niagara Region regarding the Welland Water Treatment Plan Phase II upgrade.

19-19

THAT THE GENERAL COMMITTEE receives for information the presentation by Todd Brown, President and Anand Desai, Associate Planner, Monteith Brown Planning Consultant, regarding the Parks and Recreation Master Plan.

Respectfully submitted,



TARA STEPHENS
City Clerk

COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

REPORT ENG-2019-30
JULY 9, 2019

19-26
19-54

SUBJECT: EDGAR/ELGIN SEWER SEPARATION PHASE 2 –
CHURCH STREET SIDEWALK

AUTHOR(S): MATTHEW MAIN A.Sc.T., E.I.T.
ENGINEERING DESIGN SUPERVISOR

**APPROVING
MANAGER:** CHRIS ANDERS, P. ENG.
MANAGER OF ENGINEERING SERVICES

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report ENG-2019-30 for Edgar/Elgin Sewer Separation Phase 2 – Church Street Sidewalk.

ORIGIN AND BACKGROUND:

The Edgar/Elgin area is one of the older areas of the City and the infrastructure is in need of replacement. The City was successful in obtaining Small Communities Fund (SCF) grant for this project. This is twelve million dollars in funding over five years. The SCF funding will cover a maximum of sixty-six percent of the project costs. The City is responsible for the remaining funding. The project will be completed over several phases with completion in December 2021.

At the May 7, 2019 meeting of Welland City Council, a motion was carried approving the award of contract of the Edgar/Elgin Sewer Separation Phase 2 to Provincial Construction Ltd. Before tendering the project, the City hosted a Public Information Centre (PIC) on March 26, 2019 to discuss the project and allow residents to provide comments. Every municipal address directly affected by construction was notified and invited to the meeting. Residents representing ten (10) municipal addresses attended the meeting.

In May 2019, City staff were made aware that residents in the Edgar/Elgin project area were upset at the design decision to not replace a section of sidewalk on the south side of Church Street between Fell Street and Shotwell Street. Several residents contacted the Mayor's office with concerns about the project.

A second PIC meeting was held on June 26, 2019 to discuss the decision to not replace the sidewalk on the south side of Church Street and provide a project update. All residents invited to the initial meeting plus the additional residents who contacted the City regarding the Church Street Sidewalk were invited to the second PIC. Residents representing 18 municipal addresses attended the meeting.

COMMENTS AND ANALYSIS:

Church Street between Niagara Street and Chippawa Park is considered a local road. City of Welland Municipal Standards only require sidewalk on one side of a local road. Currently there is a continuous sidewalk on the north side of Church Street from Niagara Street to Chippawa Park.

The south side of Church Street consists of three (3) blocks, with sidewalk located only on the middle block (Fell St to Shotwell St). This sidewalk does not provide a continuous walkway along Church Street.

Staff are proposing to install a 1.8m curb face sidewalk along the north side of Church Street. This approach is consistent with Municipal Standards and other projects in the area. Constructing a continuous sidewalk on the south side of Church Street will require the removal of hedges, gardens, trees and the regrading of front lawns. It may also require the removal of Bell infrastructure, hydro poles and streetlights. Constructing the sidewalk will increase project costs and maintenance costs over the life of the sidewalk.

Constructing the sidewalk along one block (Fell St to Shotwell St) will create a discontinuous sidewalk, which will require residents to cross the road to continue along Church Street.

FINANCIAL CONSIDERATION:

Installing the sidewalk on the south side of Church Street will increase construction costs for the project. It will also have long term operating costs as the sidewalk must be inspected and maintained to minimum maintenance standards.

LINK TO ASSET MANAGEMENT PLAN:

The 2016 Addendum to the City of Welland Comprehensive Asset Management Plan identifies that "infrastructure expenditure needs are in excess of the available revenue. The analysis indicates that the funding gap is approximately \$20 million per year" (page 22).

To mitigate this funding shortfall, this report also suggests a number of mitigation strategies (page 21). The following strategies have been implemented on this project through installation of the sidewalk on the north side of Church Street.

3. Actively seeking out and applying for grants;
4. Decreasing expected levels of service;
5. Divestment of non-critical infrastructure where it is practical and appropriate to do so;
6. Implementing operating efficiencies;

OTHER DEPARTMENT IMPLICATIONS:

Installation of a sidewalk on the south side of Church Street between Niagara Street and Chippawa Park will require yearly inspection by Engineering Staff and maintenance by Public Works staff.

SUMMARY AND CONCLUSION:




The Edgar/Elgin area is one of the older areas of the City and requires significant infrastructure upgrades. Staff have been successful at obtaining SCF funding for this project and will complete the work over several phases.

Included in this project is the replacement of sidewalks in the area. Staff are proposing to construct a continuous sidewalk on the north side of Church Street from Niagara Street to Chippawa Park. This approach is consistent with Municipal Standards and other projects in the area.

ATTACHMENTS:

None

COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-45
REPORT FIN-2019-15
JULY 9, 2019

SUBJECT: CONTINUATION OF MULTI-YEAR CONTRACT FOR GENERAL INSURANCE: MUNICIPAL INSURANCE COVERAGE FOR DURATION OF JULY 1, 2019 THROUGH JUNE 30, 2020 WITH A ONE YEAR OPTION TO RENEW

**AUTHOR: MIKE LOSTRACCO, CPA, CMA
REVENUE SERVICE MANAGER**

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information and approves Report FIN-2019-15 regarding Frank Cowan Company for the second year of the multi-year contract for the delivery of general insurance coverage at an upper limit cost of \$654,341 (excluding HST) for 2019 – 2020.

ORIGIN AND BACKGROUND:

Frank Cowan Company is the incumbent source for the City's insurance coverage. In 2018, Council accepted a proposal from the incumbent to provide coverage for two years plus a one year option to renew.

COMMENTS AND ANALYSIS:

The current agreement is finishing its first year and the second year of the agreement commenced July 1, 2019. The submitted proposal is in line with the previous year's premium. They have continually provided good service at reasonable prices to the City of Welland.

FINANCIAL CONSIDERATION:

Frank Cowan Company's proposal offers stability of pricing for 2019 at \$654,341, securing budget to below forecast. Furthermore, a component of the proposal includes a Rate Stability Agreement which caps increases on property, automobile, and liability coverage for 2020 fiscal.

OTHER DEPARTMENT IMPLICATIONS:

Solicitation of proposals has been completed in compliance with the approved Purchasing Policy and contract legal practices of the Finance Division of Corporate Services.

Collaboration on evaluation included representation from Human Resources & Legislative Services, as well as Finance & Corporate Services with unanimous decision on award recommendation.

SUMMARY AND CONCLUSION:

Staff recommends that the Council of the City of Welland receives for information and approves Report FIN-2019-15 regarding Frank Cowan Company for the second year of the multi-year contract for the delivery of general insurance coverage at an upper limit cost of \$654,341 (excluding HST) for 2019 – 2020.

ATTACHMENTS:

Appendix I – Renewal Report Cost Analysis for the Policy Term July 1, 2019 to July 1, 2020

Cost Analysis

	Expiring Program Term	Renewal Program Term
Casualty		
General Liability	\$ 231,459	\$ 239,560
Errors and Omissions Liability	15,175	15,175
Non-Owned Automobile Liability	410	410
Environmental Liability	23,211	23,211
Crime	3,633	3,633
Board Members Accident	2,489	2,129
Volunteers' Accident	1,000	1,000
Conflict of Interest	562	562
Legal Expense	2,593	2,671
Recreational Affiliates	3,950	3,950
Property		
Property	113,390	119,527
Equipment Breakdown	8,062	8,356
Automobile		
Owned Automobile	60,875	62,701
Owned Automobile - Transit	123,706	129,891
Excess		
Follow Form- 1 st layer	18,839	19,781
Follow Form – 2 nd layer	20,747	21,784
Total Annual Premium	\$ 630,101	\$ 654,341
(Excluding Taxes Payable)		

COUNCIL
CORPORATE SERVICES
FINANCE DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-4
REPORT FIN-2019-16
JULY 9, 2019

SUBJECT: APPLICATION FOR TAX WRITE-OFFS - SECTIONS 357/358

AUTHOR: JANET FERLAND,
TAX CLERK

APPROVING SUPERVISOR: MICHAEL LOSTRACCO, CPA, CMA
REVENUE SERVICES MANAGER

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

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the write-off of taxes in the amount of \$254,740.95 as contained in Report FIN-2019-16 for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.

ORIGIN AND BACKGROUND:

Sections 357 and 358 provide for the cancellation, reduction or refund of taxes for conditions such as demolition, fires, class changes, errors, etc.

COMMENTS AND ANALYSIS:

Throughout the year, properties experience situations which may lead to assessment reductions. Property owners then file appeals to the Municipal Property Assessment Corporation (MPAC).

Some of the common reasons a property may experience a reduction under Sections 357 and 358 are as follows:

- ***Became Exempt*** – This situation occurs when a property is purchased by an organization that is exempt from property taxes. (City, Region, School Board)
- ***Gross or Manifest Error*** – Error or change to assessment roll by MPAC which may result from a clerical or factual error, such as transposition of figures, typographical error or creation of roll in error.

- **Demolition** – Property or part of property demolished.
- **Fire** – Property or part of property destroyed by fire.
- **Ceased to be liable to be taxed at rate it was taxed** – As a result of a change of event during the taxation year such as change in the use of land; an act or omission resulting in land ceasing to be in a class of property; a property is eligible to be reclassified in a different class of real property eg. Commercial to Residential.

Recommendations contained in the report are those approved by MPAC.

Appellants requesting adjustments other than those recommended in the report:

**have the right to appeal directly to the A.R.B. (Assessment Review Board)
within 35 days after Council makes its decision.**

Subsequent to Council approval, notices of decision are mailed to applicants advising them of reduction or cancellation granted and status of the tax account.

FINANCIAL CONSIDERATION:

In the normal course of operations, the City processes two or three groups of 357/358 applications throughout the year. The funds allocated in the tax write-off account accommodate these adjustments.

OTHER DEPARTMENT IMPLICATIONS:

Not applicable.

SUMMARY AND CONCLUSION:

Approving the write-off of taxes in the amount of \$254,740.95 as contained in Report FIN-2019-16, is pursuant to Sections 357 and 358 of *The Municipal Act, 2001*.

ATTACHMENTS:

Appendix I – Application to the Council for Adjustment of Taxes for the City of Welland Under Sections 357/358 of *The Municipal Act, 2001*

APPLICATION TO THE COUNCIL FOR ADJUSTMENT OF TAXES FOR THE CITY OF WELLAND
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT, 2001

<u>APPLIC. NO.</u>	<u>ROLL NUMBER</u>	<u>ASSESSMENT ADJUSTMENT</u>	<u>TAX RATE</u>	<u>DOLLAR ADJUSTMENT</u>	<u>REASON</u>
17-22	60-002-03400-0000	(184,705) CT	0.03663230	(6,562.26)	Damaged by Fire
17-22	60-002-03400-0000	(14,162) LU	0.03614457	(496.45)	Damaged by Fire
17-22	60-002-03400-0000	(3,873,133) LT	0.05163510	(193,962.53)	Damaged by Fire
18-20	40-014-00600-0000	(149,050) CT	0.03551985	(1,798.59)	Classification Change
18-20	40-014-00600-0000	166,550 RT	0.01589094	899.13	Classification Change
18-24	10-001-00800-0000			No Change	Classification Change
18-25	50-001-21100-0000	(148,698) RT	0.01589094	(996.97)	Classification Change
18-25	50-001-21100-0000	140,346 FT	0.00397274	235.24	Classification Change
18-27	10-003-02900-0000	(6,800) CT	0.03551985	(241.53)	Classification Change
18-27	10-003-02900-0000	6,803 RT	0.01589094	108.11	Classification Change
18-28	40-016-17700-0000	92,455 CX	0.02486390	107.07	Demolition
18-28	40-016-17700-0000	(49,100) CT	0.03551985	(81.23)	Demolition
18-28	40-016-17700-0000	(99,900) RT	0.01589094	(73.94)	Demolition
18-29	30-002-08400-0000			No Change	Classification Change
18-31	30-001-05200-0000	(785,000) XT	0.03551985	(27,883.08)	Classification Change
18-31	30-001-05200-0000	785,000 NT	0.01589094	12,474.39	Classification Change
18-34	10-001-04200-0000			No Change	Damaged & Substantially Unusable
18-35	10-001-05100-0000	(1,111,000) CT	0.03551985	(17,947.35)	Damaged & Substantially Unusable
19-01	30-002-08400-0000			No Change	Classification Change
19-02	10-008-08400-0000	(165,648) RT	0.01599419	(2,518.75)	Demolition
19-03	10-011-02000-0000	(46,920) RT	0.01599419	(750.45)	Demolition/Razed by Fire
19-04	30-001-05200-0000	785,000 NT	0.01599419	12,555.44	Classification Change
19-04	30-001-05200-0000	(785,000) XT	0.03525514	(27,675.28)	Classification Change
19-05	10-003-02900-0000	6,851 RT	0.01599419	109.58	Classification Change
19-05	10-003-02900-0000	(6,850) CT	0.03525514	(241.50)	Classification Change
				<u>(254,740.95)</u>	

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES****REPORT P&B-2019-31****JULY 9, 2019**03-133
11-108

SUBJECT: COMMUNITY IMPROVEMENT PLAN INCENTIVE APPLICATIONS – QUARTERLY SUMMARY REPORT FOR SECOND QUARTER OF 2019

**AUTHOR: CHRISTINE ROSSETTO, B.A. (Hons.)
PLANNING ASSISTANT**

**APPROVING SUPERVISOR: ROSE DI FELICE, M.Pl., M.Sc., MCIP, R.P.P.
MANAGER OF POLICY PLANNING**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report P&B-2019-31 being a quarterly summary Report of approved 2019 Community Improvement Plan Incentive Applications between April 1, 2019 and June 30, 2019.

ORIGIN AND BACKGROUND:

On July 19, 2016, Council delegated, by By-law, Community Improvement Plan (CIP) Incentive Grant Approvals to Staff and adopted procedures for the processing of the Applications subject to the Delegated Authority. This Report deals with the Incentive Applications that were approved in the second quarter of 2019.

COMMENTS AND ANALYSIS:

Six Community Improvement Plan Incentive Applications were approved in the second quarter of 2019. This includes four Applications within the Downtown and Health and Wellness Cluster Project Area and two Applications within the Brownfield Project Area.

Supplementary information is also provided regarding Tax Increment Grants which have been approved by Council (under By-law 2016-104) and are associated with other incentives for proposals noted in the following Tables.

The following table outlines the Grant details for the four Applications approved under the Downtown and Health and Wellness Cluster CIP.

LOCATION, INCENTIVE PROGRAM AND TYPE OF WORK	ESTIMATED PROJECT OR STUDY COST	MAXIMUM ELIGIBLE GRANT	CITY PORTION OF GRANT	REGIONAL PORTION OF GRANT
497 King Street Building Improvement Grant Program roof	\$5,460.00	\$2,730.00	\$1,365.00	\$1,365.00
214 King Street Facade Improvement Grant Program front and side façade work	\$49,506.00	\$20,000.00	\$10,000.00	\$10,000.00
268 East Main Street Façade Improvement Grant Program front, side and rear façade work	\$9,570.00	\$4,785.00	\$2,392.50	\$2,392.50
37 Niagara Street Planning and Building Fees Grant Program refund of fees for proposed commercial building	\$5,100.00	\$5,000.00	\$5,000.00	\$0.00
Tax Increment Grant Program, approved by Council June 18, 2019	\$178,350.00	\$178,350.00	\$20,541.93	\$17,096.89
TOTAL	\$247,986.00	\$210,865.00	\$39,299.43	\$30,854.39

The following table outlines the Grant details for the two Applications approved under the Brownfield Environmental Study Grant Program.

LOCATION	ESTIMATED STUDY COST	MAXIMUM ELIGIBLE GRANT	CITY PORTION OF GRANT	REGIONAL PORTION OF GRANT
320 South Pelham Road	\$26,165.00	\$13,082.50	\$8,082.50	\$5,000.00
475, 555 and 635 Canal Bank Street	\$44,660.00	\$22,330.00	\$13,390.00	\$8,940.00
TOTAL	\$70,825.00	\$35,412.5	\$21,472.50	\$13,940.00

As per Council's request, the following information is included with respect to the Downtown and Health and Wellness Cluster CIP Programs in the second quarter of 2019:

- A total of 20 general and specific inquiries were received;
- A total of 4 pre-Application meetings were held by Staff;
- All Incentive Applications submitted were approved; and,
- 2 inquiries resulted in partial non-eligibility for works completed.

FINANCIAL CONSIDERATION:

The City's portion of the Grants for these Approvals, upon completion, will be covered with funds from the Incentives Program Fund.

OTHER DEPARTMENT IMPLICATIONS:

The Finance Division, upon completion of the approved works, will be involved with all financial aspects associated with the issuance of these Grants.

The Building Division will be involved with the issuance of the required Permits.

SUMMARY AND CONCLUSION:

Council delegated CIP Incentive Grant Approvals to Staff. As part of the approval procedures contained within the Delegation By-law, a Report outlining the Incentive Grant Applications that have been approved is to be prepared for Council's information on a quarterly basis. As noted in this Report, a total of six CIP Incentive Applications were submitted and approved in the second quarter of 2019.

ATTACHMENTS:

None.

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

REPORT P&B-2019-32
JULY 9, 2019

SUBJECT: REQUEST FOR REDLINE REVISION OF DRAFT PLAN OF SUBDIVISION – SPARROW MEADOWS PLAN OF SUBDIVISION PHASE 7 – LEA SILVESTRI INVESTMENTS, WEST SIDE OF SOUTH PELHAM ROAD, NORTH AND SOUTH SIDES OF WEBBER ROAD (FILE: 26T-14-14001)

**AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
 PLANNING SUPERVISOR**

**APPROVING G.M.: GRANT MUNDAY, B.A.A., MCIP, RPP
 MANAGER OF DEVELOPMENT APPROVALS**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Red-line Draft Plan for the Sparrow Meadows Phase 7 Plan of Subdivision (File No. 26T-14-14001) developed by Lea Silvestri Investments, more specifically described as Lot 1, Concession 13, Part of Lot 1, Concession 14, former Township of Pelham, now in the City of Welland, based on a plan prepared by Upper Canada Consultants and dated February 5, 2019, subject to the following new conditions, and the replacement of Condition 25:

1. That 1.8 metre solid board on board privacy fencing be constructed at the owner's expense along south and west property line of Block 72 and the south and east property line of Block 73.
2. That 1.5 metre black chain link fence be installed at the owner's expense along the east property line of Block 66.
3. That a 1.8 metre solid board on board privacy fence be constructed along the north property line of Block 66 and Block 67.
4. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.
5. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is

registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.

ORIGIN AND BACKGROUND:

The Sparrow Meadows Plan of Subdivision (File 26T-14-14001), consisting of sixty-three (63) lots for single-detached dwellings and accessory dwelling units and twenty-one (21) Blocks for future residential use (singles, semis, freehold triplexes, street townhouses and accessory dwelling units), two (2) Blocks for future residential/commercial mixed use, two (2) Blocks for parks and eight (8) Blocks for reserves, received Draft Plan Approval on October 7, 2014.

The request for redline revision has been made to revise a number of blocks and remove a future street connection (terminus of Dogwood Drive along the northern boundary of the property). The extension of Dogwood Drive was intended to allow for connections with the development of adjacent properties. Based on proposed plans for the development of the property to the north-west, this will be the location of the stormwater management facility, and the road connections will not be possible. As a result, the road extension is proposed to be removed and to be developed for residential purposes.

Another amendment has been made to create two new residential blocks along Sycamore and reduce the size of the residential and commercial block (Block 90). The intent of this redline revision is to take advantage of the previous Zone amendments which allowed for townhouses to be constructed on this property.

The owner had previously applied for a Redline Revision of the plan in 2018 to remove a block to sell to a neighbouring property owner. These lands are shown as Block 74 and are no longer part of this Draft Plan of Subdivision.

COMMENTS AND ANALYSIS:

Phases 1-6 have been registered and are currently under construction. There have been two previous request for extension to Draft Plan Approval for Phase 7. The redline revision will allow the applicant to move forward with the registration of Phase 7 and the development. The Red-line revision will allow the development proceed.

Phase 7 is composed of two residential lots, ten residential blocks and one mixed use blocks. The proposed redline revision will increase the size of two of the residential blocks, and create two new residential blocks. The additional blocks, as well as a refined internal lot line proposal will increase the minimum number of units to be constructed from 45 units to 106. No changes have been made to the Open Space/Environmental Protection Block (Block 101).

The City has requested new fencing conditions to be included to ensure that the new residential blocks (Block 72 and 72) are appropriately screened from the proposed commercial and mixed uses on Block 90. An additional condition regarding the inclusion of fencing along the rear of Block 66 and the northerly lot line of Block 67 will ensure that encroachments onto neighbouring properties do not occur.

In accordance with the Memorandum of Understanding amongst the local municipalities, Region of Niagara and the Niagara Peninsula Conservation Authority (NPCA), all requests for extension to Draft Plans of Subdivision are to be circulated to the Region

and NPCA for comments. This is to ensure that any conditions of Draft Plan Approval comply with current policies.

The Region of Niagara has indicated that they have reviewed the proposed amendments to the Plan, and the amendments meet the intent of Provincial, Regional, and City policies as the changes will increase the density of the development. Regional staff have reviewed the conditions of draft plan approval and have indicated that some of the wording is dated and can be replaced. As such, the Region has requested that Condition 25 be replaced with the following new conditions:

- That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.
- That the owner submit a written undertaking to the Niagara Region (Development Services Division) that all offers of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.

With these changes included, the Region has indicated that they have no objections to the proposed redline revision.

The NPCA has previously indicated that they have no interests in Phase 7.

FINANCIAL CONSIDERATION:

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

OTHER DEPARTMENT IMPLICATIONS:

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

SUMMARY AND CONCLUSION:

The Sparrow Meadows Plan of Subdivision (File 26T-14-14001), consisting of sixty-three (63) lots for single-detached dwellings and accessory dwelling units and twenty-one (21) Blocks for future residential use (singles, semis, freehold triplexes, street townhouses and accessory dwelling units), two (2) Blocks for future residential/commercial mixed use, two (2) Blocks for parks and eight (8) Blocks for reserves, received Draft Plan Approval on October 7, 2014.

ATTACHMENTS:

- | | | |
|--------------|---|----------------------------------|
| Appendix I | - | Key Map |
| Appendix II | - | Request for Draft Plan Extension |
| Appendix III | - | Relevant Correspondence |

2014-02 & 26T-14-14001 & OPA



KEY MAP



SUBJECT LANDS



CITY OF WELLAND
 INTEGRATED SERVICES
 PLANNING DIVISION



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**Upper Canada Planning
& Engineering Ltd.**

3-30 Hannover Drive
St. Catharines, ON L2W 1A3
T: 905-688-9400
F: 905-688-5274

Date: May 30th, 2019

File: 0842

To: City of Welland
60 East Main Street
Welland ON L3B 3X4

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

Subject: Redline Revision to Draft Plan of Subdivision

Project: Sparrow Meadows Phase 7

Please accept this letter as a formal request to redline revise Draft Approved Plan of Subdivision Sparrow Meadows Phase 7. Associated with this request please find enclosed five copies of the proposed revisions to the plan, along with the required fee of \$1646.00 payable to the City of Welland.

Since the last redline revision of this plan in the summer of 2018 the property to the North West of the subject site, 420 Murdoch Road, has been acquired by a landowner who has also retained the services of Upper Canada Consultants. Through the preliminary review of this neighbouring property with the project engineers it has been determined that in order to provide servicing for the subdivision a stormwater management facility is required to be located in the south east corner of the subject site, adjacent to Sparrow Meadows Phase 7. This is due to the natural elevations and the required placement of a storm water outlet into the existing watercourses surrounding both the subject site and neighbouring parcel to the north.

The current orientation of the existing draft plan has the proposed roadway, Dogwood Drive, terminating at the property line along Northern limit of the site. The purpose of this was to provide for a future neighbourhood connection to the north. However, due to the above noted factors this road extension has now become obsolete. This future road connection to the adjacent lands would conflict with the required location of a future Stormwater Management Facility. With this in mind the proposed redline revised plan creates a right angle at the intersection of Sunflower Place and Dogwood Drive, creating a crescent of Sunflower Place which results in a closed loop down to Sycamore Street, the main east/west street traversing the property.

Beyond the removal of this road extension revision, it is also proposed to include Block 73 an additional block of street townhouses fronting Sycamore Street. This will be located within the former Block 90 at the corner of South Pelham and Webber Road. This will allow for double frontage along this specific portion of Sycamore Street creating construction efficiencies. Provisions have been made with a strip land that is 14.0m wide between Block 72 and Block 73 along Sycamore St. at the Sunflower Place T intersection creating an eventual four way stop.

The current zoning site specific zoning provisions for this block as established through the original Draft Approval for this subdivision were overwritten with the City's new zoning by-law of 2017, making



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

**Upper Canada Planning
& Engineering Ltd.**

3-30 Hannover Drive
St. Catharines, ON L2W 1A3
T: 905-688-9400
F: 905-688-5274

permissions for street townhouses last until Oct. 17th 2020. It is acknowledged that the City has removed this permission from the new NC-38 zone and it is required to get permits before this date, otherwise a zoning by-law amendment is required to facilitate the development of Block 73 and part of Block 72.

We respectfully request that you bring this proposed revision before council for approval at the soonest opportunity as the engineering design is nearing completion and the developer would like to start construction on the subject site.

If you have any questions or concerns please do not hesitate to contact the undersigned.

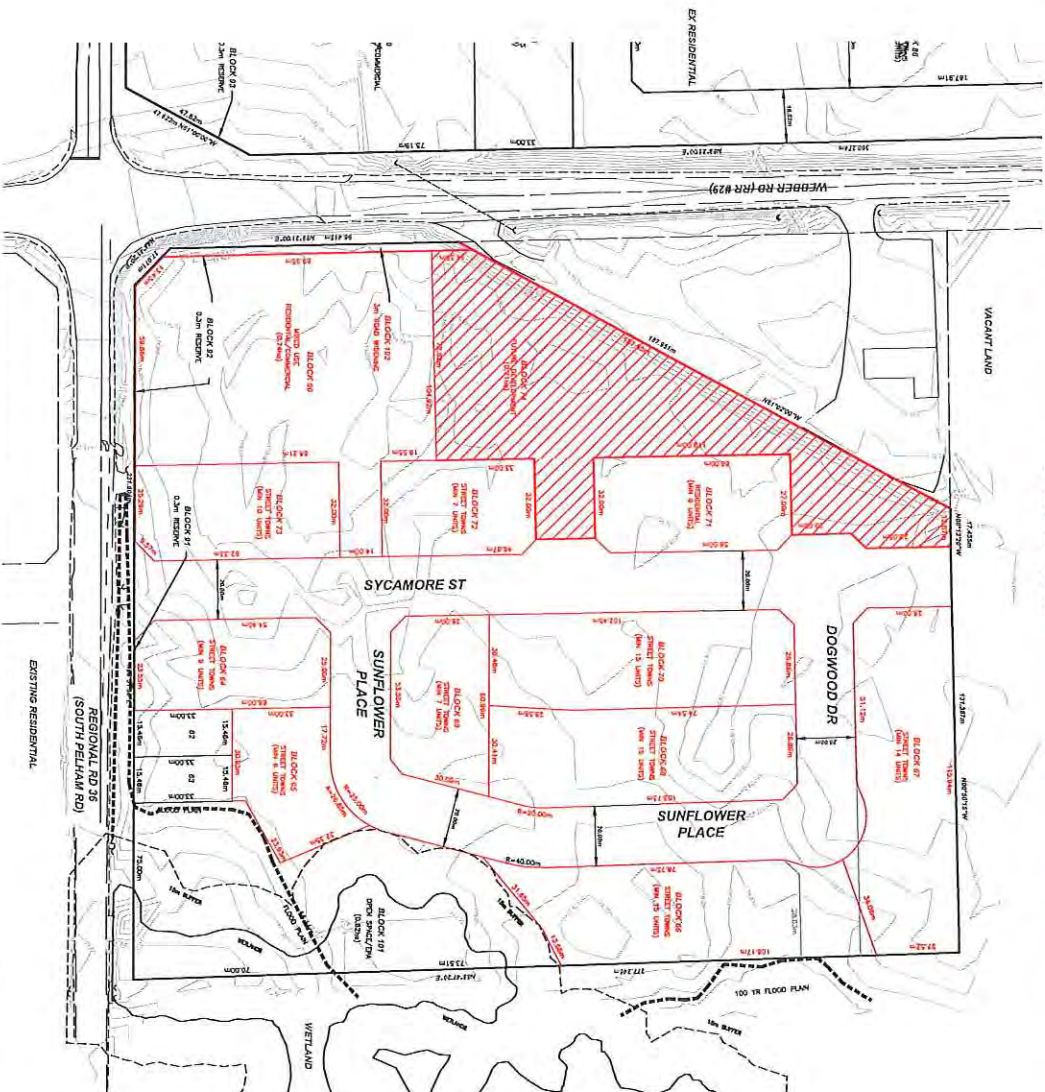
Sincerely,

William Heikoop, B.U.R.Pl.
Planner
Upper Canada Consultants

cc. Paul Silvestri, Lea Silvestri Investments Ltd.
Pasqualino Probo, Lea Silvestri Investments Ltd.
Martin Heikoop, CET, Upper Canada Consultants

Enclosed. Redline Revised Draft Plan, 5 copies
Fee for \$1646.00

SPARROW MEADOWS ESTATES-REDLINE REVISION WELLAND



PARKLAND DEDICATION

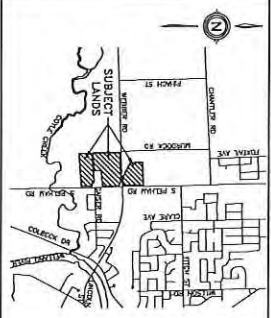
REQUIRED: 5% OF TOTAL LAND AREA - OPEN SPACE/PAV
PROPOSED: = 1.12% IN

DENSITY CALCULATIONS:

REQUIRED: TOTAL REQUIRED DENSITY IS 50 PEOPLE & 4.055 PER CROSS SECTION.
PROPOSED: = 2.48 PEOPLE PER LOT
TOTAL AREA IN PROPOSED PHASE & 100 SPACE/PAV
= 1.12% IN
TOTAL NUMBER OF PEOPLE & 4.055 PER CROSS SECTION
= 2.48 PEOPLE PER LOT
EXISTING DENSITY IN = 2.48 PEOPLE PER LOT
= 2.48 PEOPLE PER LOT

PROPOSED: = 2.48 PEOPLE & 4.055 PER CROSS SECTION
TOTAL AREA IN PROPOSED PHASE & 100 SPACE/PAV
= 1.12% IN
TOTAL NUMBER OF PEOPLE & 4.055 PER CROSS SECTION
= 2.48 PEOPLE PER LOT
EXISTING DENSITY IN = 2.48 PEOPLE PER LOT
= 2.48 PEOPLE PER LOT

KEY PLAN



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

LOT 1, CONVEYANCE 13
PART OF LOT 1, CONVEYANCE 14
SUBJECT TO THE INTERESTS OF THE
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA
OWNERS CERTIFICATE
BOND THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT TO THE CITY OF WELLAND
FOR APPROVAL.

UPPER CANADA CONSULTANTS
ENGINEERS/PLANNERS
DATE: JULY 2, 2019
SCALE: 1:1000
REV: 3

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

1. I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

LAND USE SCHEDULE

LAND USE	LOT/BLOCK # OF UNITS (RESIDENTIAL UNITS)	AREA (SQ. M.)	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	1-100	100.00	100.00
COMMERCIAL	101-110	110.00	11.00
INDUSTRIAL	111-120	120.00	12.00
RECREATION	121-130	130.00	13.00
OTHER	131-140	140.00	14.00
TOTAL	1-140	140.00	100.00



UPPER CANADA CONSULTANTS
ENGINEERS/PLANNERS
DATE: JULY 2, 2019
SCALE: 1:1000
REV: 3

Via E-mail Only

June 27, 2019

Files: D.11.11.SD-19-027

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

Dear Ms. Larocque:

Re: Regional and Provincial Review Comments
Agent: Upper Canada Consultants
Draft Plan of Subdivision Modification
Sparrow Meadows Estates (Phase 7)
City of Welland

Regional Development Services staff has reviewed the modification to the Sparrow Meadows Estates Draft Plan of Subdivision. The modification proposes to revise the layout of the residential, street towns and mixed use blocks which will result in an increased unit count from 323 to 373 units. The following Provincial and Regional comments are offered to assist the City in considering the application.

Provincial and Regional Policy

The property is within a settlement area under the *Provincial Policy Statement* and is Designated Greenfield area under *A Place to Grow* (Growth Plan). According to the Regional Official Plan (ROP), the property is within the Urban Area Boundary for the City of Welland and within a designated Greenfield Area. The ROP states that the Region will require a combined gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas. Regional Staff notes that with the revision to the draft plan, the density of this development has increased and meets the minimum Greenfield density target. As such, staff has no objection to the proposed modification.

Regional Road Allowance

In our previous comments (letter dated Sept. 14, 2014) Regional staff required a road widening along the north and south side of Webber Road (Regional Road 29) to achieve the designated width as per the Region's Official Plan. The submitted draft plan does not reflect the required road dedications. Regional staff require updated plans showing the widenings on Webber Road.

Site Servicing

Staff notes that some of the original conditions requested are dated, and need to be revised to properly reflect changes in agencies, approval authorities, and/or current standards with respect to servicing. As such, staff has identified the following changes to be made to the Conditions of Draft Approval.

Condition #25 (with respect to the Letter of Credit) can be **removed** and **replaced** with the following conditions:

- That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.
- 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 subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.

Conclusion

In conclusion, Regional staff has no objections in principle from a Provincial or Regional perspective to the revised Sparrow Meadows Estates Draft Plan of Subdivision (Phase 7) provided the Draft Plan Conditions are updated as well as the changes to the Draft Plan indicating the road widening block along Webber Road as requested above.

If you have any questions or wish to discuss these comments, please contact me at extension 3387. Please send notice of Council's decision on this application.

Yours truly,



Lindsay Earl, MCIP, RPP
Senior Development Planner

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
Pat Busnello, MCIP, RPP, Manager, Development Planning, Niagara Region

APPROVALS	
GENERAL MANAGER	 
CFO	
CAO	

06-75

COUNCIL**INFRASTRUCTURE AND DEVELOPMENT SERVICES**

REPORT P&B-2019-33
JULY 9, 2019

**SUBJECT: CITY OF WELLAND 2019 DEVELOPMENT CHARGES
BACKGROUND STUDY AND BY-LAW**

**AUTHOR: GRANT MUNDAY, B.A.A., MCIP, RPP
MANAGER OF DEVELOPMENT APPROVALS**

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Report P&B-2019-33, the City of Welland 2019 Background Study prepared by DFA Infrastructure International Inc. and dated June 5, 2019; and further

THAT Welland City Council approved the attached proposed Development Charge By-law, Appendix C of the City of Welland 2019 Development Charge Background Study prepared by DFA Infrastructure International Inc. dated June 5, 2019; and further

THAT Welland City Council authorizes the Mayor and the City Clerk to execute the By-law; and further

THAT Welland City Council refer to the Budget Committee the creation and implementation of a Community Benefits By-law as part of 2020 City Budget Deliberations.

ORIGIN AND BACKGROUND:

The City of Welland 2019 Development Charges Background Study (DCBS) has been prepared pursuant to Section 10 of the Development Charges Act, 1997, as amended (DCA).

Section 2 of the DCA enables a municipality to impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the By-law applies.

The DCA and the City's current Development Charges By-law state that municipalities must update and complete a new Background Study to determine Development Charges within a five (5) year period of the current By-law. The current Development Charges By-law, therefore, calls for the City to pass a new Development Charge By-law prior to July 31, 2019.

The purpose of Development Charges is to help offset increases in capital costs, as defined in the Development Charges Act that result from accommodating new growth in

the City. These capital costs include: sewerage, water distribution, storm water management, roads, administration (development-related studies), fire facilities and equipment and transit vehicles. The intent being that growth pays for growth-related capital projects in order to avoid raising the municipal portion of the tax rate and/or increasing or adding new user fees. Development Charges, therefore, are designed to provide a capital funding source, generally at the stage of Building Permit issuance, for all new development, pursuant to the Development Charges Act, 1997. This means that Development Charges can be levied on residential, industrial, commercial and institutional development (excluding municipal and school board uses and industrial expansion under certain conditions).

The Development Charges Act requires that a Development Charge Background Study must be adopted by City Council before passing a Development Charge By-law. The mandatory inclusions in such a Study are set out in S.10 of the Development Charges Act and in S.8 of O.Reg. 82/98, and are as follows:

- a) The estimates under paragraph 1 of sub-section 5 (1) of the anticipated amount, type and location of development;
- b) The calculations under paragraphs 2 to 8 of sub-section 5(1) for each service to which the Development Charge By-law would relate;
- c) An examination, for each service to which the Development Charge By-law would relate, of the long term capital and operating costs for capital infrastructure required for the service;
- d) The following for each service to which the Development Charge relates.
- e) The total of the estimated capital costs relating to the service.
- f) The allocation of the costs referred to in (1) above between costs that would benefit new development and costs that benefit existing development.
- g) The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed Development Charge By-law.
- h) The allocation of the costs referred to in (3) above between costs that would benefit new development and costs that would benefit existing development.
- i) The estimated and actual value of credits that are being carried forward relating to the service. (O.Reg. 82/98 s.8)

Public Consultation

A Stakeholder Consultation was held on May 30, 2019. There were no objections raised about the proposed DCBS or the proposed DC By-law at this meeting. A Statutory Public Meeting was held on June 4, 2019. No spoke for or against the proposed DCBS or the proposed DC By-law. One request was received from STEP Niagara to consider providing a Development Charge exemption for detached accessory dwellings. This request has been incorporated into the proposed DC By-law.

COMMENTS AND ANALYSIS:

Council engaged DFA Infrastructure International Inc. to undertake the required five year review of the City's Development Charges. The Draft Study has done in compliance with guidelines and the procedures for calculating Development Charges as set out in the DCA. These include restrictions on approved projects, service levels, planning period length, excess capacity deduction, benefit to existing development deduction, grants and subsidy deduction and ten percent (10%) statutory deduction for some services, among others.

A Development Charges Background Study, required to be completed under the Development Charges Act, must be prepared on the basis of some parameters, which include:

- a forecast of the amount, type and location of housing units, population and Non-Residential development anticipated in the City;
- the average capital service levels provided in the City over the ten (10) year period immediately preceding the preparation of the Background Study;
- a review of the capital works already built and oversized to accommodate growth in the planning period and forecast future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred, or to be incurred, by the City to provide for expected development, including the determination of the growth and non-growth related components of the capital costs; and
- an examination of the long term capital and operating costs for the capital infrastructure required for each service to which the Development Charge By-law would relate.

A large number of municipal projects have been funded, in part, by Development Charges. These entail projects that are City-wide in their impacts which include, but are not limited to, the mandatory completion of the Development Charge Study and upgrades to the Library. Some specific engineering related projects have also benefited from Development Charge funds.

The proposed DC By-law retains the same exemptions and DC reductions offered in the current DC By-law (include CIP DC Exemptions and Reductions, Industrial DC Charge Exemptions, Non-Profit Exemptions etc.) Staff have also added a DC exemption for secondary accessory dwelling units.

Bill 108, More Homes, More Choice Act 2019 (Bill 108)

On June 6, 2019, Bill 108 received Royal Assent. Bill 108 has made a number of amendments to thirteen (13) other pieces of legislation with an aim to making it easier for people to get housing in the Province by increasing the supply. The DC Act was one of the thirteen (13) pieces of legislation.

City Staff had Legal Counsel review the proposed DC By-law in light of changes to the DC Act. The proposed DC By-law is in compliance with the DC Act at this time during a transition period. The City will need to consider enacting a Community Benefits By-law, which will replace the collection of money for soft services (Library, Transit, Parks etc.) under the DC Act. This must be complete by January 1, 2021 or the City can no longer collection money for soft services as part of new development after this date. Staff are recommending the creation and implementation of a Community Benefits By-law be included as part of the 2020 City Budget deliberations.

Transition Provisions in Proposed DC By-law

The current DC By-law defined the calculation date of the applicable DC Charge as being the date the permit is submitted and the new DC By-Law will change the calculation date at the date the building permit is issued. In order to allow for a smooth transition, Staff are

proposing a 37 day transition period in the proposed By-law for those Complete Building Permit Application submitted on or prior to July 31, 2019 and issued by September 6, 2019 will be subject to DC Charges under DC By-law 2014-75 where the applicable DC Charge is lower than the proposed By-law. Staff are confident that this time period will be sufficient to deal with any transitions issues that may arise between the old and new DC By-laws. Staff will be posting a notice at the front counter, on the City's website and via direct email to known Builders and Developers in the City which outlines the above noted transition provision.

The new City of Welland Development Charges for all classes of residential housing are below the average and the median within the Niagara Region. The proposed Development Charges for single detached housing in Welland will still have one of the lowest Charges in the Region.

FINANCIAL CONSIDERATION:

The total cost of the Study is an eligible expense to the Development Charges Account. The Consultancy fee of \$34,925 (excluding H.S.T.), was charged to the 2019 Budget for this project.

OTHER DEPARTMENT IMPLICATIONS:

City Staff from various City Departments and the Library have all been involved in the preparation of the Background Study in providing necessary information and input to the Consultants.

The Development Charges Background Study that preceded the draft Development Charge By-law provides the calculation required by the Development Charges Act in order for the City to continue collecting development Charges. As a result of the Study the new by-law provides the new Development Charges and minor changes to the wording of various Sections to improve the administration of the by-law.

Staff, therefore, recommends that the Background Study Report be adopted and subsequently have the new Development Charge By-law for the City of Welland adopted in line with the Development Charges Act. It is anticipated that the new By-law will take effect August 1, 2019.

ATTACHMENTS:

Appendix I - City of Welland 2019 Development Charge Background Study and By-law

City of Welland



2019 DEVELOPMENT CHARGES BACKGROUND STUDY & BY-LAW



DFA Infrastructure International Inc.

June 5th 2019

**DFA Infrastructure International Inc.**

33 Raymond Street St. Catharines Ontario Canada L2R 2T3
Telephone: (905) 938 -0965 Fax: (905) 937-6568

June 5, 2019

Grant Munday
Manager of Development Approvals
Infrastructure and Development Services
Corporation of the City of Welland
60 East Main Street
Welland, Ontario L3B 3X4

Dear Mr. Munday,

**Re: City of Welland
2019 Development Charges (DC) Background Study & By-law**

We are pleased to submit to you the final draft of the 2019 DC Background Study and By-Law. This study and by-law present the development charges for the period August 1, 2019 to July 31, 2024 and the basis for the calculations in accordance with the requirements of the Development Charges Act 1997 (DCA) and O.Reg.82/98.

Please do not hesitate to call if you have any questions.

Respectfully Submitted by,

DFA Infrastructure International Inc.

Derek Ali, MBA, P.Eng.
President

Executive Summary

ES-1 Purpose

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the proposed new DC By-Law to replace the existing by-law upon its expiry on July 31, 2019; and
- Meet the requirements of the DCA and O.Reg.82/98.

ES-2 Services Included

The services identified in Table ES1 were covered in this development charges background study and proposed new by-law based on the eligibility requirement of the Development Charges Act (DCA) and the existing By-law 2014-75, as amended. Also included is the Area Specific Development Charge for the St Andrew's Terrace Water Service Area.

Table ES-1: Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none"> • General Government-Administration <ul style="list-style-type: none"> - Growth Related Studies • Park and Recreation <ul style="list-style-type: none"> - Developed Parkland - Facilities - Vehicles and Equipment - Canal Lands Facilities • Library <ul style="list-style-type: none"> - Facilities - Materials • Transit <ul style="list-style-type: none"> - Facilities - Vehicles • Fire <ul style="list-style-type: none"> - Vehicles and Equipment - Facilities 	<ul style="list-style-type: none"> • Public Works <ul style="list-style-type: none"> - PW Facilities - PW Vehicles and Equipment • Roads and Related <ul style="list-style-type: none"> - Roads - Sidewalks and Streetlights - Bridges and Culverts • Wastewater <ul style="list-style-type: none"> - Collection • Water <ul style="list-style-type: none"> - Water Distribution • Stormwater • St Andrew's Terrace (Area Specific Water Charge)

ES-3 Population and Employment Growth

The residential, employment and dwelling unit growth for the period 2019 to 2041 are summarized in Table ES-2. These estimates were used to calculate the service level caps, allocating costs between residential and non-residential growth and calculating the rates, and are based on growth information approved by the City.

The residential population growth over the 10-year period is projected to be 7,452 to 2028 and 17,140 to 2041, and represents approximately 62% of total growth. The employment population growth to 2041 is estimated to be 10,448 representing 38% of the total growth. Non-residential employment growth converts to approximately 8,238,940 ft² of Gross Floor Area (GFA).

Table ES-2: Residential Population Employment Population & Dwelling Unit Growth (2019-2041)

City Wide	10-Year Development Charges Study Period (2019-2028)	Beyond 10 Years (2029-2041)	Total to Build Out (2019-2041)	
Residential Population ¹	7,452	9,688	17,140	62%
Employment Population	3,186	7,262	10,448	38%
<i>Total Residential & Employment Growth</i>	<i>10,638</i>	<i>16,950</i>	<i>27,588</i>	<i>100%</i>
Dwelling Units	2,909	3,781	6,690	
Non-Residential Gross Floor Area (GFA) (s.f.)	2,512,372	5,726,568	8,238,940	

Source Data: "Rationale for Urban Growth in Northwest Welland" Table 4.1 for 2016 & 2041. Interpolation in between years.

1. Includes undercount

Table ES-3 shows the growth projections for the St. Andrew's Terrace Water Service Area for the period 2019 to 2041. These are used to calculate the area specific water charge for growth projects related to this area. Approximately 1,633 new units and 60,000 ft² of non-residential GFA are projected to be developed between 2019 and 2041. Residential growth represents approximately 97% of new development and non-residential 3%.

Table ES-3: St. Andrew's Terrace Area Growth

City Wide	Total to Build Out (2019-2041)	
Residential Population	3873	97%
Employment Population	120	3%
<i>Total Residential & Employment Growth</i>	3993	100%
Dwelling Units	1633	
Non-Residential Gross Floor Area (GFA) (s.f.)	59998	

ES-4 Recoverable Growth Related Capital Needs

The capital cost eligible for recovery through the development charges after deductions and adjustments and their respective allocations to the residential and non-residential sectors are summarized by service in Table ES-4.

Table ES-4: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
General Government	\$ 208,327	\$ 145,934	\$ 62,392	% of Population and Employment Growth
Parks and Recreation	\$ 2,958,167	\$ 2,839,840	\$ 147,908	95% residential and 5% non-residential
Library	\$ 396,893	\$ 377,048	\$ 19,845	95% residential and 5% non-residential
Transit	\$ 127,055	\$ 89,003	\$ 38,052	% of Population and Employment Growth
Fire	\$ 2,497,294	\$ 1,749,373	\$ 747,920	% of Population and Employment Growth
Public Works	\$ 1,009,416	\$ 707,103	\$ 302,312	% of Population and Employment Growth
Roads and Related	\$ 15,315,285	\$ 10,728,473	\$ 4,586,811	% of Population and Employment Growth
Stormwater	\$ 2,902,666	\$ 1,803,366	\$ 1,099,300	% of Population and Employment Growth
Total Municipal Wide Services	\$ 25,415,101	\$ 18,440,141	\$ 7,004,541	
Water and Wastewater Services				
Water	\$ 6,982,277	\$ 4,337,943	\$ 2,644,334	% of Population and Employment Growth
Wastewater	\$ 5,720,391	\$ 3,553,960	\$ 2,166,432	% of Population and Employment Growth
Total Water and Wastewater Services	\$ 12,702,669	\$ 7,891,903	\$ 4,810,766	
Total	\$ 38,117,770	\$ 26,332,044	\$ 11,815,307	
St Andrew's Terrace Water Service Area	\$ 1,390,488	\$ 43,084	\$ 1,433,572	% of Population and Employment Growth

ES-4 Calculated Development Charges

The calculated residential development charges by type of dwelling unit and the non-residential development charges per square foot are presented in Table ES-5. The charges were based on:

- Occupancy rates (persons per unit - PPU) of 2.49, 2.24, 2.12 and 1.2 for single & semi-detached, multiples, apartments - 2 or more bedrooms, apartments - bachelor and 1 bedroom respectively. Per Dwelling Room is based on 42.5% of the single & semi-detached charge.
- All charges will be subject to annual indexing in accordance with O.Reg.82/98 Section 7.

Table ES-5: Calculated Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge (per square foot of GFA)
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Sub-total Township Wide Services	\$ 6,428.39	\$ 5,792.26	\$ 3,098.31	\$ 5,466.54	\$ 2,732.06	\$ 2.46
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
Sub-total for Water and Wastewater	\$ 1,294.15	\$ 1,166.08	\$ 623.74	\$ 1,100.51	\$ 550.01	\$ 0.59
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 7,722.53	\$ 6,958.34	\$ 3,722.05	\$ 6,567.06	\$ 3,282.08	\$ 3.06
St Andrew's Terrace Water Service Area	\$ 932.36	\$ 840.09	\$ 449.37	\$ 792.85	\$ 396.25	\$ 0.75

ES-5 Comparison with Existing 2019 Charges

The current 2019 and proposed residential and non-residential development charges are compared in Table ES-6. Table ES-6 shows a decrease in the proposed City-wide charges for single detached dwellings and per dwelling room, as well as the non-residential charges, with increases in the City-wide charges in the other multiples, large and small apartment residential categories. Proposed residential and non-residential charges for water and wastewater services will decrease over the current 2019 charges.

The St Andrew's Terrace Water Service Area will see decreases in the single detached dwelling and other multiple residential categories. There are no charges in the current DC By-law for the other residential categories or non-residential uses in St Andrew's Terrace Water Service Area.

Table ES-6: Proposed vs. 2018 Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge
	Single Detached / Semi-Detached /	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	(per square foot of Gross Floor Area)
CURRENT (2019) CHARGES						
Total Municipal Wide Services	\$ 6,646	\$ 5,210	\$ 2,959	\$ 4,435	\$ 2,828	\$ 4.91
Total Water and Wastewater Services	\$ 1,725	\$ 1,352	\$ 767	\$ 1,151	\$ 732	\$ 1.50
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,371	\$ 6,562	\$ 3,726	\$ 5,586	\$ 3,560	\$ 6.41
PROPOSED CHARGES						
Total Municipal Wide Services	\$ 6,428	\$ 5,792	\$ 3,098	\$ 5,467	\$ 2,732	\$ 2.46
Total Water and Wastewater Services	\$ 1,294	\$ 1,166	\$ 624	\$ 1,101	\$ 550	\$ 0.59
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 7,723	\$ 6,958	\$ 3,722	\$ 6,567	\$ 3,282	\$ 3.06
DIFFERENCE						
Total Municipal Wide Services	\$ (218)	\$ 582	\$ 139	\$ 1,032	\$ (96)	\$ (2.45)
Total Water and Wastewater Services	\$ (431)	\$ (186)	\$ (143)	\$ (50)	\$ (182)	\$ (0.91)
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ (648)	\$ 396	\$ (4)	\$ 981	\$ (278)	\$ (3.35)
St Andrew's Terrace						
St Andrew's Terrace (Current)	\$ 1,319	\$ 1,034	N/A	N/A	N/A	N/A
St Andrew's Terrace (Proposed)	\$ 932	\$ 840	\$ 449	\$ 793	\$ 3,282	\$ 0.75
St Andrew's Terrace (Difference)	\$ (387)	\$ (194)	N/A	N/A	N/A	N/A

ES-6 Recommendations

The following are the recommendations are presented for consideration by the City.

1. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
2. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
3. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be "committed" in accordance with the requirements of O.Reg.82/98 Section (5).

Table of Contents

1	Introduction	9
1.1	Background	9
1.2	Purpose of this Document	9
2	Study Methodology	10
2.1	Steps in Calculating Development Charges	10
2.1	Data Sources	15
3	Step1: Development Charges Act 1997 (DCA) Requirements	15
3.1	General Requirements.....	15
3.2	Prescribed Calculation Methodology	17
4	Step 2: Policy Framework.....	18
4.1	Existing Development Charges By-Law No. 2014-75.....	18
4.2	Policy Direction	19
5	Step 3: Services Eligible for Development Charges.....	19
6	Step 4: Population and Employment Growth.....	20
6.1	Municipal Wide Growth.....	21
6.2	St. Andrew's Area Growth	23
6.2.1	Residential Units	23
6.2.1	Non-Residential Growth.....	24
7	Step 5: Historical Service Levels.....	25
8	Step 6: Net Growth-Related Capital Costs.....	26
8.1	Step 6.1: Growth Related Capital Needs	26
8.2	Step 6.2: Deductions.....	27
8.3	Step 6.3: Adjustments.....	28
8.4	Step 6.4: Service Level Cap	30
8.5	Council Approval of Capital Investments.....	31
9	Step 7: Calculation of Development Charges	32
9.1	Step 7.1: Allocation of Costs to Residential & Non-Residential Growth	32
9.2	Step 7.2: Unadjusted Development Charge Rates	33
9.3	Step 7.3: Cash Flow Analyses.....	33
9.4	Step 7.4: Proposed Development Charges	34
10	Step 8: Comparison of Development Charges	36
10.1	Comparison with 2019 Existing and Proposed Development Charges	36
11	Step 9: Long-Term Capital and Operating Costs Implications.....	37
11.1	Long-Term Operating Costs	37

11.2	Long-term Capital Costs.....	37
11.3	Asset Management Plan.....	38
12	Step 10: Background Study & By-Law	39
13	Step 11: Stakeholder Consultation	39
14	Step 12: By-Law Adoption & Implementation.....	39
15	Recommendations.....	40

Appendices

Appendix A: Policy Items Considered by Council

Appendix B: Growth Projections

Appendix C: Historical Service Level Calculations

Appendix C1: Parks & Recreation

Appendix C2: Library

Appendix C3: Fire

Appendix C4: Public Works

Appendix C5: Roads and Related

Appendix D: Net Growth-Related Capital Costs to be Recovered from Development Charges

Appendix D1: General Government – Admin

Appendix D2: Parks & Recreation

Appendix D3: Library

Appendix D4: Transit

Appendix D5: Fire

Appendix D6: Public Works

Appendix D7: Roads and Related

Appendix D8: Water

Appendix D9: Wastewater

Appendix D10: Stormwater

Appendix D11: St Andrew's Terrace (Area Specific Water Charge)

Appendix E: Cash Flow Analyses & Adjusted Charges

Appendix E1: General Government – Admin

<i>Appendix E2:</i>	<i>Parks & Recreation</i>
<i>Appendix E3:</i>	<i>Library</i>
<i>Appendix E4:</i>	<i>Transit</i>
<i>Appendix E5:</i>	<i>Fire</i>
<i>Appendix E6:</i>	<i>Public Works</i>
<i>Appendix E7:</i>	<i>Roads and Related</i>
<i>Appendix E8:</i>	<i>Water</i>
<i>Appendix E9:</i>	<i>Wastewater</i>
<i>Appendix E10:</i>	<i>Stormwater</i>
<i>Appendix E11:</i>	<i>St Andrew's Terrace (Area Specific Water Charge)</i>

Appendix F: Operating Capital & Asset Management Costs Implications

Appendix G: Proposed Development Charges By-Law (Draft)

Tables

Table 2-1: Study Methodology.....	
Table 2-2: Background Study Data Sources	
Table 5-1: Eligible Services	
Table 6-1: Residential Population & Dwelling Unit Growth (2019-2041).....	
Table 6-2: Housing Mix (2019-2041).....	
Table 6-3: Population Growth in New Dwelling Units	
Table 6-4: Employment Growth.....	
Table 6-5: Number of Units on Approved Lots	
Table 6-6: Allocation of Flex Units	
Table 6-7: Residential Units Growth and Population in New Units (2019-2041))	
Table 6-8: Non-Residential Development (2019-2041)	
Table 7-1: Average Historical Service Levels.....	
Table 8-1: Growth-Related Capital Needs (Gross).....	
Table 8-2: Net Recoverable Capital Costs after Deductions	
Table 8-3: Summary of Adjustments	
Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments	
Table 8-5: Application of Service Level Caps.....	
Table 9-1: Allocation of Costs to Residential & Non-Residential	
Table 9-2: Unadjusted Residential & Non-Residential Rates.....	
Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)	
Table 9-4: Occupancy by Type of Dwelling Unit	
Table 9-5: Proposed Development Charges	
Table 10-1: Proposed vs. 2019 Existing Development Charges	
Table 11-1: 10-Year Operating Cost Implications	
Table 11-2: 10-Year Capital Cost Implications	
Table 11-3: 10-Year Asset Management Cost Implications	

1 Introduction

1.1 Background

The City of Welland (City) is a lower tier municipality within the Region of Niagara with a population of approximately 55,000 residents. It provides a wide range of services to its residents and businesses for which development charges are currently collected. These services include:

- | | |
|-------------------------------------|--|
| ▪ General Government-Administration | ▪ Public Works |
| ▪ Parks and Recreation | ▪ Roads and Related |
| ▪ Library | ▪ Wastewater |
| ▪ Transit | ▪ Water |
| ▪ Fire | ▪ Stormwater |
| | ▪ St Andrew's Terrace (Area Specific Charge) |

The extent to which these services are delivered, and the costs depend not only on the existing residents and businesses but also on the anticipated growth. The recovery of the capital costs of development driven service expansions is governed by the Development Charges Act (1997) (DCA) and Ontario Regulation 82/98 (O.Reg. 82/98). These were amended by the Smart Growth for Our Communities Act (2015) (Bill 73) which became effective on January 1, 2016. Changes include the requirement for municipalities to have approved Asset Management Plans, increased lead time for public review of DC Studies prior to final approval and the need for consideration of the use of area specific charges. The calculation and implementation of development charges (DCs) including the requirement for municipalities to prepare DC Background Studies and pass by-laws setting out the DCs to be collected from developers are prescribed by the DCA and O.Reg. 82/98.

The City's current DC By-Law No. 2014-75 will expire on July 31, 2019. It needs to be updated through the preparation of a new Background DC Study and By-law and become effective by August 1, 2019.

1.2 Purpose of this Document

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the new DC By-Law; and
- Meet the requirements of the DCA and O.Reg.82/98.

2 Study Methodology

2.1 Steps in Calculating Development Charges

The methodology for this study very closely follows the methodology prescribed by the DCA particularly Section 5(1) and O.Reg. 82/98. The steps are outlined in Table 2-1. These steps apply to both the City-wide services as well as the St Andrew's Terrace Area Specific Charge

Table 2-1: Study Methodology

DC Background Study Steps	
Step 1: Review Development Charges Act, 1997 (DCA) Requirements (See Section 3)	
<ul style="list-style-type: none"> The DCA and O.Reg.82/98 were reviewed to confirm requirements and their application to the City's situation 	
Step 2: Develop Policy Framework (See Section 4)	
<ul style="list-style-type: none"> The existing By-law No.2014-75 was reviewed to identify existing policies, rules and charges set by the City. 	<ul style="list-style-type: none"> Input received from senior staff and through public consultation on relevant policies and services to be included in the DC calculations identified limited changes.
Step 3: Identify Services Eligible for DCs (See Section 5)	
<p>The services identified for preliminary consideration for inclusion in the study are listed below. These meet the eligibility requirements of O.Reg.82/98 Section 2.1:</p>	
<ul style="list-style-type: none"> General Government-Administration <ul style="list-style-type: none"> Growth Related Studies Park and Recreation <ul style="list-style-type: none"> Developed Parkland Facilities Vehicles and Equipment Canal Lands Facilities Library <ul style="list-style-type: none"> Facilities Materials Transit <ul style="list-style-type: none"> Facilities Vehicles Fire <ul style="list-style-type: none"> Vehicles and Equipment Facilities 	<ul style="list-style-type: none"> Public Works <ul style="list-style-type: none"> PW Facilities PW Vehicles and Equipment Roads and Related <ul style="list-style-type: none"> Roads Sidewalks and Streetlights Bridges and Culverts Wastewater <ul style="list-style-type: none"> Collection Water <ul style="list-style-type: none"> Water Distribution Stormwater St Andrew's Terrace (Area Specific Water Charge)

DC Background Study Steps

Step 4: Determine Population & Employment Growth (See Section 6)

- The growth-related data and information provided by the City were used as the basis for projections
- Residential population growth was projected for the 10-year period 2019 – 2028 inclusive and the build out period 2028 – 2041 inclusive (most recent build out period approved by Council). The projections considered the population in new units as to identify the “net” growth
- Household growth was determined for the 10-year period 2019 – 2028 inclusive and the build out period 2029 – 2041 inclusive
- The number of persons per household (PPU) was determined for each type of household using the 2016 Statistics Canada Census data.
- Employment population growth was determined for the 10-year period 2019 – 2028 inclusive and the build out period 2029 – 2041 inclusive
- Employment population growth was converted to non-residential gross floor area (GFA)
- The location of new growth was assumed to be across the City
- The growth in the St. Andrews/ Hunters Pointe/ South Village Area was based on actual remaining units to be developed as provided by the City.

Step 5: Determine Historical Service Levels (See Section 7)

- The services for which historical service levels are required were identified. Historical service level calculations for water, wastewater, storm sewer and transit were not required.
- The historical population served by each service was determined.
- The quantity (floor area, number of equipment, etc.) and quality (cost per square foot, per unit, etc.) of services for each year over the historical 10 years were determined.
- The average service level (cost per population) for the historical 10-year period 2009 – 2018 inclusive was determined

Step 6: Determine the Net Capital Costs to be Recovered from Development Charges (See Section 8)

Step 6.1: Identify Growth Related Capital Needs (Gross)

- Current available servicing studies were reviewed to identify growth related capital needs.
- The forecast period used for projecting capital costs was 10 years (2019-2028) except for water, wastewater and storm sewer. These costs were projected over a longer term (2018 to 2041) in accordance with the DCA Section 5(1)4.
- In cases where debt was incurred to pay for the projects the amount of principal and interest to be repaid within the study period for the respective service was included.
- Input from staff was obtained on growth related capital projects
- The growth-related capital forecasts were developed for each service for the either period 2019-2028 or 2019-2041 showing the gross capital cost of each project.

Step 6.2: Undertake Statutory & Other Deductions

- Any approved grants or third-party funding that are expected to be received to reduce the cost of each
- The portion of each project that will benefit the existing population was determined and

DC Background Study Steps

- project were deducted from the gross cost
- Deduct the statutory 10% of the remaining cost after deducting grants, third party funding and benefit to existing population. The 10% deduction does not apply to Water (including the St Andrew's Terrace Water Service Area), Wastewater, Fire, Public Works, Stormwater, Transit and Roads and Related pursuant to the DCA Section 5(5)
- deducted from the net cost after grants and third-party funding were deducted

Step 6.3: Further Adjustments after Deductions

- The DCA Section 5(1) does not define uncommitted excess capacity but requires that it be deducted from the increased need for services to accommodate the new growth.
- Any credits related to existing (if any) front-end agreements were identified and added to the capital projections in accordance with O.Reg. 82/98 Section 5.
- The deduction of uncommitted excess capacity was deemed to have been done during the planning stages for services when capacity was assessed to determine the need for capacity expansions hence the new projects.
- Any eligible debt or reserve deficits were identified and added to the to the capital forecasts
- The remaining amounts were adjusted by any uncommitted reserve balances because these funds are available for use to offset the growth-related costs.

Step 6.4: Apply Service Level Caps

- The historical average service level (Cost per Population) was multiplied by the projected population growth for the forecast period to obtain the maximum amount (cap) that could be recovered through the DCs.
- The lower of the service level cap or the net capital cost for the forecast period was used as the amount to be recovered through DCs.

Step 7: Calculate the Residential and Non-Residential Development Charges (See Section 9)

Step 7.1: Allocate the Net Capital Cost of each Service to Residential and Non-Residential

- The basis for allocating costs to the residential and non-residential sectors was identified (both for City-wide growth and growth within the St Andrew's Terrace Water Service Area). Residential growth allocation was based on residential population as a percentage of the total residential plus employment population growth over the applicable period. The allocation to non-residential growth was the remainder.
- Parks and Recreation and Library services were deemed 95% benefit of the residential sector, and 5% non-residential sector.

DC Background Study Steps

Step 7.2: Calculate the Residential and Non-Residential Unadjusted Rates

- The cost allocated to the residential sector for each service was divided by the residential population growth over the applicable period to arrive at a cost per residential population (cost per capita). The result was the unadjusted residential development charge per capita
 - The cost allocated to the non-residential sector for each service was divided by the employment population growth over the applicable period to arrive at a cost per employment population.
- The cost per employment population was converted to cost per square foot of Gross Floor Area (GFA) based on conversions of 400 sf, 400 sf, 1000 sf and 0 sf per employee for major retail, populations related employment, employment lands employment and rural respectively. The result was the unadjusted non-residential rate per square metre.

Step 7.3: Undertake Cash Flow Analyses

- A cash flow analysis was completed for each service using the projected opening reserve balance, anticipated expenditures, anticipated revenues based on the calculated development charges, interest earned on positive annual balances and interest accrued on negative annual balances over the 10-year period or 23-year period. Expenditures, revenues and rates were inflated over the period.
- The residential and non-residential development charges (cost per population for residential and cost per square foot for non-residential) for each service were adjusted to obtain a net zero balance for each reserve at the end of the 10th or 23rd year. These became the "adjusted" development charge rates.

Step 7.4: Calculate Proposed Development Charges

- The adjusted rate per population was converted to a charge per unit for single-detached /semi-detached/duplex dwelling units, rows and other multiple dwelling units, apartments (1-bedroom) and apartments (2 or more bedrooms) using the appropriate persons per unit (PPU). Dwelling rooms were set at 42.5% of the Single Detached Dwelling charge.
- The adjusted rate per square foot was deemed the proposed non-residential development charges rate for the by-law.

Step 8: Proposed Development Charges Comparison (See Section 10)

- The proposed development charges were compared with the existing charges.
- The proposed City-wide development charges were compared with those in other Niagara area municipalities

DC Background Study Steps

Step 9: Assess Long-term Capital & Operating and Asset Management Cost Impacts (See Section 11)

- The long-term increase to operating costs of each service resulting from growth related infrastructure was estimated. An operating cost per capita was calculated for each service from the City's most recent Financial Information Return. These rates were applied to projected growth in estimating operating costs.
- The long-term increases to capital costs of each service as a result of implementing the growth-related infrastructure were estimated. This was based on the portion of capital costs not funded by DCs but funded from other sources.
- The life expectancy for each asset to be funded by the development charges was calculated based on each asset's estimated useful life.
- The future replacement cost of each asset was determined.
- The long-term annuities were calculated for funding of the replacement of the growth-related assets.

Step 10: Prepare Draft Background Study & Draft By-Law (See Section 12)

- The Background Study (this document) was prepared in accordance with the requirements of the DCA Section (10) and O.Reg.82/98 Section (8)
- The By-Law (proposed) was prepared in accordance with the DCA Section (6) and based on the rules included in the existing by-law

Step 11: Undertake Stakeholder Consultation (See Section 13)

- The Draft Background Study and Draft By-law will be made available for public/ stakeholder review at least 60 days prior to approval of the by-law (Proposed July 9th).
- Public notice for a meeting to be held June 4th to obtain public comments on the Draft Background Study and Draft By-law was issued at least 20 days in advance of the meeting
- A stakeholder meeting of developers, builders and real estate agents was held on May 30th
- The Draft Background Study and Draft By-law will be made available to the public/ stakeholders at least 2 weeks prior to the public meeting

Step 12: Approval & Implementation of Final Background Study and Final By-Law (See Section 14)

- Comments received from the public and stakeholders will be considered and necessary changes made to the Draft Background Study and Draft By-law.
- Approval by Council will be sought in time for the new by-law to become effective by August 1, 2019
- The Final Background Study and Final By-law will be prepared
- Notice of approval of DC By-law will be given within 20 days of final approval by Council.
- A pamphlet will be prepared (within 60 days of approval of the by-law) containing the items noted in O.Reg.82/98 Section 14(1) and make available to the public.

2.1 Data Sources

The primary sources of data used to prepare this Background Study are listed in Table 2-2. In addition, information was also developed from discussions with and input from the City's staff, as required.

Table 2-2: Background Study Data Sources

Item	Data Source
Services to be Included	<ul style="list-style-type: none"> By-Law No. 2014-75 (as amended) Council Direction Input from staff
Historical Residential Population and Future Growth	<ul style="list-style-type: none"> City of Welland 2014 Development Charge Study, Growth Information provided by the City of Welland Statistics Canada 2016 Census
Historical Employment Population and Future Growth	<ul style="list-style-type: none"> City of Welland 2014 Development Charge Study, Growth Information provided by the City of Welland
Household Projections	<ul style="list-style-type: none"> Growth Information provided by the City of Welland Statistics Canada 2016 Census for PPU Input from staff
Historical Service Level Information	<ul style="list-style-type: none"> Information supplied by the City City of Welland 2014 Development Charge Study,
Growth Related Capital Costs	<ul style="list-style-type: none"> City of Welland's Capital Budget and Forecast City of Welland's 2014 Development Charges Study, Staff Input
Operating Costs	<ul style="list-style-type: none"> City's 2017 FIR
Policies & Rules	<ul style="list-style-type: none"> By-Law No. 2014-75 Council Direction Input from staff

3 Step1: Development Charges Act 1997 (DCA) Requirements

3.1 General Requirements

In Ontario the governing legislation for development charges is the Development Charges Act (1997), O.Reg. 82/98 and O.Reg.192/07. The latter regulation applies only to the Toronto-York Subway Station and is not relevant to this background study.

The DCA Section 2 (1) allows municipalities to establish by-laws to impose development charges "against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies". In accordance with the DCA Section 2(2),

"A development charge may be imposed only for development that requires,

- (a) *the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;*

- (b) *the approval of a minor variance under section 45 of the Planning Act;*
- (c) *a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;*
- (d) *the approval of a plan of subdivision under section 51 of the Planning Act;*
- (e) *a consent under section 53 of the Planning Act;*
- (f) *the approval of a description under section 9 of the Condominium Act, 1998; or*
- (g) *the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure. “*

The DCA and O.Reg. 82/98 are very prescriptive in the services and costs that can be included in the DC calculations and how the calculations are to be undertaken. They also prescribe the stakeholder consultation and other requirements for implementation of development charges.

In general, the DCA and O.Reg.82/98 identify the following:

- The information must be presented in the background study
- The services for which DCs may be recovered
- The need to calculate the 10-year historical service levels to determine the maximum cost (cap) that may be included in the DC calculations. This does not apply to engineered services such as transportation, water, wastewater, stormwater, and transit.
- The requirement to determine “excess capacity” within the current services and whether or not such excess capacity is committed or available to facilitate new growth
- The period for forecasting costs. This is typically 10 years for most services but longer for others such as water, wastewater, stormwater, transportation, etc.
- The eligible and ineligible capital costs for inclusion in the DC calculations
- Required reductions to gross capital costs of DC related projects
- Creation and maintenance of dedicated reserve funds for each service
- Stakeholder consultation and notices and their timing
- The contents and effective period of the by-law (5 years)

- Protocol for appealing the proposed development charges
- Rules for collection of development charges including mandatory exemptions

Further details on the requirements of the DCA and O.Reg.82/98 are available by referencing these documents at www.ontario.ca/laws/statute/97d27.

3.2 Prescribed Calculation Methodology

The methodology for calculating development charges is defined by the specific requirements of the DCA and O.Reg. 82/98 and is very consistent across Ontario.

The DCA Section 5(1) states that: *“The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:*

1. *The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.*
2. *The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.*
3. *The estimate under paragraph 2 may include an increase in need only if the council of the City has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.*
4. *The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the City over the 10-year period immediately preceding the preparation of the background study required under section 10. How the level of service and average level of service is determined may be governed by the regulations. The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5).*
5. *The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the City’s excess capacity, other than excess capacity that the council of the City has indicated an intention would be paid for by new development. How excess capacity is determined and how to determine whether a council has indicated an intention that excess capacity would be paid for by new development may be governed by the regulations.*
6. *The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development. The extent to which an increase in service would benefit existing development may be governed by the regulations.*

7. *The capital costs necessary to provide the increased services must be estimated. The capital costs must be reduced by the reductions set out in subsection (2). What is included as a capital cost is set out in subsection (3). How the capital costs are estimated may be governed by the regulations.*
8. *The capital costs must be reduced by 10 per cent. This paragraph does not apply to services set out in subsection (5).*
9. *Rules must be developed to determine if a development charge is payable in any case and to determine the amount of the charge, subject to the limitations set out in subsection (6).*
10. *The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges. The rules may also provide for the indexing of development charges based on the prescribed index”.*

4 Step 2: Policy Framework

4.1 Existing Development Charges By-Law No. 2014-75

The existing DC By-Law No. 2014-75 approved by the City’s Council came into force on August 1, 2014 and is effective until expiry on July 31, 2019. Some of the main features of the existing by-law include:

Identifying the following services for which the DCs are currently collected:

- | | |
|-------------------------------------|--|
| ▪ General Government-Administration | ▪ Public Works |
| ▪ Parks and Recreation | ▪ Roads and Related |
| ▪ Library | ▪ Wastewater |
| ▪ Transit | ▪ Water |
| ▪ Fire | ▪ Stormwater |
| | ▪ St Andrew’s Terrace (Area Specific Water Charge) |
- Establishing rules for exemptions, industrial expansions, redevelopment of existing properties.
 - Establishing rules for reductions and exemptions regarding Smart Growth Development occurring in the City’s Downtown and Health and Wellness Cluster, City of Welland’s Niagara Gateway Economic Zone and Centre, Brownfield Areas as designated in a Community improvement Plan, and other Smart Growth exemptions, etc.
 - Collecting residential DCs on per “dwelling unit” basis times the number of dwelling units;

- Setting residential DCs for the following types of dwelling units:
 - Single Detached/ Semi-Detached / Duplex Dwellings;
 - Rows & Other Multiples Dwellings;
 - Apartment Units - 2 or more Bedrooms;
 - Apartment Units - Bachelor and 1 Bedroom
 - Retirement Home/Special Need/Lodging Home
- Collecting non-residential DCs on the basis of GFA based on a unit cost per square foot which is consistent with industry practise.

A copy of the existing DC By-law 2014-75 and amending By-law 2016-52 are available on the City's website:

<https://www.welland.ca/ByLaws/bylaw2014-75.pdf>

<https://www.welland.ca/ByLaws/bylaw2016-52.pdf>

4.2 Policy Direction

The policies used in preparing the background study and by-law were guided by the existing DC By-law 2014-75 as described in Section 4.1 and input from staff and stakeholders. The outcome of input received was to maintain the policies of the current by-law with the following two exceptions:

- Include an exemption for detached accessory dwelling units; and
- Align the payment of the development charges with that of the Region where development charges are collected upon the issuance of the first building permit.

A table outlining the policy items reviewed in the by-law is included in the final document in Appendix A.

5 Step 3: Services Eligible for Development Charges

The services identified for inclusion in the study are listed in Table 5-1. These met the eligibility criteria noted in O.Reg.82/98 Section 2.1. As noted in Table 5-1 a special area development charge is being calculated for the St Andrew's Terrace Water Service Area (for water only and applicable only to those lots that have been approved (Draft Plan and Registered) but not yet developed, within the St. Andrew's Terrace Area, Hunters Pointe and the South Village) .

Table 5-1: Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none"> • General Government-Administration <ul style="list-style-type: none"> - Growth Related Studies • Park and Recreation <ul style="list-style-type: none"> - Developed Parkland - Facilities - Vehicles and Equipment - Canal Lands Facilities • Library <ul style="list-style-type: none"> - Facilities - Materials • Transit <ul style="list-style-type: none"> - Facilities - Vehicles • Fire <ul style="list-style-type: none"> - Vehicles and Equipment - Facilities 	<ul style="list-style-type: none"> • Public Works <ul style="list-style-type: none"> - PW Facilities - PW Vehicles and Equipment • Roads and Related <ul style="list-style-type: none"> - Roads - Sidewalks and Streetlights - Bridges and Culverts • Wastewater <ul style="list-style-type: none"> - Collection • Water <ul style="list-style-type: none"> - Water Distribution • Stormwater • St Andrew's Terrace (Area Specific Water Charge)

6 Step 4: Population and Employment Growth

The DCA Section 5(1) requires that *"the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated"*. Therefore, estimated future growth in new households over the study period and the location of such growth is required for the calculations. The net historical growth over the last 10 years is also required to determine the historical service levels. The projected net residential and employment population growth are used to determine the service level caps. Population growth in new households and employment growth are used to allocate costs between residential and non-residential growth and calculate the development charges on a per capita and per square metre basis for residential and non-residential respectively.

Direction for accommodating population and employment growth and related development is provided by the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and the Niagara Region Official Plan. The City of Welland and Niagara Region also established joint growth projections to 2041. The City subsequently approved its growth projections on March 19, 2019 which included the following projected increases for the period 2019 to 2041.

- Residential Population Growth: 17,140
- Employment Population: 10,448
- Growth in Dwelling Units: 6,690

Appendix B provides the residential and employment projections for:

- The 10-year historical period 2009 to 2018;
- The 10-year study period 2019 to 2028; and
- The build out period 2029 to 2041

The annual growth is assumed to be linear between the milestone years. The growth in population, employment and dwelling units are based on growth information provided by the City and Statistics Canada 2016 census data.

6.1 Municipal Wide Growth

Table 6-1 summarizes the growth in residential population and dwelling units over the next 10 years (2019 - 2028) and to build out (2019-2041). The municipal wide growth in population for the 10-year period is 7,452 and 17,140 to 2041.

Table 6-1: Residential Population & Dwelling Unit Growth (2019-2041)

Geographical Area	10-Year Development Charges Study Period (2019-2028)	Beyond 10 Years (2029-2041)	Total to Build Out (2019-2041)
Population	7,452	9,688	17,140
Dwelling Units	2,909	3,781	6,690

Source Data: "Rationale for Urban Growth in Northwest Welland" Table 4.1 for 2016 & 2041. Interpolation in between years.

The number of new dwelling units is projected to be 2,909 over 10 years and 6,690 to 2041. According to the housing mix identified by the City based on recent development applications, single-detached, rows and multiples and apartments each account for approximately 30% to 33% of the projected growth in new units by 2041 as shown in Table 6-2. Semi-detached/duplex units account for approximately 6%.

Table 6-2: Housing Mix (2019-2041)

Dwelling Type	10-Year Development Charges Study Period (2019-2028)	Beyond 10 Years (2029-2041)	Total to Build Out (2019-2041)	% of Total ¹
Single-Detached	884	1,149	2,032	30.38%
Rows & Other Multiples (Townhouses)	972	1,264	2,236	33.42%
Apartments	891	1,158	2,049	30.63%
Semi-Detached/ Duplex	162	211	373	5.57%
Total Increase in Dwelling Units	2,909	3,781	6,690	100%

1. Housing Mix Percentages Provided by City

The residential growth to be accommodated in these new units is projected to be 6,661 by 2028 and 15,320 to build out as shown in Table 6-3. The population to be accommodated in new units is less than the total population growth suggesting that some of the population would be accommodated in existing units.

Table 6-3: Population Growth in New Dwelling Units

Dwelling Type	Persons Per Unit (PPU) ¹	10-Year Development Charges Study Period (2019-2028)		Beyond 10 Years (2029-2041)		Total to Build Out (2019-2041)	
		No. of Units ²	Population Growth	No. of Units	Population Growth	No. of Units	Population Growth
All Types of Dwellings	2.29	2,909	6,661	3,781	8,659	6,690	15,320
Population Increase in New Units		2,909	6,661	3,781	8,659	6,690	15,320
Increase In Population in Existing Units ²			791		1,028		1,820
Total Population Increase			7,452		9,688		17,140

1. PPU is the average from 2016 Statistics Canada Census Data

2. Population increase is greater than population in new units implying some population will be housed in existing units

The employment growth projections over the same periods are shown in Table 6-4. The projected employment growth is 3,186 for the first 10 years and 10,448 to build out. These equate to an additional 2.5 million m² of Gross Floor Area (GFA) in the first 10 years and 8.2 million m² to build out. The floor area was calculated using the employment densities used by Niagara Region.

Table 6-4: Employment Growth

Employment Sector	10-Year Development Charges Study Period (2019-2028)	Beyond 10 Years (2029-2041)	Total to Build Out (2019-2041)	% of Total to Build Out (2019-2041)
<i>Population</i>				
Major Office	84	191	275	3%
Population Related	957	2,181	3,138	30%
Employment Land	2,096	4,778	6,874	66%
Rural	49	112	161	2%
<i>Total Employment Population Increase</i>	<i>3,186</i>	<i>7,262</i>	<i>10,448</i>	<i>100%</i>
<i>¹ Gross Floor Area (m²)</i>				
Major Office	33,537	76,442	109,979	1%
Population Related	382,783	872,494	1,255,277	15%
Employment Land	2,096,053	4,777,632	6,873,684	83%
Rural	-	-	-	0%
<i>Total GFA Increase (m²)</i>	<i>2,512,372</i>	<i>5,726,568</i>	<i>8,238,940</i>	<i>100%</i>

6.2 St. Andrew's Area Growth

6.2.1 Residential Units

The St Andrew's Terrace special service area identified in Section 5 is for water only and applicable only to those lots that have been approved (Draft Plan and Registered) but not yet developed, within the St. Andrew's Terrace Area, Hunters Pointe and the South Village. The period used is the longer term from 2019 to 2041. The number of approved lots (vacant and developed) by unit type is shown in Table 6-5. There are approximately 1,993 units estimated to be built on approved residential lots. 1,633 (82%) are vacant and expected to be developed by 2041.

There are 5 lots approved for Mixed Use development. The residential component is estimated to be 201 units of which 50 (25%) are expected to be 1-bedroom units and the remainder 2-bedroom units.

Table 6-5: Number of Units on Approved Lots

Type of Unit	No. of Units to be Built on Vacant Lots	No. of Existing Units on Developed Lots	Total Units
Single Dwellings	968	248	1216
Townhouses	246	103	349
Triplexes	0	9	9
Flex Units	218	0	218
Mixed Use Residential Units	201	0	201
Total	1633	360	1993
Percentage	82%	18%	100%

Source: City's Development & Building Permit Application Information April 1 2019

There is a minimum of 218 Flex Units projected for construction in St. Andrews Terrace. These lots are available for any combination of single dwellings, townhouses and triplexes. In order to allocate the Flex Lots by these unit types, the percentage of each unit type based on the approvals to date was used. Table 6-6 shows the allocation of the Flex lots to the single dwellings, townhouses and triplexes.

Table 6-6: Allocation of Flex Units

Type of Unit	% Based on Approvals to Date	Number of Flex Units Allocated
Single Dwellings	79%	172
Townhouses	20%	47
Triplexes	1%	0
Total Flex Units	100%	218

The increase in residential units according to categories included in the by-law is shown in Table 6-7. Most of the new units are projected to be single/semi-detached and duplexes. The equivalent population growth in the new units is estimated to be 3,673 by 2041.

Table 6-7: Residential Units Growth and Population in New Units (2019-2041)

Type of Unit	Number of Units	% of Total New Units	PPU ¹	Population in New Units
Single/ Semi Detached Duplexes	1140	70%	2.49	2837
Rows & Other Multiples	292	18%	2.24	656
Apts - One Bedroom or Less ²	50	3%	1.20	60
Apts - Two or More Bedrooms ²	151	9%	2.12	319
Total	1633	100%		3873

1. PPU is the average from 2016 Statistics Canada Census Data

2. 1-bedrooms apartments are 25% of mixed use residential units and 2-bedrooms are 75% as provided by City

6.2.1 Non-Residential Growth

There are 5 approved mixed-use lots with an estimated GFA of approximately 60,000 sq. ft. to be developed. Table 6-8 summarizes the commercial development that would also benefit from the water projects required to support growth within the St. Andrews Terrace area.

Table 6-8: Non- Residential Development (2019-2041)

Type of Unit	Vacant Lots	Number of Draft Approved Lots	Developed Lots
Commercial Units	5	5	0
Employment Population	120	120	0
GFA (sf) per Employee	500	500	500
Gross Floor Area (sf)	59998	59998	0
Percentage	100%	100%	0%

1. GFA (sf) per Employee is for Population Related Employment from Niagara Region DC

7 Step 5: Historical Service Levels

The DCA Section 5(1)4 limits the level of service to be provided to new customers to the same as the average level of service over the 10-year period immediately preceding the year of the new DC Background Study. This requirement ensures that improvements to existing service levels are not funded by the new development charges. Accordingly, the capital cost to be recovered through the development charges must not exceed an amount (referred to as the service level “cap”) using the 10-year historical service level as the basis. This requirement applies to all eligible service except for general government, water (including the St Andrew’s Terrace Water Service Area), wastewater, stormwater and transit.

The amount of the cap is calculated by first determining the average historical cost per population. The inventory of historical services (e.g. facilities gross floor areas, number of units of equipment, etc.), current replacement costs and the historical populations are used to calculate the average historical service level. These satisfy the requirements of O.Reg. Section 4(1) which state that the quantity (number of units of equipment, etc.) and quality (e.g. cost per unit) of the services must be taken into account. The cap is calculated by multiplying the average service level (cost per population) by the projected population over the next 10 years. The inventory and replacement costs were provided by the City.

The detailed tables showing the historical service level calculations for each service are included in Appendices C1 to C5. Table 7-1 summarizes the historical average service level for each eligible service. The service level cap for each service was used to adjust the capital costs in calculating the net to be recovered through the development charges. This is further described in Section 8.4. Service level caps do not apply to studies, water (including the St Andrew’s Terrace Water Service Area), wastewater, stormwater and transit.

Table 7-1: Average Historical Service Levels

Service	10 Year Historical Average Service Level Per Capita	Population Used
General Government	N/A	N/A
Parks & Recreation	\$ 3,613.39	Residential
Library	\$ 273.63	Residential
Transit	N/A	N/A
Fire	\$ 234.75	Residential and Employment
Public Works	\$ 376.58	Residential and Employment
Roads and Related	\$ 7,697.07	Residential and Employment
Stormwater	N/A	N/A
Water	N/A	N/A
Wastewater	N/A	N/A
St Andrew's Terrace (Area Specific)	N/A	N/A

8 Step 6: Net Growth-Related Capital Costs

This Section presents the capital investments required to facilitate the projected residential and employment growth. All required deductions and allowable adjustments were made in accordance with the DCA and O.Reg.82/98 to arrive at the net capital investment required for each service. The service level caps and post period provisions if any were applied to these amounts to identify the net costs to be recovered from the development charges. The detailed calculations are presented by service in Appendices D1 to D11.

8.1 Step 6.1: Growth Related Capital Needs

Table 8-1 summarizes the gross capital needs for each service before required deductions and allowable adjustments were made. The respective periods over which these costs would be incurred for each service are also shown. The amounts shown are the costs of the projects that are required to facilitate growth as identified by staff, the City's Capital Budget and/or master servicing plans.

All or a portion of the funding for each of these projects would be from development charges. Approximately \$118.8 million in capital investment (not including water and wastewater is required to support City-wide future growth over the periods indicated. Additional investments of approximately \$14.0 million in the water systems and \$24.3 million in wastewater systems would also be required in areas where these services would be offered. The total requirement is approximately \$157.1 million. An additional investment of \$1.9 million is required in the St Andrew's Terrace Water Service Area for a Booster Pumping Station required to improve distribution system pressure within the St. Andrew's Terrace Area and a Highway 406 Crossing at Oxford Road to ensure security of the water supply to the area.

Table 8-1: Growth- Related Capital Needs (Gross)

Service	Gross Cost	Period
Municipal Wide Services		
General Government	\$ 1,135,000	2019 - 2028
Parks and Recreation	\$ 27,926,206	2019 - 2028
Library	\$ 593,946	2019 - 2028
Transit	\$ 14,000,000	2019 - 2028
Fire	\$ 21,390,000	2019 - 2028
Public Works	\$ 9,000,000	2019 - 2028
Roads and Related	\$ 37,760,000	2019 - 2028
Stormwater	\$ 6,950,000	2019 - 2041
Total Municipal Wide Services	\$ 118,755,151	
Water and Wastewater Services		
Water	\$ 14,040,000	2019 - 2041
Wastewater	\$ 24,300,000	2019 - 2041
Total Water and Wastewater Services	\$ 38,340,000	
Total	\$ 157,095,151	
St Andrew's Terrace (Area Specific)	\$ 1,900,000	2019 - 2041

8.2 Step 6.2: Deductions

Table 8-2 summarizes the net capital needs for each service after making the required deductions. These deductions reduce the amounts recoverable from development charges and are in accordance with the requirements of the DCA and O.Reg.82/98.

The net recoverable amount after deductions is \$30.9 million (not including water and wastewater) and \$7.6 million for water and \$5.8 million for wastewater. The total recoverable amount is approximately \$44.3 million for City-wide services. The net recoverable amount after deductions is \$1.6 million for St Andrew's Terrace Water Service Area. Appendices D1 to D11 shows the detailed deductions for each service.

Table 8-2: Net Recoverable Capital Costs after Deductions

Service	Gross Cost	Grants/ Subsidies	Benefit To Existing Development	Required 10% Discount	Total Development Recoverable Costs Net of Stat. Deduction
Municipal Wide Services					
General Government	\$ 1,135,000	\$ -	\$ 601,500	\$ 53,350	\$ 480,150
Parks & Recreation	\$ 27,926,206	\$ -	\$ 22,311,749	\$ 561,446	\$ 5,053,011
Library	\$ 593,946	\$ -	\$ -	\$ 59,395	\$ 534,551
Transit	\$ 14,000,000	\$ 9,490,000	\$ 3,996,349	\$ -	\$ 513,651
Fire	\$ 21,390,000	\$ 5,180,000	\$ 11,960,452	\$ -	\$ 4,249,548
Public Works	\$ 9,000,000	\$ -	\$ 7,974,976	\$ -	\$ 1,025,024
Roads and Related	\$ 37,760,000	\$ 10,363,750	\$ 11,623,938	\$ -	\$ 15,772,313
Stormwater	\$ 6,950,000	\$ -	\$ 3,689,220	\$ -	\$ 3,260,780
Total Municipal Wide Services	\$ 118,755,151	\$ 25,033,750	\$ 62,158,183	\$ 674,190	\$ 30,889,028
Water and Wastewater Services					
Water	\$ 14,040,000	\$ 150,000	\$ 6,304,963	\$ -	\$ 7,585,037
Wastewater	\$ 24,300,000	\$ -	\$ 18,505,688	\$ -	\$ 5,794,312
Total Water and Wastewater Services	\$ 38,340,000	\$ 150,000	\$ 24,810,651	\$ -	\$ 13,379,349
Total	\$ 157,095,151	\$ 25,183,750	\$ 86,968,835	\$ 674,190	\$ 44,268,376
St Andrew's Terrace (Area Specific)	\$ 1,900,000	\$ -	\$ 343,201	\$ -	\$ 1,556,799

8.3 Step 6.3: Adjustments

Adjustments to the projected capital costs considered:

- Positive and negative reserve balances. Positive balances were deducted, and negative balances added to the recoverable amounts;
- Adding any credits owed to developers based on existing front-end agreements. In the City's case there were no credits;

Table 8-3 summarizes the adjustments made. The adjustments made were to reduce the respective capital projections for each service by the amounts of existing positive reserve balances and increase for negative reserve balances. There were no credits to be brought forward. The respective positive reserve fund balances are deemed available cash that were applied to the growth-related costs to reduce the amount required from the new development charges. Negative reserve fund balances are deemed debts that are required to be recovered from new development. The total adjustments made were approximately \$4.4 million for City-wide services, with a further adjustment for the St Andrew's Terrace Water Service Area of \$0.1 million.

Table 8-3: Summary of Adjustments

Service	Reserve Balance	Reserve Deficits	Credits	Total Adjustments
Municipal Wide Services				
General Government	\$ 271,823	\$ -	\$ -	\$ 271,823
Parks and Recreation	\$ 2,094,844	\$ -	\$ -	\$ 2,094,844
Library	\$ 137,658	\$ -	\$ -	\$ 137,658
Transit	\$ 386,596	\$ -	\$ -	\$ 386,596
Fire	\$ -	\$ -	\$ -	\$ -
Public Works	\$ 15,608	\$ -	\$ -	\$ 15,608
Roads and Related	\$ 457,028	\$ -	\$ -	\$ 457,028
Stormwater	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services	\$ 3,750,155	\$ -	\$ -	\$ 3,750,155
Water and Wastewater Services				\$ -
Water	\$ 602,759	\$ -	\$ -	\$ 602,759
Wastewater	\$ 73,921	\$ -	\$ -	\$ 73,921
Total Water and Wastewater Services	\$ 676,680	\$ -	\$ -	\$ 676,680
Total	\$ 4,426,835	\$ -	\$ -	\$ 4,426,835
St Andrew's Terrace (Area Specific)	\$ 123,227	\$ -	\$ -	\$ 123,227

Table 8-4 summarizes the recoverable net capital for each service after making the required deductions and adjustments but before the service level caps were applied and post period capacity calculated.

The net recoverable amount after deductions and adjustments is approximately \$26.4 million (not including water and wastewater) and approximately \$7.0 million for water and \$5.7 million for wastewater. The total requirement is approximately \$39.1 million. The net recoverable amount for the St Andrew's Terrace Water Service Area is \$1.4 million. The adjustments are also shown in Appendices D1 to D11 for each service.

Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments

Service	Total Development Recoverable Costs Net of Stat. Deduction	Adjustments	Total DC Eligible Costs for Recovery
Municipal Wide Services			
General Government	\$ 480,150	\$ 271,823	\$ 208,327
Parks and Recreation	\$ 5,053,011	\$ 2,094,844	\$ 2,958,167
Library	\$ 534,551	\$ 137,658	\$ 396,893
Tansit	\$ 513,651	\$ 386,596	\$ 127,055
Fire	\$ 4,249,548	\$ -	\$ 3,505,110
Public Works	\$ 1,025,024	\$ 15,608	\$ 1,009,416
Roads and Related	\$ 15,772,313	\$ 457,028	\$ 15,315,285
Stormwater	\$ 3,260,780	\$ -	\$ 2,902,666
Total Municipal Wide Services	\$ 30,889,028	\$ 3,750,155	\$ 26,422,917
Water and Wastewater Services			
		\$ -	
Water	\$ 7,585,037	\$ 602,759	\$ 6,982,277
Wastewater	\$ 5,794,312	\$ 73,921	\$ 5,720,391
Total Water and Wastewater Services	\$ 13,379,349	\$ 676,680	\$ 12,702,669
Total	\$ 44,268,376	\$ 4,426,835	\$ 39,125,586
St Andrew's Terrace (Area Specific)	\$ 1,556,799	\$ 123,227	\$ 1,433,572

8.4 Step 6.4: Service Level Cap

The service level cap is calculated based on the historical service levels. It limits the amount of funding recoverable from the development charges for some services regardless of the net amounts after deductions and adjustments. The lower of the recoverable amounts net of deductions and adjustments or the service level cap were used to determine the development charges. Amounts that exceed the service level cap were deemed to be post period capacity which can be carried forward to the next study for consideration at that time.

Table 8-5: Application of Service Level Caps

Service	Net Capital Needs	Service Level Cap	Post Period Capacity to be Carried Forward	Total DC Eligible Costs for Recovery
Municipal Wide Services				
General Government	\$ 208,327		\$ -	\$ 208,327
Parks and Recreation	\$ 2,958,167	\$ 26,926,984	\$ -	\$ 2,958,167
Library	\$ 396,893	\$ 2,039,079	\$ -	\$ 396,893
Transit	\$ 127,055		\$ -	\$ 127,055
Fire	\$ 3,505,110	\$ 2,497,294	\$ 1,007,816	\$ 2,497,294
Public Works	\$ 1,009,416	\$ 4,006,035	\$ -	\$ 1,009,416
Roads and Related	\$ 15,315,285	\$ 81,881,378	\$ -	\$ 15,315,285
Stormwater	\$ 2,902,666	\$ -	\$ -	\$ 2,902,666
Total Municipal Wide Services	\$ 26,422,917		\$ 1,007,816	\$ 25,415,101
Water and Wastewater Services				
Water	\$ 6,982,277		\$ -	\$ 6,982,277
Wastewater	\$ 5,720,391		\$ -	\$ 5,720,391
Total Water and Wastewater Services	\$ 12,702,669		\$ -	\$ 12,702,669
Total	\$ 39,125,586		\$ 1,007,816	\$ 38,117,770
St Andrew's Terrace (Area Specific)	\$ 1,433,572	\$ -	\$ -	\$ 1,433,572

Table 8-5 summarizes the service level caps, recoverable amounts through the development charges and any post period capacity to be carried forward to the next study. Only Fire's net capital cost recovery was restricted by the calculated service level cap. The Total DC Eligible Cost for Recovery were the final amounts used to calculate the development charges as described in Section 9.

The net recoverable amount after deductions and adjustments, application of the service level caps and provision of post period capacity is approximately \$25.4 million (not including water and wastewater) and approximately \$7.0 million for water and \$5.7 million for wastewater. The net recoverable amount for the St Andrew's Terrace Water Service Area is \$1.4 million. The detailed calculations for each service are presented in Appendices D1 to D11.

8.5 Council Approval of Capital Investments

O.Reg.82/98 Section 3 requires that municipal councils demonstrate their intention to meet the increase in need for capital expenditures related to growth. Otherwise such capital costs cannot be included in the calculations. Therefore, it is recommended that Council approve the capital forecasts noted in Section 8.1 and provided in Appendices D1 to D11 to confirm its intention to meet the growth requirements.

9 Step 7: Calculation of Development Charges

This section presents the calculation of the residential and non-residential development charges based on the net recoverable growth-related capital costs determined in the previous sections of this report. The calculation details are shown in Appendices E1 to E11.

9.1 Step 7.1: Allocation of Costs to Residential & Non-Residential Growth

Many of the services provided by the City benefit both the residential and non-residential sectors. The costs to be recovered for these services were allocated to the residential and non-residential sectors on the basis of each sector's proportionate share of total net residential and employment population growth. Some services such as Library, and Parks and Recreation services are mostly geared to the residential sector with 95% of eligible costs being allocated to residential growth and 5% to non-residential growth.

Table 9-1 shows the allocations for each service. The residential share of costs to be recovered (not including water and wastewater) is approximately \$18.4 million and the non-residential share approximately \$7.0 million. The residential and non-residential shares of the water costs are approximately \$4.3 million and \$2.6 million respectively. The residential and non-residential shares of the wastewater costs are approximately \$3.5 million and \$2.2 million respectively. The residential share of costs to be recovered within the St Andrew's Terrace Water Service Area is approximately \$1.4, with the non-residential share at approximately \$0.1 million.

Table 9-1: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
General Government	\$ 208,327	\$ 145,934	\$ 62,392	% of Population and Employment Growth
Parks and Recreation	\$ 2,958,167	\$ 2,839,840	\$ 147,908	95% residential and 5% non-residential
Library	\$ 396,893	\$ 377,048	\$ 19,845	95% residential and 5% non-residential
Transit	\$ 127,055	\$ 89,003	\$ 38,052	% of Population and Employment Growth
Fire	\$ 2,497,294	\$ 1,749,373	\$ 747,920	% of Population and Employment Growth
Public Works	\$ 1,009,416	\$ 707,103	\$ 302,312	% of Population and Employment Growth
Roads and Related	\$ 15,315,285	\$ 10,728,473	\$ 4,586,811	% of Population and Employment Growth
Stormwater	\$ 2,902,666	\$ 1,803,366	\$ 1,099,300	% of Population and Employment Growth
Total Municipal Wide Services	\$ 25,415,101	\$ 18,440,141	\$ 7,004,541	
Water and Wastewater Services				
Water	\$ 6,982,277	\$ 4,337,943	\$ 2,644,334	% of Population and Employment Growth
Wastewater	\$ 5,720,391	\$ 3,553,960	\$ 2,166,432	% of Population and Employment Growth
Total Water and Wastewater Services	\$ 12,702,669	\$ 7,891,903	\$ 4,810,766	
Total	\$ 38,117,770	\$ 26,332,044	\$ 11,815,307	
St Andrew's Terrace Water Service Area	\$ 1,390,488	\$ 43,084	\$ 1,433,572	% of Population and Employment Growth

9.2 Step 7.2: Unadjusted Development Charge Rates

Development charge rates were calculated on a per capita (population) basis for the residential sector by dividing the costs allocated to residential by the residential population growth over the 10-year period 2019 to 2028. For water (including the St Andrew's Terrace Water Service Area, wastewater and stormwater services this period was 23 years (2019-2041). Similarly, the non-residential rates were calculated by dividing the non-residential cost allocations by the growth in gross floor area over the 10-year or 23 year period to arrive at a cost per ft². These resulted in the preliminary unadjusted residential and non-residential rates prior to undertaking the cash flow analyses. These rates were subsequently adjusted as described in Section 9.3.

Table 9-2 shows the unadjusted residential and non-residential rates by service. Assumptions used in the calculation of gross floor area related to industrial, commercial and institutional employment are consistent with the assumptions used in the City's 2014 development charge study.

Table 9-2: Unadjusted Residential & Non-Residential Rates

Service	Residential			Non-Residential		
	Cost	Growth in Population	Rate (Cost/Capita)	Cost	Growth in Floor Area (Square Feet)	Rate (Cost/ft ²)
Municipal Wide Services						
General Government	\$ 145,934	6,661	\$ 21.91	\$ 62,392	2,512,372	\$ 0.02
Parks and Recreation	\$ 2,839,840	6,661	\$ 426.35	\$ 147,908	2,512,372	\$ 0.06
Library	\$ 377,048	6,661	\$ 56.61	\$ 19,845	2,512,372	\$ 0.01
Transit	\$ 89,003	6,661	\$ 13.36	\$ 38,052	2,512,372	\$ 0.02
Fire	\$ 1,749,373	6,661	\$ 262.63	\$ 747,920	2,512,372	\$ 0.30
Public Works	\$ 707,103	6,661	\$ 106.16	\$ 302,312	2,512,372	\$ 0.12
Roads and Related	\$ 10,728,473	6,661	\$ 1,610.67	\$ 4,586,811	2,512,372	\$ 1.83
Stormwater	\$ 1,803,366	15,320	\$ 117.71	\$ 1,099,300	8,238,940	\$ 0.13
Total Municipal Wide Services	\$ 18,440,141		\$ 2,615.40	\$ 7,004,541		\$ 2.48
Water and Wastewater Services						
Water	\$ 4,337,943	15,320	\$ 283.16	\$ 2,644,334	8,238,940	\$ 0.32
Wastewater	\$ 3,553,960	15,320	\$ 231.98	\$ 2,166,432	8,238,940	\$ 0.26
Total Water and Wastewater Services	\$ 7,891,903		\$ 515.14	\$ 4,810,766		\$ 0.58
Total	\$ 26,332,044		\$ 3,130.53	\$ 11,815,307		\$ 3.07
St Andrew's Terrace Water Service Area	\$ 1,390,488	3,873	\$ 359.04	\$ 43,084	\$ 59,998	\$ 0.72

9.3 Step 7.3: Cash Flow Analyses

Cash flow analyses were undertaken over the 10-year period 2019 to 2028 for services with a 10-year study period. A 23-year cash flow period was used for the other services. These analyses considered the transfers in and out of the respective reserve fund for each service and their timing. Cash outflows were according to the projected capital expenditures. Cash inflows were calculated by multiplying the projected annual residential population growth by the adjusted rate per capita and adding the product of the non-residential growth in floor area and the adjusted rate per square foot. The rates were

increased by inflation assumed at 2% per year. The objective of undertaking the cash flow analyses is to ensure that the rates are sufficient to result in a zero net cash flow at the end of either a 10-year or 23 year period. The rates were adjusted to achieve this objective. Appendices E1 to E11 provides a cash flow table for each service.

The adjusted rates are summarized in Table 9-3. The total residential rates (not including water and wastewater) was calculated to be \$2,581.93 per capita and the non-residential rate \$2.46 per ft². The adjusted rates for water were determined to be \$287.71 per capita and \$0.33 per ft² for residential and non-residential respectively. The rates for wastewater were determined to be \$232.08 per capita and \$0.27 per ft² for residential and non-residential respectively. The adjusted rates for St Andrew's Terrace Water Service Area is \$374.48 per capita and \$0.75 per ft².

Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)

Service	Residential Rate (Cost/Capita)	Non-Residential Rate (Cost/ft ²)
Municipal Wide Services		
General Government	\$ 21.38	\$ 0.02
Parks and Recreation	\$ 416.74	\$ 0.06
Library	\$ 55.87	\$ 0.01
Transit	\$ 12.50	\$ 0.01
Fire	\$ 261.95	\$ 0.30
Public Works	\$ 105.54	\$ 0.12
Roads and Related	\$ 1,588.28	\$ 1.80
Stormwater	\$ 119.66	\$ 0.14
Total Municipal Wide Services	\$ 2,581.93	\$ 2.46
Water and Wastewater Services		
Water	\$ 287.71	\$ 0.33
Wastewater	\$ 232.08	\$ 0.27
Total Water and Wastewater Services	\$ 519.79	\$ 0.59
Total	\$ 3,101.71	\$ 3.06
St Andrew's Terrace Water Service Area	\$ 374.48	\$ 0.75

9.4 Step 7.4: Proposed Development Charges

The non-residential development charges are the adjusted rates per square foot calculated as described in Section 9.3. The residential development charges by type of dwelling unit were calculated using the adjusted rate per capita and the respective household size estimates (persons per unit – PPU) noted in Table 9-4 for each type of dwelling unit. The household sizes are based on the Statistics Canada 2016 Census data. A charge per dwelling room within Retirement Home/Special Need/Lodging Home

residential uses has also been calculated based on 42.5% of the Single-Family Charge. This is consistent with the 2014 Development Charges Study charge allocation.

Table 9-4: Occupancy by Type of Dwelling Unit

Type of Dwelling Unit	Occupancy - Persons per Unit (PPU)
Single Detached & Semi- Detached	2.49
Other Multiples	2.24
Apartments – 2 or More Bedrooms	2.12
Apartments – Bachelor & 1 Bedroom	1.20

The proposed residential development charges by unit type are listed in Table 9-5 for each service and are based on the policies and rules noted in Section 4.2. The development charge for a single detached dwelling was calculated at \$6,428 (not including water and wastewater) and \$1,294 for water and wastewater. An additional charge of \$932.36 is imposed on a single detached dwelling within the St Andrew's Terrace Water Service Area. Table 9-5 also shows the proposed non-residential rates and total \$3.06 per ft², with an additional \$0.75 per ft² for non-residential development occurring within the St Andrew's Terrace Water Service Area. All charges are subject to annual indexing in accordance with O.Reg.82/98 Section 7.

Table 9-5: Proposed Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	(per square foot of GFA)
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Sub-total Township Wide Services	\$ 6,428.39	\$ 5,792.26	\$ 3,098.31	\$ 5,466.54	\$ 2,732.06	\$ 2.46
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
Sub-total for Water and Wastewater	\$ 1,294.15	\$ 1,166.08	\$ 623.74	\$ 1,100.51	\$ 550.01	\$ 0.59
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 7,722.53	\$ 6,958.34	\$ 3,722.05	\$ 6,567.06	\$ 3,282.08	\$ 3.06
St Andrew's Terrace Water Service Area	\$ 932.36	\$ 840.09	\$ 449.37	\$ 792.85	\$ 396.25	\$ 0.75

10 Step 8: Comparison of Development Charges

10.1 Comparison with 2019 Existing and Proposed Development Charges

Table 10-1 compares the proposed development charges with the existing 2019 charges.

The proposed charges (not including water and wastewater) for single family and per dwelling room, as well as the non-residential charge will decrease over the current 2019 charges. Charges for row & other multiples, and the large and small apartment residential categories will increase. Proposed residential and non-residential charges for water and wastewater services will all decrease over the current 2019 charges. Overall, the proposed total charges for the single family, small apartment and per dwelling room residential categories, and non-residential charges will decrease over current 2019 charges.

The St Andrew's Terrace Water Service Area will see decreases in the single detached dwelling and other multiple residential categories. There are no charges in the current DC By-law for the other residential categories or non-residential uses in St Andrew's Terrace Water Service Area.

Table 10-1: Proposed vs. Existing 2019 Development Charges

Service	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge
	Single Detached / Semi-Detached /	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	(per square foot of Gross Floor Area)
CURRENT (2019) CHARGES						
Total Municipal Wide Services	\$ 6,646	\$ 5,210	\$ 2,959	\$ 4,435	\$ 2,828	\$ 4.91
Total Water and Wastewater Services	\$ 1,725	\$ 1,352	\$ 767	\$ 1,151	\$ 732	\$ 1.50
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 8,371	\$ 6,562	\$ 3,726	\$ 5,586	\$ 3,560	\$ 6.41
PROPOSED CHARGES						
Total Municipal Wide Services	\$ 6,428	\$ 5,792	\$ 3,098	\$ 5,467	\$ 2,732	\$ 2.46
Total Water and Wastewater Services	\$ 1,294	\$ 1,166	\$ 624	\$ 1,101	\$ 550	\$ 0.59
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ 7,723	\$ 6,958	\$ 3,722	\$ 6,567	\$ 3,282	\$ 3.06
DIFFERENCE						
Total Municipal Wide Services	\$ (218)	\$ 582	\$ 139	\$ 1,032	\$ (96)	\$ (2.45)
Total Water and Wastewater Services	\$ (431)	\$ (186)	\$ (143)	\$ (50)	\$ (182)	\$ (0.91)
GRAND TOTAL MUNICIPAL WIDE CHARGE	\$ (648)	\$ 396	\$ (4)	\$ 981	\$ (278)	\$ (3.35)
St Andrew's Terrace (Current)						
St Andrew's Terrace (Current)	\$ 1,319	\$ 1,034	N/A	N/A	N/A	N/A
St Andrew's Terrace (Proposed)	\$ 932	\$ 840	\$ 449	\$ 793	\$ 3,282	\$ 0.75
St Andrew's Terrace (Difference)	\$ (387)	\$ (194)	N/A	N/A	N/A	N/A

11 Step 9: Long-Term Capital and Operating Costs Implications

This section presents the long-term cost implications of the investments to accommodate future growth. These assessments considered the implications to future operating and capital costs as well as the costs related to future asset renewal. The detailed projections are provided in Appendix F.

11.1 Long-Term Operating Costs

The long-term operating cost impacts were based on historical operating costs per capita noted in the City's 2017 Financial Information Return reporting, and the projected increase in growth. Table 11-1 summarizes the estimated increase in operating costs due to new growth as it related to each service area. The total accumulative 10-year increase in operating costs is estimated to be approximately \$36.1 million, with \$25.3 million being funded from future tax payers, and \$10.8 million being funded from future rate payers.

Table 11-1: 10-Year Operating Cost Implications

Cummulative Net Operating Impacts Service	Total
General Government - Admin Studies	\$ 340,563
Parks & Recreation	\$ 5,858,627
Library	\$ 1,864,523
Transit	\$ 4,470,382
Fire	\$ 5,782,733
Public Works	\$ 395,556
Roads and Related	\$ 6,525,567
Stormwater	\$ 110,130
Water	\$ 1,819,777
Wastewater	\$ 8,944,104
Total Cummulative Net Operating Impacts	\$ 36,111,963

11.2 Long-term Capital Costs

The long-term capital cost impacts were determined to be the portions of growth-related costs not funded by development charges due to deductions. These amounts include the 10% statutory deductions and the "benefit to existing" amounts shown in Appendix D and would be funded through either taxes or the water and wastewater rates as the case may be. Table 11-2 summarizes the increase in capital costs (not funded through development charges) due to the addition of the new growth-related assets in each service area. The total 10-year accumulative increase in capital costs for the tax supported services is estimated to be approximately \$62.8 million. The increase for the rate supported services (water and wastewater) is approximately \$12.2 million.

Table 11-2: 10-year Capital Cost Implications

Cummulative Net Capital Cost Impacts By Service	Total
General Government - Admin Studies	\$ 654,850
Parks & Recreation	\$ 22,873,195
Library	\$ 59,395
Transit	\$ 3,996,349
Fire	\$ 11,960,452
Public Works	\$ 7,974,976
Roads and Related	\$ 11,623,938
Stormwater	\$ 3,689,220
Water	\$ 3,759,364
Wastewater	\$ 8,442,506
Total Capital Cost Impacts	\$ 75,034,243

11.3 Asset Management Plan

The DCA Section 10(2) requires that an asset management plan be included in the Development Charges Background Study to capture the costs required to sustain the new growth-related assets over the long-term. This plan reflects the annual investments required to renew and replace the assets as they age. The growth-related capital cost estimates were annualized over the estimated life expectancies based on the future cost in projected the year of replacement. The estimated life expectancies used for the purpose of this study were 10 for vehicles, 20 years for equipment, and 40 years for facilities and infrastructure assets. The total 10-year asset management requirements estimated to be \$27.0 million. Approximately \$23.6 million relate to tax supported assets and \$3.4 million to rate supported assets.

The City has an approved Comprehensive Asset Management Plan dated January 13, 2015 which includes Transit Services, as based on the Welland Transit Master Plan 2013 – 2017 - Strategic Plan and Conventional Transit Working Paper (2014). As noted in Table 11-3, the Transit related Asset Management Cost Implications are estimated at approximately \$0.4 million and are considered sustainable. It should also be noted, the City recently approved a Strategic Asset Management Policy.

Table 11-3: 10-Year Asset Management Cost Implications

Cummulative Net Lifecycle Impact Service	Total
General Government - Admin Studies	\$ -
Parks & Recreation	\$ 5,851,651
Library	\$ 4,243,297
Transit	\$ 386,388
Fire	\$ 4,796,168
Public Works	\$ 1,620,204
Roads and Related	\$ 5,249,096
Stormwater	\$ 1,506,646
Water	\$ 1,871,779
Wastewater	\$ 1,493,309
Total Cummulative Net Lifecycle Impacts	\$ 27,018,539

12 Step 10: Background Study & By-Law

This background study report was prepared to provide the detail required in accordance with the DCA Section (10) and O.Reg.82/98 Section (8). The by-law is included in the study as Appendix G. The by-law identifies the services included, rules that apply to the development charges and schedules of applicable residential and non-residential development charges, and related smart growth exemption and area specific service areas.

13 Step 11: Stakeholder Consultation

The DCA Section 10(4) requires that the Development Charges Study and the By-Law be made available to the public for review at least 60 days in advance of the passing of the by-law. This step in the process provides the opportunity for interested parties to make representations on the Development Charges Study and proposed by-law prior to finalization and implementation.

The legislation prescribes that Council conduct a public meeting with at least 20 days' notice of the meeting. In accordance with O. Reg. 82/98, Section 9 (1) notice may be by publication in a local newspaper, which in the Clerk's opinion, has with sufficient general circulation across the City or by personal service, mail or fax to every landowner.

A stakeholder meeting of builders, developers and real estate agents was held May 30th to obtain feedback on the draft study and by-law. The statutory public meeting was held June 4th. All comments received were considered, and the final study and by-law were updated accordingly. In response to the comments received changes were made to the draft DC study and by-law that included:

- Exemption for detached accessory dwelling units; and
- payment of the development charges upon the issuance of the first Building Permit.

14 Step 12: By-Law Adoption & Implementation

The final background study and by-law will be prepared following consultation with stakeholders (as described in Section 13) and will be presented to Council for approval on July 9th. In accordance with the DCA Section 13, written notice of the passing of the DC by-law will be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice). The O.reg.82/98 Section 10(4) lists the items that must be covered in the notice.

A pamphlet will also be prepared in accordance with O.Reg.82/98 Section 14 within 60 days of the passing of the by-law and include the following:

- a description of the general purpose of the DCs;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the DCs relate; and

- a general description of the general purpose of the Treasurer's statement and where it may be obtained by the public.

15 Recommendations

The following are the recommendations are presented for consideration by the City.

1. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section and O.Reg. 82/98 Section 14 respectively.
2. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
3. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be "committed" in accordance with the requirements of O.Reg.82/98 Section (5).

APPENDICES

Appendix A

POLICY ITEMS TO BE CONSIDERED

POLICY ITEMS

While no policy items were identified at the start of the review process, two items were raised by staff and the public during the process. These items were:

- exemption of detached accessory dwelling units; and
- payment of the development charges upon the issuance of the first building permit.

It was argued that exempting detached accessory dwelling units would be in keeping with Provincial Policy towards the creation of more affordable housing opportunities.

Changing the payment of the development charges to the issuance of the first building permit would align to that of the Region's, thereby reducing the level of administrative effort of City Staff, and confusion of the public when it came time to pay development charges

These changes have been incorporated into the final draft of the proposed development charges by-law.

Appendix B

Growth Projections

APPENDIX B: GROWTH PROJECTIONS

Type of Dwelling	Persons per Unit (PPU) ¹
Single/Semi-Detached/ Duplex ¹	2.49
Rows & Other Multiples (Townhouses) ²	2.24
Apartments - 1 Bedroom or Less ³	1.20
Apartments - 2 or More Bedrooms ³	2.12
All Dwelling Types (Average) ⁴	2.29

1. For Single and Semi Detached Only from Data tables, 2016 Census Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census - 100% Data

2. For Rows Only from Data tables, 2016 Census Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census - 100% Data

3. Data Tables: Housing Suitability (3), Tenure (4), Number of Persons per Room (3), Number of Rooms and Number of Bedrooms (12), Household Type Including Census Family Structure (9) and Household Size (8) for Private Households of Canada, Provinces and Territories, Census Divisions and Census

4. The average PPU for all dwellings from Data tables, 2016 Census Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 Census - 100% Data

Household Growth by Unit Type

Growth Item	2019 - 2028	2029-2041	Total	% of Total ¹
Single-Detached	884	1,149	2,032	30.38%
Townhouses	972	1,264	2,236	33.42%
Apartments	891	1,158	2,049	30.63%
Semi/ Duplex	162	211	373	5.57%
Total Households	2,909	3,781	6,690	100%

1. Housing Mix Percentages Provided by City

APPENDIX B: GROWTH PROJECTIONS

Projected Number of Households & Annual Increase (10 Years)

10-Year Development Charges Study Period (2019-2028)											
Growth Item	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
City Wide Households ¹	23,363	23,654	23,944	24,235	24,526	24,817	25,108	25,399	25,690	25,981	
Increase	291	291	291	291	291	291	291	291	291	291	
% Increase	1.3%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.1%	1.1%	
Total Households	23,363	23,654	23,944	24,235	24,526	24,817	25,108	25,399	25,690	25,981	
2019 to 2028 Units Growth										2,909	

1.MCR Update Table 5 for 2016. 7272 new units added to obtain 2041 (Northwest Study). Interpolation in between years.

Projected Number of Households & Annual Increase (Beyond 10 Years to Build Out)

Build Out (2029-2031)															
Growth Item	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
City Wide Households ¹	26,271	26,562	26,853	27,144	27,435	27,726	28,017	28,308	28,598	28,889	29,180	29,471	29,762		
Increase	291	291	291	291	291	291	291	291	291	291	291	291	291		
% Increase	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%		
Total Households	26,271	26,562	26,853	27,144	27,435	27,726	28,017	28,308	28,598	28,889	29,180	29,471	29,762		
2029 to 2041 Units Growth													3,781		

1.MCR Update Table 5 for 2016. 7272 new units added to obtain 2041 (Northwest Study). Interpolation in between years.

APPENDIX B: GROWTH PROJECTIONS

Historical Population (Last 10 years)

Growth Item	10-Year Historical									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Census Population (Excluding undercount) ¹	50,510	50,570	50,630	50,963	51,295	51,628	51,960	52,293	53,018	53,744
	60	60	60	333	333	333	333	333	725	725
% Increase	0.1%	0.1%	0.1%	0.7%	0.7%	0.6%	0.6%	0.6%	1.4%	1.4%
Total Population (Including undercount) ²	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400
	62	62	62	343	343	343	343	343	745	745
% Increase	0.1%	0.1%	0.1%	0.7%	0.7%	0.6%	0.6%	0.6%	1.4%	1.4%
Population Growth (EXCLUDING Undercount)	2009 to 2018 Growth									
Population Growth (INCLUDING Undercount)	2009 to 2018 Growth									
	3,294									
	3,391									

1. Statistics Canada Census Population for 2006, 2011 & 2016. 3.09% undercount applied to 2041 Total Population for 2041 Census Population. Interpolation in between years.

2. "Rationale for Urban Growth in Northwest Welland" Table 4.1 for 2016 & 2041. Table 6 for 2006 & 2011. Interpolation in between years.

Projected Population & Annual Growth (10 Years)

Growth Item	10-Year Development Charges Study Period									
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Census Population (Excluding undercount) ¹	54,469	55,194	55,920	56,645	57,371	58,096	58,821	59,547	60,272	60,997
	725	725	725	725	725	725	725	725	725	725
% Increase	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%
Total Population (Including undercount) ²	56,146	56,891	57,636	58,381	59,126	59,872	60,617	61,362	62,107	62,852
	745	745	745	745	745	745	745	745	745	745
% Increase	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%
Population Growth (EXCLUDING Undercount)	2019 to 2028 Growth									
Population Growth (INCLUDING Undercount)	2019 to 2028 Growth									
	7,254									
	7,452									

1. Statistics Canada Census Population for 2006, 2011 & 2016. 3.09% undercount applied to 2041 Total Population for 2041 Census Population. Interpolation in between years.

2. "Rationale for Urban Growth in Northwest Welland" Table 4.1 for 2016 & 2041. Table 6 for 2006 & 2011. Interpolation in between years.

APPENDIX B: GROWTH PROJECTIONS

Projected Population Growth & Annual Growth (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out												
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Census Population (Excluding undercount) ¹	61,723	62,448	63,174	63,899	64,624	65,350	66,075	66,800	67,526	68,251	68,976	69,702	70,427
	725	725	725	725	725	725	725	725	725	725	725	725	725
% Increase	1.2%	1.2%	1.2%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.0%
Total Population (Including undercount) ²	63,598	64,343	65,088	65,833	66,578	67,324	68,069	68,814	69,559	70,304	71,050	71,795	72,540
	745	745	745	745	745	745	745	745	745	745	745	745	745
% Increase	1.2%	1.2%	1.2%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.0%	1.0%
Population Growth (EXCLUDING Undercount)	2029 to 2041 Growth												
	9,430												
Population Growth (INCLUDING Undercount)	2029 to 2041 Growth												
	9,688												

1. Statistics Canada Census Population for 2006, 2011 & 2016. 3.09% undercount applied to 2041 Total Population for 2041 Census Population. Interpolation in between years.

2. "Rationale for Urban Growth in Northwest Welland" Table 4.1 for 2016 & 2041. Table 6 for 2006 & 2011. Interpolation in between years.

APPENDIX B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space Growth (Next 10 Years)

10-Year Development Charges Study Period										
Growth Item	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Employment Population ¹	18,598	18,884	19,170	19,450	19,730	20,010	20,290	20,570	21,034	21,498
Increase	286	286	286	280	280	280	280	280	464	464
% Increase	1.6%	1.5%	1.5%	1.5%	1.4%	1.4%	1.4%	1.4%	2.3%	2.2%
Total Employment Population Growth for Period										
3,186										
2019 to 2028 Growth										
Annual Employment Population Growth by Sector										
Major Office	7.5	7.5	7.5	7.4	7.4	7.4	7.4	7.4	12.2	12.2
Population Related	85.9	85.9	85.9	84.1	84.1	84.1	84.1	84.1	139.4	139.4
Employment Land	188.2	188.2	188.2	184.2	184.2	184.2	184.2	184.2	305.3	305.3
Rural	4.4	4.4	4.4	4.3	4.3	4.3	4.3	4.3	7.2	7.2
Annual Employment Pop Growth	286	286	286	280	280	280	280	280	464	464
Employment Population Growth for Period										
3,186										
2019 to 2028 Growth										
² Annual Gross Floor Area (GFA) Growth by Sector (ft ²)										
Major Office	3,011	3,011	3,011	2,947	2,947	2,947	2,947	2,947	4,884	4,884
Population Related	34,362	34,362	34,362	33,641	33,641	33,641	33,641	33,641	55,747	55,747
Employment Land	188,158	188,158	188,158	184,211	184,211	184,211	184,211	184,211	305,263	305,263
Rural	-	-	-	-	-	-	-	-	-	-
Total Annual GFA Growth (sf)	225,530	225,530	225,530	220,799	220,799	220,799	220,799	220,799	365,895	365,895
GFA Growth (sf) for Period										
2,512,372										
2019 to 2028 Growth										
³ Gross Floor Area (GFA) Per Employee (ft ² /employee)										
Major Office	400	400	400	400	400	400	400	400	400	400
Population Related	400	400	400	400	400	400	400	400	400	400
Employment Land	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Rural	-	-	-	-	-	-	-	-	-	-

1. Employment Population in 2006 from 2009 DC Study Appendix A Schedule 9, 2016, 2021, 2026, 2031, 2036 & 2041 from Niagara Region MCR Update July 27, 2018 Table 14; Interpolation between years.

2. Employment Growth Between 2016 & 2041 by Employment Type (Source: Niagara Region MCR Update July 27 2018 Table 17)

Employment Type	2016 to 2041 Growth	Annual Growth
Major Office	290	11.6
Population Related	3,310	132.4
Employment Land	7,250	290
Rural	170	6.8
Total	11,020	441

2. GFA Projections determined by multiplying the respective employment population by the GFA per employee

3. GFA Per Employee is from City of Welland's 2014 Development Charges Study

APPENDIX B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out														
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Employment Population ¹	21,962	22,426	22,890	23,444	23,998	24,552	25,106	25,660	26,280	26,900	27,520	28,140	28,760		
Increase	464	464	464	554	554	554	554	554	620	620	620	620	620		
% Increase	2.2%	2.1%	2.1%	2.4%	2.4%	2.3%	2.3%	2.2%	2.4%	2.4%	2.3%	2.3%	2.2%		
Total Employment Population Growth for Period															7,262
Annual Employment Population Growth by Sector															
Major Office	12.2	12.2	12.2	14.6	14.6	14.6	14.6	14.6	16.3	16.3	16.3	16.3	16.3		
Population Related	139.4	139.4	139.4	166.4	166.4	166.4	166.4	166.4	186.2	186.2	186.2	186.2	186.2		
Employment Land	305.3	305.3	305.3	364.5	364.5	364.5	364.5	364.5	407.9	407.9	407.9	407.9	407.9		
Rural	7.2	7.2	7.2	8.5	8.5	8.5	8.5	8.5	9.6	9.6	9.6	9.6	9.6		
Annual Employment Pop Growth	464	464	464	554	554	554	554	554	620	620	620	620	620		
Employment Population Growth for Period															7,262
² Annual Gross Floor Area (GFA) Growth by Sector (ft ²)															
Major Office	4,884	4,884	4,884	5,832	5,832	5,832	5,832	5,832	6,526	6,526	6,526	6,526	6,526		
Population Related	55,747	55,747	55,747	66,560	66,560	66,560	66,560	66,560	74,490	74,490	74,490	74,490	74,490		
Employment Land	305,263	305,263	305,263	364,474	364,474	364,474	364,474	364,474	407,895	407,895	407,895	407,895	407,895		
Rural	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Annual GFA Growth (sf)	365,895	365,895	365,895	436,866	436,866	436,866	436,866	436,866	488,911	488,911	488,911	488,911	488,911		
GFA Growth (sf) for Period															5,726,568
³ Gross Floor Area (GFA) Per Employee (ft ² /employee)															
Major Office	400	400	400	400	400	400	400	400	400	400	400	400	400		
Population Related	400	400	400	400	400	400	400	400	400	400	400	400	400		
Employment Land	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000		
Rural	-	-	-	-	-	-	-	-	-	-	-	-	-		

1. Employment Population in 2006 from 2009 DC Study Appendix A Schedule 9, 2016, 2021, 2026, 2031, 2036 & 2041 from Niagara Region MCR Update July 27, 2018 Table 14, interpolation between years.

2. Employment Growth Between 2016 & 2041 by Employment Type (Source: Niagara Region MCR Update July 27 2018 Table 17)

Employment Type	2016 to 2041	Annual Growth
Major Office	290	11.6
Population Related	3,310	132.4
Employment Land	7,250	290
Rural	170	6.8
Total	11,020	441

2. GFA Projections determined by multiplying the respective employment population by the GFA per employee

3. GFA Per Employee is from City of Welland's 2014 Development Charges Study

Appendix C

Historical Service Level Calculations

Appendix C-1
Table 1
City of Welland
Calculation of Service Standards
Parks & Recreation (Developed Parkland)

Unit Measure: Value of Developed Parkland Per Capita
Inventory (Hectares) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Unit Value
Neighbourhood Park	39.58	39.58	39.58	39.58	39.58	39.58	39.58	39.58	39.58	39.58	\$ 532,959
Community Park	94.80	94.80	94.95	94.95	94.95	94.95	94.95	94.95	94.95	94.95	\$ 532,959
City Wide Park	94.80	94.80	94.80	94.80	94.80	94.80	94.80	94.80	94.80	94.80	\$ 532,959
Total	229	229	229	229	229	229	229	229	229	229	
Total Value \$	\$ 122,143,544	\$ 122,143,544	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	\$ 122,223,487	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value Per Capita	\$ 2,345.72	\$ 2,342.94	\$ 2,341.69	\$ 2,326.40	\$ 2,311.31	\$ 2,296.41	\$ 2,281.70	\$ 2,267.18	\$ 2,236.26	\$ 2,206.18	\$ 2,295.58

Service Level Cap	10-Year
Forecast Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 2,295.58
Service Level Cap	\$ 17,106,659

Appendix C-1
Table 2
City of Welland
Calculation of Service Standards
Parks & Recreation (Canal Lands)

Unit Measure: Value of Facilities Per Capita
Inventory (Square Feet - ft2) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/ft2)	2018 Replacement Value
Merritt Island Community Resource Centre	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	\$ 270	\$ 1,731,199
North Course - Timing Tower	1,700.00	1,700.00	1,700.00	4,220.00	4,220.00	4,220.00	4,220.00	4,220.00	4,220.00	4,220.00	\$ 668	\$ 2,813,829
North Course - Athlete Centre				10,200	10,200	10,200	10,200	10,200	10,200	10,200	\$ 668	\$ 6,813,283
South Course - Rowing Club Timing Tower	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$ 309	\$ 525,542
PenFinancial Flatwater Community Centre		6,066	6,066	6,066	6,066	6,066	6,066	6,066	6,066	6,066	\$ 309	\$ 1,875,259
Total	9,800.00	15,866.00	15,866.00	28,586.00	28,586.00	28,586.00	28,586.00	28,586.00	28,586.00	28,586.00		
Total Value \$	\$ 3,392,288	\$ 5,267,547	\$ 5,267,547	\$ 13,764,112	\$ 13,764,112	\$ 13,764,112	\$ 13,764,112	\$ 13,764,112	\$ 13,764,112	\$ 13,764,112		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value Per Capita	\$ 65.15	\$ 101.04	\$ 100.92	\$ 100.26	\$ 260.29	\$ 258.61	\$ 256.95	\$ 255.32	\$ 251.84	\$ 248.45	\$ 189.88

Service Level Cap	10-Year
Forecast Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 189.88
Service Level Cap	\$ 1,415,000

Appendix C-1
Table 3
City of Welland
Calculation of Service Standards
Parks & Recreation (Parks Vehicles)

Unit Measure: Value of Vehicles Per Capita
Inventory (No. of Vehicles) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/unit)
Trucks (Heavy Duty)	1	2	2	2	2	2	2	2	2	2	\$ 169,000
Trucks - One Ton Dump	3	3	4	4	4	3	3	2	2	2	\$ 55,000
Vans - Passenger Type	-	-	-	-	-	-	-	-	-	-	\$ -
Vans - Cargo Type - Facilities	4	4	4	4	4	4	4	4	4	4	\$ 33,000
Vans - Cube Type	-	-	-	-	-	-	-	-	-	-	\$ -
Trucks - Pick up (Light Duty)	11	11	11	11	11	11	11	11	11	11	\$ 33,000
Trucks - Aerial	1	1	1	1	1	1	1	1	1	1	\$ 264,600
Back Hoes	1	1	1	1	1	1	1	1	1	1	\$ 133,468
Sweeper - Light Duty	1	1	1	1	1	-	-	-	-	-	\$ 22,082
Tractor, full sized	1	1	1	1	1	1	2	3	3	3	\$ 71,000
Utility Tractor	1	1	1	1	1	1	1	2	2	2	\$ 51,000
Front Mount mower	4	4	5	5	5	6	6	6	7	7	\$ 35,900
Zero Turn mower	3	3	3	3	3	3	3	3	4	4	\$ 15,300
Ice Resurfacing	2	2	2	2	2	2	2	2	2	2	\$ 95,000
Misc (Floats)	2	2	2	2	2	2	2	1	1	1	\$ 33,122
Trailers - (Light Duty)	14	14	14	15	15	15	15	15	15	15	\$ 8,800
Trailers - Canteen type	2	2	2	2	2	2	2	1	1	1	\$ 55,000
Trailers - Travelling stage	1	1	1	1	1	1	1	1	1	1	\$ 183,000
Rollers - including Rubber Tire Type	1	1	1	1	1	2	2	2	2	2	\$ 43,000
Portable Generators (Light Duty)	3	3	3	3	3	3	3	3	3	3	\$ 13,249
Water Pumps	3	3	3	3	3	3	3	3	3	3	\$ 6,300
Vans - Passenger Type	1	1	1	1	1	-	-	-	-	-	\$ 38,643
Cars	1	1	1	1	1	-	-	-	-	-	\$ 30,914
Canal Lands											
Truck - Pick Up (Light Duty)	2	2	2	3	3	2	2	2	3	3	\$ 33,000
Trailers - (Light Duty)				1	1	2	2	2	2	2	\$ 8,800
Trailers - (Medium Duty)		1	1	1	1	1	1	1	1	1	\$ 9,500
Trailers - (Washrooms)			2	2	2	2	2	1	1	-	\$ 28,706
Cars					1	-	-	-	-	-	\$ 30,914
Total Units	63	65	69	72	73	70	71	69	72	71	
Total Value \$	\$ 2,490,298	\$ 2,668,798	\$ 2,817,111	\$ 2,867,711	\$ 2,898,625	\$ 2,775,772	\$ 2,846,772	\$ 2,786,943	\$ 2,871,143	\$ 2,842,437	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value Per Capita	\$ 47.83	\$ 51.19	\$ 53.97	\$ 54.58	\$ 54.81	\$ 52.15	\$ 53.14	\$ 51.70	\$ 52.53	\$ 51.31	\$ 52.32

10 Year Funding Envelope Calculation

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 52.32
Service Level Cap	\$ 389,905

Appendix C-1
Table 4
City of Welland
Calculation of Service Standards
Parks & Recreation (Facilities)

Unit Measure: Value of Building Area Per Capita
Inventory (Square Feet - ft²) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/sq ft)	2018 Replacement Value
Sports Complex												
Main Arena (King St.)	50,000	50,000	52,700	52,700	52,700	52,700	52,700	52,700	52,700	52,700	236	\$ 12,440,814
Youth Arena (King St.)	27,400	27,400	27,400	27,400	27,400	27,400	27,400	27,400	27,400	27,400	236	\$ 6,468,279
Other Facilities												
Cooks Mills Hall	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	207	\$ 373,104
Hooker Street Hall	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	207	\$ 435,287
C. L. Pinard Centre	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	207	\$ 1,366,046
Arena Community Hall (already included in arena 20)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	236	\$ -
Welland Community Wellness Complex	15,000	15,000	15,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	322	\$ 11,930,100
Welland Soccer facility (Demolished 2017)	48,600	48,600	48,600	48,600	48,600	48,600	48,600	48,600	48,600	48,600	236	\$ -
Young Sports Complex Facility												
Sports Complex (Quaker Road Baseball Complex)	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	136	\$ 17,942,831
Minor Hockey House (Demolished 2017)	7,127	7,127	7,127	7,127	7,127	7,127	7,127	7,127	7,127	7,127	207	\$ -
Maple Pool	5,890	5,890	5,890	5,890	5,890	5,890	5,890	5,890	5,890	5,890	236	\$ 1,390,444
St. George Pool	3,324	3,324	3,324	3,324	3,324	3,324	3,324	3,324	3,324	3,324	236	\$ 784,692
Memorial Pool	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,980	4,980	236	\$ 1,175,622
Skateboard Park	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	65	\$ 650,000
Glenwood Park Splash Pad											150	\$ 375,000
Chippawa Park Splash Pad											150	\$ 375,000
Total Units	188,946	188,946	191,646	213,646	345,771	344,771	344,771	347,271	291,544	294,044		
Total Value \$	\$ 43,681,566	\$ 43,681,566	\$ 44,318,951	\$ 51,412,524	\$ 69,355,356	\$ 69,119,287	\$ 69,119,287	\$ 69,494,287	\$ 56,544,071	\$ 56,919,071		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value Per Capita	\$ 838.89	\$ 837.89	\$ 849.11	\$ 978.59	\$ 1,311.34	\$ 1,298.65	\$ 1,290.34	\$ 1,289.08	\$ 1,034.56	\$ 1,027.41	\$ 1,075.61

10 Year Funding Envelope Calculation

Description	Service Level Cap
Forecast Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 1,075.61
Service Level Cap	\$ 8,015,421

Appendix C-2
Table 1
City of Welland
Calculation of Service Standards
Library (Facilities)

Unit Measure: Value of Building Area Per Capita
Inventory (Square Feet - ft2) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/ft2)	2018 Replacement Value
Main Library		34,200	34,200	34,200	34,200	34,200	34,200	34,200	34,200	34,200	\$ 275	\$ 9,412,573
Diamond Trail Branch Library ***					1,144	1,144	1,144	1,144	1,144	1,144	\$ 251	\$ 287,083
Seaway Mall Branch									5,069	5,069	\$ 275	\$ 1,393,975
Total	34,200	34,200	34,200	34,200	35,344	35,344	35,344	35,344	40,413	40,413		
Total Value \$	\$ 9,412,573	\$ 9,412,573	\$ 9,412,573	\$ 9,412,573	\$ 9,699,655	\$ 9,699,655	\$ 9,699,655	\$ 9,699,655	\$ 11,093,630	\$ 11,093,630		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value per Capita	\$ 180.77	\$ 180.55	\$ 180.34	\$ 179.16	\$ 183.43	\$ 182.24	\$ 181.08	\$ 179.92	\$ 202.97	\$ 200.24	\$ 185.07

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 185.07
Service Level Cap	\$ 1,379,140

Appendix C-2
Table 2
City of Welland
Calculation of Service Standards
Library (Materials)

Unit Measure: Value of Library Collection Items Per Capita
Inventory (No. of Items) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/unit)
Books	102,085	94,143	98,267	97,366	103,956	100,982	104,326	97,743	101,240	95,045	\$ 32
Reference books	3,206	3,100	3,132	2,871	3,082	6,680	4,501	3,164	3,128	3,462	\$ 150
Paperbacks	2,946	2,581	2,735	2,807	2,386	2,477	2,291	2,379	2,419	2,201	\$ 16
Microfilm			57	57	57	840	865	865	877	889	\$ 50
Videos	4,020	3,432	2,712	2,511	1,978	971	17	17	-	-	\$ 11
Laser discs					-						\$ -
Music cassettes					-						\$ -
CD-ROM	109	109			-						\$ -
Compact discs	2,674	2,807	2,821	2,838	2,889	3,084	3,018	2,306	2,544	2,233	\$ 16
Talking books					-						\$ -
Spoken word cassettes (CDs, Playaways)	1,160	1,021	969	1,013	1,219	1,283	1,599	1,508	1,705	1,869	\$ 41
DVDS	1,809	2,968	3,650	3,949	5,328	6,150	6,707	6,504	9,227	7,224	\$ 28
E-books - Consortium	5,755	12,398	16,612	28,142	44,970	53,450	227,711	115,202	133,218	133,218	\$ 7
E-books - Purchased				62	72	90	90	90	90	40	\$ 45
Database subscriptions	9	11	11	12	18	30	32	28	13	11	\$ 5,500
Magazines	103	156	151	132	143	152	147	130	119	109	\$ 70
Newspapers	6	7	7	8	10	16	16	11	9	12	\$ 300
Egames		31	72	119	165	203	286	450	779	655	\$ 55
Ereaders				5	5			1	1		\$ 88
Total	123,882	122,764	131,196	141,892	166,278	176,408	351,606	230,398	255,369	246,968	
Total Value \$	\$ 4,078,931	\$ 3,888,652	\$ 4,071,376	\$ 4,103,771	\$ 4,536,700	\$ 5,169,729	\$ 6,200,166	\$ 4,966,416	\$ 5,222,438	\$ 4,997,116	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Value Per Capita	\$ 78.33	\$ 74.59	\$ 78.00	\$ 78.11	\$ 85.79	\$ 97.13	\$ 115.75	\$ 92.12	\$ 95.55	\$ 90.20	\$ 88.56

Service Level Cap	
Population Growth (2019 to 2028)	7,452
Average Service Level (\$ per Capita)	\$ 88.56
Service Level Cap	\$ 659,940

Appendix C-3
Table 1
City of Welland
Calculation of Service Standards
Fire (Facilities)

Unit Measure: Value of Building Area Per Capita & Employment
Inventory (Square Feet - ft2) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/ft2)	2018 Replacement Value
Station 3, Prince Charles	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	\$ 334	\$ 1,118,735
Station 2, King Street	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	10,675	\$ 334	\$ 3,564,924
Station 5, Rose Avenue	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	\$ 334	\$ 1,235,618
Station 4, Schisler	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$ 334	\$ 701,296
Hydro Building Temporary Facilities (East Main St)	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$ 334	\$ 601,111
Total	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625	21,625		
Total Value \$	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683	\$ 7,221,683		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 103.58	\$ 103.47	\$ 103.36	\$ 102.84	\$ 102.32	\$ 101.80	\$ 101.29	\$ 100.79	\$ 99.36	\$ 97.97	\$ 101.68

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita)	\$ 101.58
Service Level Cap	\$ 1,081,656

Appendix C-3
Table 2
City of Welland
Calculation of Service Standards
Fire (Vehicles and Equipment)
Unit Measure: Value of Fire Protection Vehicles & Equipment (Units) Per Capita & Employment
Inventory (No. of Vehicles & Equipment) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Replacement Value (\$/unit)
Pumpers - Career	2	2	2	2	2	2	2	2	2	2	\$ 675,000
Pumpers - Volunteer	2	2	2	2	1	1	1	1	1	1	\$ 675,000
Tanker - Volunteer					1	1	1	1	1	1	\$ 620,000
Pumpers - Reserve	2	2	2	2	2	3	3	3	3	3	\$ 675,000
Aerial Truck	1	1	1	1	1	1	1	1	1	1	\$ 1,500,000
Rescue Truck	2	2	2	2	2	2	2	2	2	2	\$ 195,000
Rescue Van	3	3	3	3	1	2	2	2	2	2	\$ 33,000
Passenger Van					1	1	1	1	1	1	\$ 55,000
Van- Fire Prevention - Incident Laboratory/Office	1	1	1	1	1	1	1	1	1	1	\$ 65,000
Rehab and support vehicle - mobile command post											
Pickup Truck	1	1	1	1	1	1	1	1	1	1	\$ 39,000
SUV - Command	2	2	2	2	2	2	2	2	2	2	\$ 62,000
SUV - Fire Prevention	1	1	1	1	1	1	1	1	1	1	\$ 41,955
SUV - Training Passenger					1	1	1	1	1	1	\$ 44,163
Rescue Boat	1	1	1	1	1	1	1	1	1	1	\$ 130,000
Bunker Gear & apparel	180	180	180	180	180	180	180	180	180	180	\$ 3,850
Bunker gear cleaning and processing equipment											\$ 22,500
Foam Trailer											\$ 11,000
Rural water supply equip - pump/tanks	2	2	2	2	1	1	1	1	1	1	\$ 115,000
SCBA	70	70	70	70	70	69	68	65	65	72	\$ 8,500
SCBA air cylinders	192	192	192	192	192	192	192	190	185	185	\$ 2,300
SCBA facepieces	140	140	140	140	140	140	140	150	165	155	\$ 475
firefighting ladders	16	16	16	16	16	16	16	16	16	16	\$ 2,000
fire hose - attack	245	245	245	245	275	275	268	268	268	268	\$ 425
fire hose - supply	55	68	68	75	75	75	75	75	82	82	\$ 1,650
thermal imaging camera	7	7	7	7	7	7	7	7	7	9	\$ 10,000
extrication tools	5	5	5	5	5	5	5	6	6	6	\$ 25,000
portable VHF radios	20	22	24	24	24	24	24	24	24	24	\$ 3,580
emergency pagers	190	190	165	165	165	135	110	110	135	135	\$ 425
mobile VHF radios	16	17	17	17	17	17	17	18	19	20	\$ 3,100
gas monitoring equipment	3	3	3	3	3	3	3	4	4	4	\$ 9,250
hazardous materials equipment	2	2	2	2	2	2	2	2	2	3	\$ 12,000
water rescue equipment	20	20	20	20	20	20	20	20	22	22	\$ 950
rope rescue equipment	4	4	4	4	4	4	4	4	4	2	\$ 11,000
Total	1,185	1,201	1,176	1,184	1,214	1,185	1,152	1,151	1,199	1,211	
Total Value \$	\$ 8,995,630	\$ 9,027,340	\$ 8,999,875	\$ 9,159,588	\$ 9,117,358	\$ 9,804,088	\$ 9,781,988	\$ 9,832,988	\$ 9,844,238	\$ 10,014,638	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment*	69,719.76	69,794.61	69,869.47	70,225.57	70,581.68	70,937.79	71,293.89	71,650.00	72,681.20	73,712.40	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 129.03	\$ 129.34	\$ 128.81	\$ 130.43	\$ 129.17	\$ 138.21	\$ 137.21	\$ 137.24	\$ 135.44	\$ 135.86	\$ 133.07

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita)	\$ 133.07
Service Level Cap	\$ 1,415,638

Appendix C-4
Table 1

City of Welland
Calculation of Service Standards
Public Works (Vehicle)

Unit Measure: Value of Vehicles and Equipment Units (with a useful life of 7 years or more) Per Capita and Employment Inventory (No. of Vehicles) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/unit)
One ton dump truck	3	3	3	3	3	3	3	3	3	3	\$ 55,500
Cars (Building and Planning)	4	4	4	4	4	4	4	4	4	4	\$ 23,000
Dump trucks	10	11	11	11	11	11	10	10	9	8	\$ 275,900
Pick up trucks, vans	36	36	36	36	36	36	36	36	36	36	\$ 33,000
Cars	5	5	5	5	5	5	5	5	5	5	\$ 23,000
Loaders	5	5	5	5	5	5	4	4	4	4	\$ 191,000
Backhoes	3	3	3	3	3	3	3	3	4	4	\$ 133,468
Tractor, full sized	1	1	1	1	1	1	2	3	3	3	\$ 71,000
Utility Tractor	1	1	1	1	1	1	1	2	2	2	\$ 51,000
Flusher, Sewer /Vac Truck	2	2	2	2	2	2	2	2	2	2	\$ 356,440
Trackless Vehicle	1	1	1	1	1	1	2	2	2	2	\$ 139,960
Street Sweeper	2	2	2	2	2	2	2	2	2	2	\$ 258,000
Grader	1	1	1	1	1	1	1	1	1	1	\$ 256,360
Spray Patcher / Road Patcher	1	1	1	1	1	1	2	2	2	2	\$ 198,000
Misc (Mixer, Hyd Power Unit, Sidewalk Grinder)	3	3	3	3	3	3	3	3	3	3	\$ 10,000
Skid Steer	1	1	1	1	1	1	1	1	1	1	\$ 37,539
Trailers - including utility	11	11	11	11	11	11	12	13	14	15	\$ 8,900
Forklift	2	2	2	2	2	2	2	2	2	2	\$ 30,000
Snow blower	1	2	2	2	2	2	1	1	1	1	\$ 48,000
Rollers - all including rubber tire	1	1	1	1	1	1	2	1	1	1	\$ 43,000
Rollers (included above)	2	2	2	2	2	2	1	1	1	1	\$ 63,000
Compressors	3	3	3	3	3	3	3	3	3	3	\$ 28,850
Portable Generators	5	5	5	5	5	4	4	4	5	5	\$ 3,800
Generators (Heavy Duty)	1	1	1	1	1	1	1	1	1	1	\$ 37,500
Generators (Medium Duty)	4	4	4	4	4	4	4	4	4	4	\$ 3,533
Pumps	10	10	10	10	10	10	10	10	10	10	\$ 6,300
Plate tamper	1	1	1	1	1	1	1	1	1	1	\$ 20,978
Cut off Saws	4	4	4	4	4	4	4	5	5	5	\$ 1,800
Steamers	2	2	2	2	2	2	2	2	2	2	\$ 18,500
Pulverizer 458-0	-	1	1	1	1	1	1	1	1	1	\$ 93,000
Total	127	130	130	131	132	124	126	129	130	130	
Total Value \$	\$ 8,408,903	\$ 8,825,803	\$ 8,825,803	\$ 8,965,763	\$ 9,163,763	\$ 8,843,830	\$ 8,690,830	\$ 8,876,460	\$ 8,613,260	\$ 8,346,260	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population*	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment*	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment*	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Value Per (Capita & Employment)	\$ 120.61	\$ 126.45	\$ 126.32	\$ 127.67	\$ 129.83	\$ 124.67	\$ 121.90	\$ 123.89	\$ 118.51	\$ 113.23	\$ 123.31

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Forecast Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita/Employment)	123.31
Service Level Cap	\$ 1,311,749

Appendix C-4
Table 2
City of Welland
Calculation of Service Standards
Public Works (Buildings)

Unit Measure: Value of Building Area Per Capita & Employment
Inventory (Square Feet - ft2) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/ft2)	2018 Replacement Value
Municipal Service Centre	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	\$ 236	\$ 17,988,426
Total	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200	76,200		\$ -
Total Value \$	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426	\$ 17,988,426		\$ -

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment*	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 258.01	\$ 257.73	\$ 257.46	\$ 256.15	\$ 254.86	\$ 253.58	\$ 252.31	\$ 251.06	\$ 247.50	\$ 244.04	\$ 253.27

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
10-Year Average Service Level (\$ per Capita)	\$ 253.27
Service Level Cap	\$ 2,694,286

Appendix C-5
Table 1
City of Welland
Calculation of Service Standards
Roads and Related (Roads)

Unit Measure: \$/km
Inventory (No. Km) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/km)
Asphalt Paved (calculated at \$1,050/linear metre)(approx 9m wide)	384	384	384	384	384	384	384	384	392	395	\$ 1,050,000
Bituminous Surface Treated (bar & chip)(calc. at \$120/linear metre)(approx. 8m wide)	196	196	196	196	196	196	196	196	196	196	\$ 120,000
Total	580	580	580	580	580	580	580	580	588	591	
Total Value \$	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 426,720,000	\$ 435,120,000	\$ 436,270,000	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment*	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Value Per Capita & Employment	\$ 6,120.50	\$ 6,113.94	\$ 6,107.39	\$ 6,076.42	\$ 6,045.76	\$ 6,015.41	\$ 5,985.37	\$ 5,955.62	\$ 5,986.69	\$ 5,945.68	\$ 6,035.28

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita / Employment)	\$ 6,035.28
Service Level Cap	\$ 64,203,281

Appendix C-5
Table 2
City of Welland
Calculation of Service Standards
Roads and Related (Bridges and Culverts)

Unit Measure: \$(unit)
Inventory (No. Units) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/unit)
South Pelham, Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Colbeck Drive Bridge	1	1	1	1	1	1	1	1	1	1	\$ 750,000
Draper's Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Canal Bank Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 8,900,000
Forks Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 15,000,000
Kingsway Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 400,000
Bigger Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 500,000
Lyon's Creek Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 350,000
Pearson Road Bridge	1	1	1	1	1	1	1	1	1	1	\$ 1,000,000
Welland River Siphon - West Portal Pedestrian Deck	1	1	1	1	1	1	1	1	1	1	\$ 250,000
Welland River Siphon - West Portal Vehicular Deck	1	1	1	1	1	1	1	1	1	1	\$ 750,000
Welland River Siphon - East Portal Vehicular Deck	1	1	1	1	1	1	1	1	1	1	\$ 750,000
Welland River Siphon - East Portal Pedestrian Deck	1	1	1	1	1	1	1	1	1	1	\$ 2,500,000
Total	13	13	13	13	13	13	13	13	13	13	
Total Value \$	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	\$ 46,050,000	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Value Per (Capita & Employment)	\$ 660.50	\$ 659.79	\$ 659.09	\$ 655.74	\$ 652.44	\$ 649.16	\$ 645.92	\$ 642.71	\$ 633.59	\$ 624.73	\$ 648.37

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita/Employment)	\$ 648.37
Service Level Cap	\$ 6,897,318

Appendix C-5
Table 3
City of Welland
Calculation of Service Standards
Roads and Related (Sidewalks and Streetlights)

Unit Measure: \$/km & unit)
Inventory (No. Km & Units) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/km and units)
Sidewalks											
Total (calculated at \$200/linear metre)	320	320	320	320	320	320	320	320	320	339	\$ 200,000
(accounts for 1.5 - 1.8m wide sidewalk with sod restore)											
Streetlights											
COBRA STYLE	4,300	4,300	4,300	4,300	4,300	4,300	4,365	4,365	4,384	4,400	\$ 448
Decorative Cobra STYLE	2,150	2,150	2,150	2,150	2,150	2,150	2,190	2,240	2,285	2,350	\$ 438
LED Decorative Globe STYLE	234	234	234	234	234	234	234	234	234	238	\$ 625
Total	13,688	13,688	13,688	13,688	13,688	13,688	13,898	13,998	14,126	14,315	
Total Value \$	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,526,273	\$ 71,643,792	\$ 71,699,447	\$ 71,770,874	\$ 75,666,394	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	52,071	52,133	52,194	52,538	52,881	53,224	53,567	53,910	54,655	55,400	
Employment	17,649	17,662	17,675	17,688	17,701	17,714	17,727	17,740	18,026	18,312	
Total Historic Population & Employment	69,720	69,795	69,869	70,226	70,582	70,938	71,294	71,650	72,681	73,712	
Value Per (Capita & Employment)	\$ 1,025.91	\$ 1,024.81	\$ 1,023.71	\$ 1,018.52	\$ 1,013.38	\$ 1,008.30	\$ 1,004.91	\$ 1,000.69	\$ 987.48	\$ 1,026.51	\$ 1,013.42

Service Level Cap	
Forecast Population Growth (2019 to 2028)	7,452
Employment Forecast (2019 to 2028)	3,186
Total Forecast Population and Employment Growth	10,638
Average Service Level (\$ per Capita/Employment)	\$ 1,013.42
Service Level Cap	\$ 10,780,780

Appendix D

Net Capital Growth to be Recovered from Development Charges

Appendix D-1
Table 1
City of Welland
General Government - Admin Studies
Capital Costs Included in Development Charges Calculation

Increased Service Needs due to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Loss: Grants, Subsidies & Development Contributions Attributable to New Development	Less: Capital Cost Reductions				Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat. Deduction	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs	
				Net Municipal Capital Costs	Benefit to Existing Development		Total Development Recoverable Costs		Other (e.g. 10% Statutory Deduction)						Residential Share	Non-Res. Share
					\$	%			\$	%						
Official Plan Update	2019-2021	\$ 150,000	\$ -	\$ 150,000	10%	\$ 135,000	\$ 13,500	10%	\$ 121,500	\$ 121,500						
Public Works Asset Management Plan	2019-2021	\$ 635,000	\$ -	\$ 635,000	90%	\$ 571,500	\$ 63,500	10%	\$ 57,150	\$ 57,150						
Fire Master Plan	2021	\$ 150,000	\$ -	\$ 150,000	10%	\$ 135,000	\$ 13,500	10%	\$ 121,500	\$ 121,500						
DC Updates	2019-2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ 200,000	\$ 20,000	10%	\$ 180,000	\$ 180,000						
Reserve Balance										\$ 271,823	\$ (271,823)					
Debt											\$ -					
Reserve Deficit											\$ -					
Credits											\$ -					
Total Estimated Capital Costs		\$ 1,135,000	\$ -	\$ 1,135,000		\$ 601,500	\$ 53,350		\$ 480,150	\$ 271,823	\$ 208,327	\$ -	\$ 208,327	\$ 145,934	\$ 62,392	

Appendix D-2
Table 1
City of Welland
Parks & Recreation
Capital Costs Included in Development Charges Calculation

Increased Service Needs due to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Grants, Subsidies & Development Contributions Attributable to New Development	Capital Costs Included in Development Charge Calculations				Less:				Less:				Total Development Cost Recoverable Adjustments	Post Period Capacity to be Carried Forward	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
				Net Municipal Capital Costs	Benefit to Existing Development		Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)	Total Development Recoverable Costs Net of Stat. Deductions		Less	Residential Share	Non-Res. Share							
					\$	%			\$	%				Adjustments						
															\$				%	
Memorial Park Relinquishment	2019 - 2024	\$ 3,600,000		\$ 3,215,854	89%	\$ 384,146	\$ 38,415	10%	\$ 345,731		\$									
Sparrow Meadows Park	2019 - 2021	\$ 750,000		\$ 750,000	10%	\$ 675,000	\$ 67,500	10%	\$ 607,500		\$				\$ 345,731					
Glenwood Park Playground & Landscaping	2020	\$ 200,000		\$ 200,000	29%	\$ 142,000	\$ 14,200	10%	\$ 127,800		\$				\$ 607,500					
Vista Park	2020 - 2028	\$ 1,350,000		\$ 1,205,945	89%	\$ 144,055	\$ 14,405	10%	\$ 129,649		\$				\$ 127,800					
Chippawa Park Large Playground	2022	\$ 300,000		\$ 267,988	89%	\$ 32,012	\$ 3,201	10%	\$ 28,811		\$				\$ 129,649					
St George Park Large Playground	2023	\$ 300,000		\$ 267,988	89%	\$ 32,012	\$ 3,201	10%	\$ 28,811		\$				\$ 28,811					
Maple Park Large Playground	2024	\$ 300,000		\$ 267,988	89%	\$ 32,012	\$ 3,201	10%	\$ 28,811		\$				\$ 28,811					
Repace Park Playground & Related Landscaping	2025 - 2028	\$ 812,000		\$ 725,354	89%	\$ 86,646	\$ 8,665	10%	\$ 77,982		\$				\$ 28,811					
New Parkland Improvements	2019-2028	\$ 2,250,000		\$ 225,000	10%	\$ 2,025,000	\$ 202,500	10%	\$ 1,822,500		\$				\$ 77,982					
Equipment and Vehicles	2019-2028	\$ 150,000		\$ -	0%	\$ 150,000	\$ 15,000	10%	\$ 135,000		\$				\$ 1,822,500					
Canal Lands Enhancement	2019 - 2028	\$ 750,000		\$ 669,970	89%	\$ 80,030	\$ 8,003	10%	\$ 72,027		\$				\$ 135,000					
Canal Lands - Lincoln Street Docks	2020 - 2021	\$ 700,000		\$ 626,305	89%	\$ 73,695	\$ 7,469	10%	\$ 67,225		\$				\$ 72,027					
Pedestrian Crossing @ Woodlawn Bridge	2021	\$ 200,000		\$ 178,659	89%	\$ 21,341	\$ 2,134	10%	\$ 19,207		\$				\$ 67,225					
New Waterfront Park - Phase In	2022 - 2028	\$ 6,300,000		\$ 5,627,745	89%	\$ 672,255	\$ 67,225	10%	\$ 605,029		\$				\$ 19,207					
Young's Sports Plex Debt (Principal and Interest)	2019-2028	\$ 9,964,206		\$ 8,900,954	89%	\$ 1,063,252	\$ 106,325	10%	\$ 956,927		\$				\$ 605,029					
Reserve Balance											\$				\$ 956,927					
Debit											\$ 2,094,844				\$					
Reserve Deficit											\$ -				\$					
Credits											\$				\$					
Total Estimated Capital Costs		\$ 27,926,206	\$ -	\$ 22,311,749		\$ 5,614,457	\$ 561,446		\$ 5,053,011		\$ 2,094,844				\$ 2,958,167		\$ 2,839,840	\$ 1,147,008		

Appendix D-3
Table 1
City of Welland
Library

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Less:		Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat. Deduction	Post Period Capacity to be Carried Forward	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs		
			Grants, Subsidies & Development Contributions Attributable to New Development	Benefit to Existing Development		Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)		Total Development Recoverable Costs Net of Stat. Deduction	Less:				Total Development Adjustments	Residential Share	Non-Res. Share
Circulation Material	2019-2028	\$ 593,946	\$ -	\$ 0%	\$ 593,946	\$ 59,395	10%	\$ 534,551		\$ 534,551						
Reserve Balance									\$ 137,658	\$ (137,658)						
Debt									\$ -	\$ -						
Reserve Deficit									\$ -	\$ -						
Credits									\$ -	\$ -						
Total Estimated Capital Costs		\$ 593,946	\$ -	\$ -	\$ 593,946	\$ 59,395		\$ 534,551	\$ 137,658	\$ 396,893	\$ -	\$ -	\$ 396,893	\$ 377,048	\$ 19,845	

Appendix D-4
Table 1
City of Welland
Transit

Capital Costs Included in the Development Charge Calculation

Increased Service Needs due to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Capital Costs Incurred in the Development Charge Calculation										Total Development Costs Due to Service Level Cap	DC Eligible Costs			
			Less:		Net Municipal Capital Costs	Less:		Less:		Total Development Recoverable Net of Stat. Deductions	Total Development Recoverable Adjustments	Post Period Capacity to be Carried Forward		Total Development Costs	Residential Share	Non-Res. Share	
			Grants, Subsidies & Development Contributions Attributable to New Development	Benefit to Existing Development		Total Development Recoverable	Other (e.g. 10% Statutory Deduction)	Total Development Recoverable Costs	%								%
New Operational Facilities	2021	\$ 13,000,000	\$ 9,490,000	\$ 3,110,241	89%	\$ 399,759	\$ -	0%	\$ 399,759	\$ 399,759							
Enhancement & Restoration Requirements - Transit Terminal	2021	\$ 500,000		\$ 443,054	89%	\$ 56,946	\$ -	0%	\$ 56,946	\$ 56,946							
Transit Hub Enhancements - Major Traffic Generators	2022	\$ 500,000		\$ 443,054	89%	\$ 56,946	\$ -	0%	\$ 56,946	\$ 56,946							
Reserve Balance									\$ 386,596	\$ (386,596)							
Debt										\$ -							
Reserve Deficit										\$ -							
Credits										\$ -							
Total Estimated Capital Costs		\$ 14,000,000	\$ 9,490,000	\$ 3,996,349		\$ 513,651	\$ -		\$ 513,651	\$ 386,596	\$ 127,055	\$ -	\$ 137,055	\$ 89,003	\$ 38,052		

Appendix D-5
Table 1
City of Welland
Fire

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Less				Less:				Total Development Recoverable Costs Net of Stat. Deductions	Less	Total Development Recoverable Costs Net of Stat. Deductions	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
			Less		Net Municipal Capital Costs	Benefit to Existing Development		Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)							Residential Share	Non-Res. Share
			Grants, Subsidies & Development Contributions Attributable to New Development			\$	%		\$	%							
Fire Station #1	2019-2020	\$ 8,320,000		\$ 6,138,862	74%	\$ 8,320,000	\$ 2,181,138	\$ -	0%	\$ 2,181,138		\$ 2,181,138					
Training Centre	2021	\$ 1,250,000		\$ 922,305	74%	\$ 1,250,000	\$ 327,695	\$ -	0%	\$ 327,695		\$ 327,695					
Land for Station #2 & 3	2024	\$ 350,000		\$ 258,245	74%	\$ 350,000	\$ 91,755	\$ -	0%	\$ 91,755		\$ 91,755					
Design/Construction of Station #2 & 3	2026	\$ 6,000,000		\$ 605,032	74%	\$ 6,000,000	\$ 214,968	\$ -	0%	\$ 214,968		\$ 214,968					
Pumper #1	2021	\$ 900,000	\$ 5,180,000		\$ 605,032	\$ 900,000	\$ 235,940	\$ -	0%	\$ 235,940		\$ 235,940					
Protective Equipment	2020-2024	\$ 320,000		\$ 236,110	74%	\$ 320,000	\$ 83,890	\$ -	0%	\$ 83,890		\$ 83,890					
Radio Tower	2021	\$ 250,000		\$ 184,461	74%	\$ 250,000	\$ 65,539	\$ -	0%	\$ 65,539		\$ 65,539					
Radio Tower	2023	\$ 250,000		\$ 184,461	74%	\$ 250,000	\$ 65,539	\$ -	0%	\$ 65,539		\$ 65,539					
Radio Tower	2025	\$ 250,000		\$ 184,461	74%	\$ 250,000	\$ 65,539	\$ -	0%	\$ 65,539		\$ 65,539					
Station 4	2028	\$ 3,500,000		\$ 2,582,454	74%	\$ 3,500,000	\$ 917,546	\$ -	0%	\$ 917,546		\$ 917,546					
Reserve Balance											744,439	-744,439					
Debt																	
Reserve Deficit																	
Credits																	
Total Estimated Capital Costs		\$ 21,390,000	\$ 5,180,000	\$ 11,960,452		\$ 16,210,000	\$ 4,249,548	\$ -		\$ 4,249,548	\$ 744,439	\$ 3,205,110	\$ 1,007,816	\$ 2,497,294	\$ 1,749,373	\$ 747,920	

Appendix D-6
Table 1
City of Welland
Public Works

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2019-2028	Year Required	Gross Project Cost	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less: Benefit to Existing Development		Total Development Recoverable Costs	Less: Other (e.g. 10% Statutory Deduction)		Total Development Recoverable Net of Stat. Deductions	Less: Development Recoverable Adjustments	Total Development Recoverable Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					\$	%		\$	%								
															Residential Share	Non-Res. Share	
															70%	30%	
Municipal Service Centre Expansion	2027	\$3,000,000	Development	\$3,000,000	\$2,658,325	89%	\$341,675	\$0	0%	\$341,675		\$341,675					
Salt and Sand Storage Facility	2021	\$4,000,000		\$4,000,000	\$3,544,434	89%	\$455,566	\$0	0%	\$455,566		\$455,566					
Equipment (Combination Truck/Plow and Road Maintenance Vehicles)	2028	\$2,000,000		\$2,000,000	\$1,772,217	89%	\$227,783	\$0	0%	\$227,783		\$227,783					
Reserve Balance											\$15,608	-\$15,608					
Debt											\$0	\$0					
Reserve Deficit																	
Credits											\$0	\$0					
Total Estimated Capital Costs		\$9,000,000	\$0	\$9,000,000	\$7,974,976		\$1,025,024	\$0		\$1,025,024	\$15,608	\$1,009,416		\$1,009,416	\$707,103	\$302,312	

Appendix D-7
Table 1
City of Welland
Roads and Related Services

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2019-2028	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Capital Costs Incurred in the Development Charge Calculation						Less:		Total Development Recoverable Costs Net of Stat. Adjustments	Post-Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
				Net Municipal Capital Costs	Benefit to Existing Development \$	%	Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)	%	Total Development Recoverable Costs Net of Stat. Deductions	Less:				Residential Share	Non-Res. Share
Quaker Road (Clare to Niagara St Urbanization)	2028	\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 450,000	10%	\$ 4,050,000	\$ -	\$ 4,050,000	\$ 4,050,000		\$ 4,050,000			70%	30%
Quaker Road (Quaker St to Towpath Road Urbanization)	2028	\$ 2,000,000	\$ 200,000	\$ 1,800,000	\$ 180,000	10%	\$ 1,620,000	\$ -	\$ 1,620,000	\$ 1,620,000		\$ 1,620,000				
Clare Avenue (Quaker Road to Municipal Boundary)	2028	\$ 1,000,000	\$ 100,000	\$ 900,000	\$ 90,000	10%	\$ 810,000	\$ -	\$ 810,000	\$ 810,000		\$ 810,000				
First Avenue (Quaker Road to Municipal Boundary)	2028	\$ 750,000	\$ 300,000	\$ 450,000	\$ 45,000	15%	\$ 382,500	\$ -	\$ 382,500	\$ 382,500		\$ 382,500				
Iva Street (Saurer Ave North to 100m)	2023	\$ 350,000	\$ -	\$ 350,000	\$ 70,000	20%	\$ 280,000	\$ -	\$ 280,000	\$ 280,000		\$ 280,000				
Iva Street (South of Saurer 130m)	2022	\$ 200,000	\$ -	\$ 200,000	\$ 40,000	20%	\$ 160,000	\$ -	\$ 160,000	\$ 160,000		\$ 160,000				
Louise Street (Saurer North to 160m)	2025	\$ 200,000	\$ -	\$ 200,000	\$ 40,000	20%	\$ 160,000	\$ -	\$ 160,000	\$ 160,000		\$ 160,000				
Saurer Avenue (Saurer North to 160m)	2024	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 150,000	15%	\$ 850,000	\$ -	\$ 850,000	\$ 850,000		\$ 850,000				
Clare Avenue (Top Asphalt (Webber to Umbrook))	2020	\$ 85,000	\$ -	\$ 85,000	\$ -	0%	\$ 85,000	\$ -	\$ 85,000	\$ 85,000		\$ 85,000				
South Pelham Top Asphalt (Webber South to Municipal Boundary)	2020	\$ 200,000	\$ 100,000	\$ 100,000	\$ 15,000	15%	\$ 85,000	\$ -	\$ 85,000	\$ 85,000		\$ 85,000				
Memorial Park Drive Top Asphalt (Ontario to Daisy)	2020	\$ 175,000	\$ 43,750	\$ 131,250	\$ 98,438	75%	\$ 32,813	\$ -	\$ 32,813	\$ 32,813		\$ 32,813				
Galster Road Top Asphalt (Sparrow Ph. 2 & 3)	2020	\$ 100,000	\$ 50,000	\$ 50,000	\$ 7,500	15%	\$ 42,500	\$ -	\$ 42,500	\$ 42,500		\$ 42,500				
McCabe St. Top Asphalt (The Vision Sub)	2020	\$ 100,000	\$ 50,000	\$ 50,000	\$ 12,500	25%	\$ 37,500	\$ -	\$ 37,500	\$ 37,500		\$ 37,500				
Bradley Ave Top Asphalt (The Vision Sub)	2020	\$ 100,000	\$ 50,000	\$ 50,000	\$ 12,500	25%	\$ 37,500	\$ -	\$ 37,500	\$ 37,500		\$ 37,500				
Forks Road (Crescent to East End Urbanization)	2023	\$ 750,000	\$ 250,000	\$ 500,000	\$ 75,000	15%	\$ 425,000	\$ -	\$ 425,000	\$ 425,000		\$ 425,000				
Canal Bank St (Hwy 584 to Forks Road Rehabilitation)	2028	\$ 1,300,000	\$ 500,000	\$ 800,000	\$ 120,000	15%	\$ 680,000	\$ -	\$ 680,000	\$ 680,000		\$ 680,000				
Forks Road (Kings Way to Crescent Dr) Urbanization	2026	\$ 1,000,000	\$ 300,000	\$ 700,000	\$ 105,000	15%	\$ 595,000	\$ -	\$ 595,000	\$ 595,000		\$ 595,000				
Clare Avenue (Fitch to Umbrook)	2020	\$ 500,000	\$ -	\$ 500,000	\$ 75,000	75%	\$ 125,000	\$ -	\$ 125,000	\$ 125,000		\$ 125,000				
Brown Road Reconstruction (Woodlawn Road to Oxford Road)(1400m)	2025	\$ 1,400,000	\$ -	\$ 1,400,000	\$ 126,000	90%	\$ 1,274,000	\$ -	\$ 1,274,000	\$ 1,274,000		\$ 1,274,000				
Brown Road Realignment and Intersection Improvements	2025	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 1,350,000	90%	\$ 150,000	\$ -	\$ 150,000	\$ 150,000		\$ 150,000				
Marwood Avenue Extension (Morwood to Bradley)	2028	\$ 600,000	\$ -	\$ 600,000	\$ -	0%	\$ 600,000	\$ -	\$ 600,000	\$ 600,000		\$ 600,000				
Chandler Road Reconstruction (South Pelham Rd to West Limit)(400m)	2028	\$ 400,000	\$ -	\$ 400,000	\$ 40,000	10%	\$ 360,000	\$ -	\$ 360,000	\$ 360,000		\$ 360,000				
Intersection Improvements	2024	\$ 500,000	\$ -	\$ 500,000	\$ -	0%	\$ 500,000	\$ -	\$ 500,000	\$ 500,000		\$ 500,000				
Clare Avenue and Fitch Street Signalization	2024	\$ 500,000	\$ -	\$ 500,000	\$ -	0%	\$ 500,000	\$ -	\$ 500,000	\$ 500,000		\$ 500,000				
First Avenue Intersection Improvements and Signalization at Quaker	2025	\$ 500,000	\$ -	\$ 500,000	\$ -	0%	\$ 500,000	\$ -	\$ 500,000	\$ 500,000		\$ 500,000				
McCabe Ave. Road Reconstruction (Southworth to 150m easterly)	2020	\$ 250,000	\$ 125,000	\$ 125,000	\$ 25,000	20%	\$ 100,000	\$ -	\$ 100,000	\$ 100,000		\$ 100,000				
Beatrice St. Road Extension (Deon St. to 200m south)	2020	\$ 300,000	\$ 150,000	\$ 150,000	\$ -	0%	\$ 150,000	\$ -	\$ 150,000	\$ 150,000		\$ 150,000				
Sidewalks and Trails	2020-2028	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 200,000	20%	\$ 800,000	\$ -	\$ 800,000	\$ 800,000		\$ 800,000				
Development Related Sidewalks and Trails (Various Locations)	2025	\$ 200,000	\$ -	\$ 200,000	\$ 40,000	20%	\$ 160,000	\$ -	\$ 160,000	\$ 160,000		\$ 160,000				
River Road (Downs to 440m South of Woodlawn Road 1700m)	2020-2028	\$ 250,000	\$ -	\$ 250,000	\$ 50,000	20%	\$ 200,000	\$ -	\$ 200,000	\$ 200,000		\$ 200,000				
Roads Study	2020-2028	\$ 250,000	\$ -	\$ 250,000	\$ 25,000	10%	\$ 225,000	\$ -	\$ 225,000	\$ 225,000		\$ 225,000				
Traffic Studies/Precor Reviews	2020-2028	\$ 250,000	\$ -	\$ 250,000	\$ 25,000	10%	\$ 225,000	\$ -	\$ 225,000	\$ 225,000		\$ 225,000				
Bridges & Culverts	2025	\$ 15,000,000	\$ 8,000,000	\$ 7,000,000	\$ 3,500,000	50%	\$ 3,500,000	\$ -	\$ 3,500,000	\$ 3,500,000		\$ 3,500,000				
Forks Road Bridge - Replacement	2025	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 750,000	75%	\$ 250,000	\$ -	\$ 250,000	\$ 250,000		\$ 250,000				
South Pelham Road Bridge - Replacement (Coville Creek)	2025	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	0%	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 1,000,000		\$ 1,000,000				
Reserve Balance					\$ -		\$ -	\$ -	\$ -	\$ -		\$ -				
Debt									\$ 457,028	\$ (457,028)		\$ -				
Reserve Deficit									\$ -	\$ -		\$ -				
Credits										\$ -		\$ -				
Total Estimated Capital Costs		\$ 37,760,000	\$ 10,363,750	\$ 27,396,250	\$ 11,623,338		\$ 15,772,913	\$ -	\$ 15,772,913	\$ 15,772,913	\$ 457,028	\$ 15,315,885	\$ 15,315,285	\$	\$ 10,728,473	\$ 4,586,811

Appendix D-8
Table 1
City of Welland
Water

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development	Year Required	Gross Project Costs	Less:		Net Capital Costs	Less:		Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)		Net Costs Benefiting New Development	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
			Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs		Benefits to Existing Development	Total Development Recoverable Costs		\$	%						\$	%
City of Welland Water Master Plan & Model Updates	2020-2041	\$ 750,000	\$ 75,000	10%	\$ 675,000	\$ -	\$ 675,000	\$ 675,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -	\$ 675,000			
South Pelham Rd Watermain Replacement (up-stream)(Titch to Thorold)(1,050m)	2030	\$ 1,300,000	\$ 1,300,000	\$ 975,000	75%	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ 325,000			
Canal Bank Road (Dn in City Watermain Loop)(1,450m)	2022	\$ 1,800,000	\$ 1,800,000	\$ 900,000	50%	\$ 900,000	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -	\$ 900,000	\$ -	\$ 900,000			
Oxford Road Replacement & Upsizing (400m)	2023	\$ 750,000	\$ 750,000	\$ 75,000	10%	\$ 675,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -	\$ 675,000			
Brown Road Watermain (Oxford Rd to Woodlawn Rd)(1,400m)	2025	\$ 1,700,000	\$ 1,700,000	\$ 170,000	10%	\$ 1,530,000	\$ -	\$ 1,530,000	\$ -	\$ 1,530,000	\$ -	\$ 1,530,000	\$ -	\$ 1,530,000			
Ross Street (Bruce to Downs)(575m)	2025	\$ 700,000	\$ 700,000	\$ 350,000	50%	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 350,000			
Future Watermain Looping &/or Upsizing (various locations)	2020-2041	\$ 1,500,000	\$ 1,500,000	\$ 1,166,766	74%	\$ 393,234	\$ -	\$ 393,234	\$ -	\$ 393,234	\$ -	\$ 393,234	\$ -	\$ 393,234			
Forks Rd. Watermain replacement (upsizing) (Kingsway to east end) (1,000m)	2024	\$ 1,300,000	\$ 1,300,000	\$ 959,197	74%	\$ 340,803	\$ -	\$ 340,803	\$ -	\$ 340,803	\$ -	\$ 340,803	\$ -	\$ 340,803			
Bearcreek St. Watermain replacement & Ext. (Down to south end) (200m)	2020	\$ 300,000	\$ 150,000	\$ -	0%	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000			
Bridle Ave. Watermain looping (Sauer to Merwood) (250m)	2024	\$ 500,000	\$ 500,000	\$ -	-	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000			
Ridge Rd. Watermain in Ex. (Entrance Dr. to Doan's Ridge Rd. (1.5km)	2025	\$ 2,500,000	\$ 2,500,000	\$ 1,250,000	50%	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000			
Sauer Rd. Watermain in Replacement & Upsizing	2024	\$ 500,000	\$ 500,000	\$ 400,000	80%	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000			
Studies		\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Water Studies Miscellaneous	2020-2041	\$ 440,000	\$ 440,000	\$ 44,000	10%	\$ 396,000	\$ -	\$ 396,000	\$ -	\$ 396,000	\$ -	\$ 396,000	\$ -	\$ 396,000			
Reserve Balance								\$ 602,759	\$ -	\$ 602,759	\$ -	\$ 602,759	\$ -	\$ 602,759			
Debt								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Reserve Deficit								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Credits								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Total Estimated Capital Costs		\$ 14,040,000	\$ 150,000	\$ 6,304,963		\$ 7,585,037	\$ -	\$ 7,585,037	\$ -	\$ 7,585,037	\$ -	\$ 602,759	\$ 6,982,277	\$ -	\$ 6,982,277	\$ 4,337,943	\$ 2,644,334

Appendix D-9
Table 1
City of Welland
Wastewater

Capital Costs Included in the Development Charge Calculation

Table 1 City of Welland Wastewater																	
Capital Costs Included in the Development Charges Calculation																	
Increased Service Needs Attributable to Anticipated Development 2019-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less:		Net Costs Benefiting New Development	Less Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing Development	Development		Other (e.g. 10% Statutory Deduction)	Development						Net Costs Benefiting New Development		
																\$	%
City of Welland Wastewater Model Update & Master Plan	2020-2041	\$ 750,000		\$ 750,000	\$ 75,000	10%	\$ 675,000		\$ 675,000	\$ -		\$ 675,000	\$ 675,000				
Sanitary Sewer Separation (Various Locations)	2020-2041	\$ 11,000,000		\$ 11,000,000	\$ 9,900,000	90%	\$ 1,100,000		\$ 1,100,000	\$ -		\$ 1,100,000	\$ 1,100,000				
Wet Weather Flow 181 Reduction (Including Flow Monitoring) (Various)	2020-2041	\$ 5,000,000		\$ 5,000,000	\$ 2,500,000	50%	\$ 2,500,000		\$ 2,500,000	\$ -		\$ 2,500,000	\$ 2,500,000				
Sanitary Sewer Replacements & Upsizing (Various locations)	2020-2041	\$ 5,000,000		\$ 5,000,000	\$ 4,500,000	90%	\$ 500,000		\$ 500,000	\$ -		\$ 500,000	\$ 500,000				
Broadway Ave. Sewer replacement & Upsizing	2022	\$ 2,000,000		\$ 2,000,000	\$ 1,475,688	74%	\$ 524,312		\$ 524,312	\$ -		\$ 524,312	\$ 524,312				
Studies				\$ -	\$ -	0%	\$ -		\$ -	\$ -		\$ -	\$ -				
Wastewater Studies Miscellaneous	2020-2041	\$ 550,000		\$ 550,000	\$ 55,000	10%	\$ 495,000		\$ 495,000	\$ -		\$ 495,000	\$ 495,000				
Reserve Balance												\$ 73,921	\$ (73,921)				
Debt												\$ -	\$ -				
Reserve Deficit												\$ -	\$ -				
Credits												\$ -	\$ -				
Total Estimated Capital Costs		\$ 24,300,000	\$ -	\$ 24,300,000	\$ 18,505,688		\$ 5,794,312		\$ 5,794,312	\$ -		\$ 5,794,312	\$ 5,720,391	\$ -	\$ 5,720,391	\$ 3,553,960	\$ 2,166,432

Capital Costs Included in the Development Charge Calculation

[illegible]Appendix D-11
Table 1

City of Welland
St Andrew's Terrace

Capital Costs Included in the Development Charge Calculation

	Year Required	Gross Project Costs	Capital Costs Incurred in the Development Charge Calculation										Total Development Recoverable Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
			Less:			Less:			Less:			Total Development Recoverable Costs Net of Stat. Deduction	Post Period Capacity	Residential Share	Non-Res. Share
			Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Benefit to Existing Development	Total Development Recoverable Costs	Other (e.g. 10% Statutory Deduction)	Total Development Recoverable Costs Net of Stat. Deduction	Adjustments	Total Development Recoverable Costs Net of Adjustments	Total Development Recoverable Cost Adjustment Due to Service Level Cap				
					\$	\$	\$	\$	\$	\$	\$			97%	3%
Booster Pumping Station to Improve Water Pressure	2019	\$ 1,500,000		\$ 1,500,000	\$ 270,948	\$ 1,229,052	\$ -	\$ 1,229,052		\$ 1,229,052					
Highway 406 Crossing to Improve Security of Water Supply	2028	\$ 400,000		\$ 400,000	\$ 72,253	\$ 327,747	\$ -	\$ 327,747		\$ 327,747					
Post Period Capacity Carry Forward										\$ -					
Reserve Balance									\$ 123,227	\$ (123,227)					
Debt										\$ -					
Reserve Deficit										\$ -					
Credits										\$ -					
Total Estimated Capital Costs		\$ 1,900,000		\$ 1,900,000	\$ 343,201	\$ 1,556,799	\$ -	\$ 1,556,799	\$ 123,227	\$ 1,433,572	\$ -	\$ 1,433,572	\$ -	\$ 1,390,488	\$ 43,084

Appendix E

Cash Flow Analysis & Adjusted Charges

Appendix E-2
Table 1
City of Welland
Parks & Recreation
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW											
Parks & Recreation											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Opening Cash Balance	\$ 2,011,050	\$ 1,799,904	\$ 1,404,367	\$ 1,099,677	\$ 924,705	\$ 741,309	\$ 549,198	\$ 421,162	\$ 287,090	\$ 146,774	
Residential Population Growth in New Units	666	666	666	666	666	666	666	666	666	666	
Receipts											
Residential Development Charge Receipts (Inflated)	\$ 277,582	\$ 283,134	\$ 288,797	\$ 294,572	\$ 300,484	\$ 306,473	\$ 312,603	\$ 318,855	\$ 325,232	\$ 331,736	
Disbursements											
2019-2028 Development Charge Disbursements/Adjustments											
Uninflated	\$ 536,417	\$ 705,202	\$ 600,953	\$ 466,480	\$ 466,480	\$ 466,480	\$ 402,220	\$ 402,220	\$ 402,220	\$ 402,220	
Inflated	\$ 536,417	\$ 719,306	\$ 625,232	\$ 495,032	\$ 504,933	\$ 515,031	\$ 452,965	\$ 462,024	\$ 471,265	\$ 480,690	
Interest	\$ 47,688	\$ 40,636	\$ 31,745	\$ 25,487	\$ 21,073	\$ 16,447	\$ 12,326	\$ 9,097	\$ 5,717	\$ 2,180	
Closing Cash Balance	\$ 1,799,904	\$ 1,404,367	\$ 1,099,677	\$ 924,705	\$ 741,309	\$ 549,198	\$ 421,162	\$ 287,090	\$ 146,774	\$ -	
2019 Adjusted Residential Charge Per Capita	\$ 416.74										

Appendix E-2
Table 2
City of Welland
Parks & Recreation
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW											
Parks & Recreation											
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
Opening Cash Balance	\$ 104,742	\$ 92,279	\$ 70,147	\$ 52,677	\$ 41,601	\$ 30,000	\$ 17,857	\$ 8,958	\$ (349)	\$ (178)	
Non-Residential Growth in Square Feet	225,530	225,530	225,530	220,799	220,799	220,799	220,799	220,799	365,895	365,895	
Receipts											
Non-Residential Development Charge Receipts (Inflated)	\$ 13,006	\$ 13,266	\$ 13,532	\$ 13,513	\$ 13,783	\$ 14,059	\$ 14,340	\$ 14,626	\$ 24,723	\$ 25,217	
Disbursements											
2019-2028 Development Charge Disbursements/Adjustments											
Uninflated	\$ 27,938	\$ 36,729	\$ 31,300	\$ 24,296	\$ 24,296	\$ 24,296	\$ 20,949	\$ 20,949	\$ 20,949	\$ 20,949	
Inflated	\$ 27,938	\$ 37,464	\$ 32,584	\$ 25,783	\$ 26,299	\$ 26,825	\$ 23,592	\$ 24,064	\$ 24,545	\$ 25,036	
Interest	\$ 2,469	\$ 2,065	\$ 1,563	\$ 1,194	\$ 915	\$ 622	\$ 354	\$ 130	\$ (7)	\$ (3)	
Closing Cash Balance	\$ 92,279	\$ 70,147	\$ 52,677	\$ 41,601	\$ 30,000	\$ 17,857	\$ 8,958	\$ (349)	\$ (178)	\$ -	
2019 Adjusted Non-Residential Charge Per Square Foot	\$ 0.06										

Appendix E-8
Table 1
City of Welland
Water

Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

Water	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Opening Cash Balance	\$ 374,482	\$ 577,401	\$ 650,660	\$ 824,852	\$ 557,077	\$ 735,310	\$ 338,776	\$ (2,400,307)	\$ (2,285,951)	\$ (2,165,249)
Residential Population Growth in New Units	666	666	666	666	666	666	666	666	666	666
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 191,641	\$ 195,474	\$ 199,383	\$ 203,371	\$ 207,438	\$ 211,587	\$ 215,819	\$ 220,135	\$ 224,538	\$ 229,029
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 134,542	\$ 41,350	\$ 460,713	\$ 41,350	\$ 563,723	\$ 2,607,233	\$ 41,350	\$ 41,350	\$ 41,350
Inflated	\$ -	\$ 137,233	\$ 43,020	\$ 488,913	\$ 44,758	\$ 622,396	\$ 2,936,167	\$ 47,498	\$ 48,448	\$ 49,417
Interest										
Interest on Changes in Balance	\$ 1,916	\$ 582	\$ 1,564	\$ (2,855)	\$ 1,627	\$ (4,108)	\$ (27,203)	\$ 1,726	\$ 1,761	\$ 1,796
Interest on Opening Balance	\$ 9,362	\$ 14,435	\$ 16,266	\$ 20,621	\$ 13,927	\$ 18,383	\$ 8,469	\$ (60,008)	\$ (57,149)	\$ (54,131)
Interest	\$ 11,278	\$ 15,017	\$ 17,830	\$ 17,766	\$ 15,554	\$ 14,275	\$ (18,734)	\$ (58,281)	\$ (55,388)	\$ (52,335)
Closing Cash Balance	\$ 577,401	\$ 650,660	\$ 824,852	\$ 557,077	\$ 735,310	\$ 338,776	\$ (2,400,307)	\$ (2,285,951)	\$ (2,165,249)	\$ (2,037,973)

2019 Adjusted Residential Charge Per Capita \$ 287.71

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (2,037,973)	\$ (1,903,886)	\$ (2,016,314)	\$ (1,874,211)	\$ (1,724,705)	\$ (1,567,534)	\$ (1,402,428)	\$ (1,229,108)	\$ (1,047,288)	\$ (856,671)	\$ (656,953)	\$ (447,819)	\$ (228,946)	
666	666	666	666	666	666	666	666	666	666	666	666	666	666
\$ 233,609	\$ 238,281	\$ 243,047	\$ 247,908	\$ 252,866	\$ 257,923	\$ 263,082	\$ 268,343	\$ 273,710	\$ 279,185	\$ 284,768	\$ 290,464	\$ 296,273	
\$ 41,350	\$ 243,266	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350	\$ 41,350
\$ 50,405	\$ 302,470	\$ 52,442	\$ 53,491	\$ 54,560	\$ 55,652	\$ 56,765	\$ 57,900	\$ 59,058	\$ 60,239	\$ 61,444	\$ 62,673	\$ 63,926	
\$ 1,832	\$ (942)	\$ 1,906	\$ 1,944	\$ 1,983	\$ 2,023	\$ 2,063	\$ 2,104	\$ 2,147	\$ 2,189	\$ 2,233	\$ 2,278	\$ 2,323	
\$ (50,949)	\$ (47,597)	\$ (50,408)	\$ (46,855)	\$ (43,118)	\$ (39,188)	\$ (35,061)	\$ (30,728)	\$ (26,182)	\$ (21,417)	\$ (16,424)	\$ (11,195)	\$ (5,724)	
\$ (49,117)	\$ (48,239)	\$ (48,502)	\$ (44,911)	\$ (41,135)	\$ (37,166)	\$ (32,998)	\$ (28,623)	\$ (24,036)	\$ (19,227)	\$ (14,191)	\$ (8,918)	\$ (3,400)	
\$ (1,903,886)	\$ (2,016,314)	\$ (1,874,211)	\$ (1,724,705)	\$ (1,567,534)	\$ (1,402,428)	\$ (1,229,108)	\$ (1,047,288)	\$ (856,671)	\$ (656,953)	\$ (447,819)	\$ (228,946)	\$ 1	

Appendix E-8

Table 2

City of Welland

Water

Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Water	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Opening Cash Balance	\$ 228,278	\$ 308,961	\$ 308,669	\$ 367,904	\$ 153,985	\$ 209,732	\$ (87,177)	\$ (1,814,427)	\$ (1,804,714)	\$ (1,737,140)
Non-Residential Growth in Square Feet	225,530	225,530	225,530	220,799	220,799	220,799	220,799	220,799	365,895	365,895
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 74,234	\$ 75,718	\$ 77,233	\$ 77,125	\$ 78,667	\$ 80,241	\$ 81,845	\$ 83,482	\$ 141,109	\$ 143,931
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 82,014	\$ 25,206	\$ 280,843	\$ 25,206	\$ 343,636	\$ 1,589,323	\$ 25,206	\$ 25,206	\$ 25,206
Inflated	\$ -	\$ 83,655	\$ 26,225	\$ 298,033	\$ 27,284	\$ 379,402	\$ 1,789,836	\$ 28,954	\$ 29,533	\$ 30,124
Interest										
Interest on Changes in Balance	\$ 742	\$ (79)	\$ 510	\$ (2,209)	\$ 514	\$ (2,992)	\$ (17,080)	\$ 545	\$ 1,116	\$ 1,138
Interest on Opening Balance	\$ 5,707	\$ 7,724	\$ 7,717	\$ 9,198	\$ 3,850	\$ 5,243	\$ (2,179)	\$ (45,361)	\$ (45,118)	\$ (43,429)
Interest	\$ 6,449	\$ 7,645	\$ 8,227	\$ 6,989	\$ 4,363	\$ 2,252	\$ (19,259)	\$ (44,815)	\$ (44,002)	\$ (42,290)
Closing Cash Balance	\$ 308,961	\$ 308,669	\$ 367,904	\$ 153,985	\$ 209,732	\$ (87,177)	\$ (1,814,427)	\$ (1,804,714)	\$ (1,737,140)	\$ (1,665,623)

2019 Adjusted Non-Residential Charge Per Square Foot \$ 0.33

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	\$ (1,685,623)	\$ (1,590,019)	\$ (1,664,750)	\$ (1,584,387)	\$ (1,469,055)	\$ (1,347,740)	\$ (1,220,232)	\$ (1,086,312)	\$ (945,755)	\$ (773,618)	\$ (593,262)	\$ (404,404)	\$ (206,750)
365,895	365,895	365,895	365,895	436,866	436,866	436,866	436,866	436,866	488,911	488,911	488,911	488,911	488,911
\$ 146,810	\$ 149,746	\$ 152,741	\$ 186,015	\$ 189,735	\$ 193,530	\$ 197,401	\$ 201,349	\$ 209,843	\$ 229,843	\$ 234,439	\$ 239,128	\$ 243,911	\$ 248,789
\$ 25,206	\$ 148,290	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206	\$ 25,206
\$ 30,726	\$ 184,381	\$ 31,998	\$ 32,607	\$ 33,259	\$ 33,924	\$ 34,603	\$ 35,295	\$ 36,001	\$ 36,721	\$ 37,455	\$ 38,204	\$ 38,968	\$ 39,732
\$ 1,161	\$ (346)	\$ 1,208	\$ 1,534	\$ 1,565	\$ 1,596	\$ 1,628	\$ 1,661	\$ 1,698	\$ 1,737	\$ 1,777	\$ 1,817	\$ 1,857	\$ 1,898
\$ (41,641)	\$ (39,750)	\$ (41,619)	\$ (39,610)	\$ (36,726)	\$ (33,694)	\$ (30,506)	\$ (27,158)	\$ (23,644)	\$ (19,340)	\$ (14,832)	\$ (10,110)	\$ (5,169)	\$ (0,169)
\$ (40,480)	\$ (40,097)	\$ (40,411)	\$ (38,076)	\$ (35,162)	\$ (32,057)	\$ (28,878)	\$ (25,497)	\$ (21,705)	\$ (17,363)	\$ (12,815)	\$ (8,053)	\$ (3,071)	\$ (0,071)
\$ (1,590,019)	\$ (1,664,750)	\$ (1,584,387)	\$ (1,469,055)	\$ (1,347,740)	\$ (1,220,232)	\$ (1,086,312)	\$ (945,755)	\$ (773,618)	\$ (593,262)	\$ (404,404)	\$ (206,750)	\$ -	\$ -

Appendix E-9
Table 1
City of Welland
Wastewater
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW												
Wastewater												
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Opening Cash Balance	\$ 45,925	\$ 203,202	\$ 214,214	\$ 225,620	\$ (111,707)	\$ (108,204)	\$ (104,488)	\$ (100,551)	\$ (96,385)	\$ (91,980)		
Residential Population Growth in New Units	666	666	666	666	666	666	666	666	666	666		
Receipts												
Residential Development Charge Receipts (Inflated)	\$ 154,583	\$ 157,674	\$ 160,828	\$ 164,044	\$ 167,325	\$ 170,672	\$ 174,085	\$ 177,567	\$ 181,118	\$ 184,741		
Disbursements												
2019-2031 Development Charge Disbursements/Adjustments												
Uninflated	\$ -	\$ 148,825	\$ 148,825	\$ 474,569	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825		
Inflated	\$ -	\$ 151,801	\$ 154,837	\$ 503,616	\$ 161,093	\$ 164,314	\$ 167,601	\$ 170,953	\$ 174,372	\$ 177,859		
Interest												
Interest on Changes in Balance	\$ 1,546	\$ 59	\$ 60	\$ (3,396)	\$ 62	\$ 64	\$ 65	\$ 66	\$ 67	\$ 69		
Interest on Opening Balance	\$ 1,148	\$ 5,080	\$ 5,355	\$ 5,641	\$ (2,793)	\$ (2,705)	\$ (2,612)	\$ (2,514)	\$ (2,410)	\$ (2,300)		
Interest	\$ 2,694	\$ 5,139	\$ 5,415	\$ 2,245	\$ (2,730)	\$ (2,642)	\$ (2,547)	\$ (2,448)	\$ (2,342)	\$ (2,231)		
Closing Cash Balance	\$ 203,202	\$ 214,214	\$ 225,620	\$ (111,707)	\$ (108,204)	\$ (104,488)	\$ (100,551)	\$ (96,385)	\$ (91,980)	\$ (87,329)		
2019 Adjusted Residential Charge Per Capita \$ 232.08												
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (87,329)	\$ (82,423)	\$ (77,252)	\$ (71,808)	\$ (66,080)	\$ (60,058)	\$ (53,732)	\$ (47,092)	\$ (40,126)	\$ (32,823)	\$ (25,171)	\$ (17,158)	\$ (8,772)
666	666	666	666	666	666	666	666	666	666	666	666	666
\$ 188,435	\$ 192,204	\$ 196,048	\$ 199,969	\$ 203,969	\$ 208,048	\$ 212,209	\$ 216,453	\$ 220,782	\$ 225,198	\$ 229,702	\$ 234,296	\$ 238,982
\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825	\$ 148,825
\$ 181,416	\$ 185,045	\$ 188,746	\$ 192,520	\$ 196,371	\$ 200,298	\$ 204,304	\$ 208,390	\$ 212,558	\$ 216,809	\$ 221,146	\$ 225,568	\$ 230,080
\$ 70	\$ 72	\$ 73	\$ 74	\$ 76	\$ 77	\$ 79	\$ 81	\$ 82	\$ 84	\$ 86	\$ 87	\$ 89
\$ (2,183)	\$ (2,061)	\$ (1,931)	\$ (1,795)	\$ (1,652)	\$ (1,501)	\$ (1,343)	\$ (1,177)	\$ (1,003)	\$ (821)	\$ (629)	\$ (429)	\$ (219)
\$ (2,113)	\$ (1,989)	\$ (1,858)	\$ (1,721)	\$ (1,576)	\$ (1,424)	\$ (1,264)	\$ (1,097)	\$ (921)	\$ (737)	\$ (544)	\$ (342)	\$ (130)
\$ (82,423)	\$ (77,252)	\$ (71,808)	\$ (66,080)	\$ (60,058)	\$ (53,732)	\$ (47,092)	\$ (40,126)	\$ (32,823)	\$ (25,171)	\$ (17,158)	\$ (8,772)	\$ -

Appendix E-9
Table 2
City of Welland
Wastewater Services
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Wastewater	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Opening Cash Balance	\$ 27,995	\$ 89,173	\$ 59,629	\$ 28,711	\$ (217,803)	\$ (258,340)	\$ (300,591)	\$ (344,615)	\$ (390,470)	\$ (392,628)
Non-Residential Growth in Square Feet	225,530	225,530	225,530	220,799	220,799	220,799	220,799	220,799	365,895	365,895
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 59,879	\$ 61,077	\$ 62,298	\$ 62,211	\$ 63,455	\$ 64,724	\$ 66,019	\$ 67,339	\$ 113,823	\$ 116,099
Disbursements										
2019-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 90,721	\$ 90,721	\$ 289,289	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721
Inflated	\$ -	\$ 92,535	\$ 94,386	\$ 306,996	\$ 98,199	\$ 100,163	\$ 102,166	\$ 104,210	\$ 106,294	\$ 108,420
Interest										
Interest on Changes in Balance	\$ 599	\$ (315)	\$ (321)	\$ (2,448)	\$ (347)	\$ (354)	\$ (361)	\$ (369)	\$ 75	\$ 77
Interest on Opening Balance	\$ 700	\$ 2,229	\$ 1,491	\$ 718	\$ (5,445)	\$ (6,458)	\$ (7,515)	\$ (8,615)	\$ (9,762)	\$ (9,816)
Interest	\$ 1,299	\$ 1,915	\$ 1,170	\$ (1,730)	\$ (5,793)	\$ (6,813)	\$ (7,876)	\$ (8,984)	\$ (9,686)	\$ (9,739)
Closing Cash Balance	\$ 89,173	\$ 59,629	\$ 28,711	\$ (217,803)	\$ (258,340)	\$ (300,591)	\$ (344,615)	\$ (390,470)	\$ (392,628)	\$ (394,687)

2019 Adjusted Non-Residential Charge Per Square Foot \$ 0.27 \$ (1.00)

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (394,687)	\$ (396,643)	\$ (398,490)	\$ (398,490)	\$ (400,222)	\$ (377,213)	\$ (352,968)	\$ (327,444)	\$ (300,595)	\$ (272,374)	\$ (222,799)	\$ (170,857)	\$ (116,467)	\$ (59,544)
365,895	365,895	365,895	436,866	436,866	436,866	436,866	436,866	436,866	488,911	488,911	488,911	488,911	488,911
\$ 118,421	\$ 120,789	\$ 123,205	\$ 150,045	\$ 150,045	\$ 153,046	\$ 156,107	\$ 159,229	\$ 162,413	\$ 185,397	\$ 189,105	\$ 192,888	\$ 196,745	\$ 200,680
\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721	\$ 90,721
\$ 110,588	\$ 112,800	\$ 115,056	\$ 117,357	\$ 117,357	\$ 119,704	\$ 122,098	\$ 124,540	\$ 127,031	\$ 129,572	\$ 132,163	\$ 134,806	\$ 137,503	\$ 140,253
\$ 78	\$ 80	\$ 81	\$ 327	\$ 327	\$ 333	\$ 340	\$ 347	\$ 354	\$ 558	\$ 569	\$ 581	\$ 592	\$ 604
\$ (9,867)	\$ (9,916)	\$ (9,962)	\$ (10,006)	\$ (10,006)	\$ (9,430)	\$ (8,824)	\$ (8,186)	\$ (7,515)	\$ (6,809)	\$ (5,570)	\$ (4,271)	\$ (2,912)	\$ (1,489)
\$ (9,789)	\$ (9,836)	\$ (9,881)	\$ (9,679)	\$ (9,679)	\$ (9,097)	\$ (8,484)	\$ (7,839)	\$ (7,161)	\$ (6,251)	\$ (5,001)	\$ (3,691)	\$ (2,319)	\$ (864)
\$ (396,643)	\$ (398,490)	\$ (400,222)	\$ (377,213)	\$ (352,968)	\$ (327,444)	\$ (300,595)	\$ (272,374)	\$ (222,799)	\$ (170,857)	\$ (116,467)	\$ (59,544)	\$ (1)	\$ (1)

Appendix E-10
Table 1
City of Welland
Stormwater
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW												
Stormwater												
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Opening Cash Balance	\$ 222,489	\$ 308,552	\$ 302,370	\$ 148,661	\$ (345,065)	\$ (521,475)	\$ (705,650)	\$ (666,285)	\$ (624,795)	\$ (581,105)		
Residential Population Growth in New Units	666	666	666	666	666	666	666	666	666	666	666	
Receipts												
Residential Development Charge Receipts (Inflated)	\$ 79,704	\$ 81,298	\$ 82,924	\$ 84,582	\$ 86,274	\$ 87,999	\$ 89,759	\$ 91,555	\$ 93,386	\$ 95,253		
Disbursements												
2018-2027 Development Charge Disbursements												
Uninflated	\$ -	\$ 93,192	\$ 233,175	\$ 543,814	\$ 233,175	\$ 233,175	\$ 29,585	\$ 29,585	\$ 29,585	\$ 215,968		
Inflated	\$ -	\$ 95,056	\$ 242,595	\$ 577,100	\$ 252,396	\$ 257,444	\$ 33,317	\$ 33,984	\$ 34,663	\$ 258,102		
Interest												
Interest on Changes in Balance	\$ 797	\$ (138)	\$ (1,597)	\$ (4,925)	\$ (1,661)	\$ (1,694)	\$ 564	\$ 576	\$ 587	\$ (1,628)		
Interest on Opening Balance	\$ 5,562	\$ 7,714	\$ 7,559	\$ 3,717	\$ (8,627)	\$ (13,037)	\$ (17,641)	\$ (16,657)	\$ (15,620)	\$ (14,528)		
Interest	\$ 6,359	\$ 7,576	\$ 5,963	\$ (1,209)	\$ (10,288)	\$ (14,731)	\$ (17,077)	\$ (16,081)	\$ (15,033)	\$ (16,156)		
Closing Cash Balance	\$ 308,552	\$ 302,370	\$ 148,661	\$ (345,065)	\$ (521,475)	\$ (705,650)	\$ (666,285)	\$ (624,795)	\$ (581,105)	\$ (760,110)		
2019 Adjusted Residential Charge Per Capita	\$ 119.66											
RESIDENTIAL CASH FLOW (Continued)												
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (760,110)	\$ (717,407)	\$ (672,402)	\$ (625,013)	\$ (575,156)	\$ (522,743)	\$ (467,683)	\$ (409,884)	\$ (349,250)	\$ (285,683)	\$ (219,081)	\$ (149,339)	\$ (76,349)
666	666	666	666	666	666	666	666	666	666	666	666	666
\$ 97,159	\$ 99,102	\$ 101,084	\$ 103,105	\$ 105,167	\$ 107,271	\$ 109,416	\$ 111,605	\$ 113,837	\$ 116,113	\$ 118,436	\$ 120,804	\$ 123,220
\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585	\$ 29,585
\$ 36,064	\$ 36,785	\$ 37,521	\$ 38,271	\$ 39,036	\$ 39,817	\$ 40,613	\$ 41,426	\$ 42,254	\$ 43,099	\$ 43,961	\$ 44,841	\$ 45,737
\$ 611	\$ 623	\$ 636	\$ 648	\$ 661	\$ 675	\$ 688	\$ 702	\$ 716	\$ 730	\$ 745	\$ 760	\$ 775
\$ (19,003)	\$ (17,935)	\$ (16,810)	\$ (15,625)	\$ (14,379)	\$ (13,069)	\$ (11,892)	\$ (10,247)	\$ (8,731)	\$ (7,142)	\$ (5,477)	\$ (3,733)	\$ (1,909)
\$ (18,392)	\$ (17,312)	\$ (16,174)	\$ (14,977)	\$ (13,718)	\$ (12,394)	\$ (11,004)	\$ (9,545)	\$ (8,015)	\$ (6,412)	\$ (4,732)	\$ (2,974)	\$ (1,134)
\$ (717,407)	\$ (672,402)	\$ (625,013)	\$ (575,156)	\$ (522,743)	\$ (467,683)	\$ (409,884)	\$ (349,250)	\$ (285,683)	\$ (219,081)	\$ (149,339)	\$ (76,349)	\$ -

Appendix E-10
Table 2
City of Welland
Stormwater
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW												
Stormwater	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Opening Cash Balance	\$ 135,625	\$ 170,199	\$ 147,736	\$ 34,512	\$ (287,536)	\$ (417,074)	\$ (552,298)	\$ (552,238)	\$ (551,899)	\$ (527,763)		
Non-Residential Growth in Square Feet	225,530	225,530	225,530	220,799	220,799	220,799	220,799	220,799	365,895	365,895		
Receipts												
Non-Residential Development Charge Receipts (Inflation)	\$ 30,874	\$ 31,491	\$ 32,121	\$ 32,076	\$ 32,718	\$ 33,372	\$ 34,040	\$ 34,721	\$ 58,688	\$ 59,861		
Disbursements												
2018-2027 Development Charge Disbursements												
Uninflated	\$ -	\$ 56,808	\$ 142,139	\$ 331,500	\$ 142,139	\$ 142,139	\$ 18,034	\$ 18,034	\$ 18,034	\$ 131,651		
Inflated	\$ -	\$ 57,944	\$ 147,882	\$ 351,790	\$ 153,856	\$ 156,933	\$ 20,310	\$ 20,716	\$ 21,130	\$ 157,335		
Interest												
Interest on Changes in Balance	\$ 309	\$ (265)	\$ (1,158)	\$ (3,197)	\$ (1,211)	\$ (1,236)	\$ 137	\$ 140	\$ 376	\$ (975)		
Interest on Opening Balance	\$ 3,391	\$ 4,255	\$ 3,693	\$ 863	\$ (7,186)	\$ (10,427)	\$ (13,807)	\$ (13,806)	\$ (13,797)	\$ (13,194)		
Interest	\$ 3,699	\$ 3,990	\$ 2,536	\$ (2,334)	\$ (8,400)	\$ (11,662)	\$ (13,670)	\$ (13,666)	\$ (13,422)	\$ (14,169)		
Closing Cash Balance	\$ 170,199	\$ 147,736	\$ 34,512	\$ (287,536)	\$ (417,074)	\$ (552,298)	\$ (552,238)	\$ (551,899)	\$ (527,763)	\$ (639,405)		

2019 Adjusted Non-Residential Charge Per Square Foot \$ 0.14

NON-RESIDENTIAL CASH FLOW (Continued)												
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
\$ (639,405)	\$ (615,925)	\$ (591,068)	\$ (564,785)	\$ (524,330)	\$ (481,772)	\$ (437,036)	\$ (390,046)	\$ (340,723)	\$ (278,708)	\$ (213,732)	\$ (145,693)	\$ (74,485)
365,895	365,895	365,895	436,866	436,866	436,866	436,866	436,866	436,866	488,911	488,911	488,911	488,911
\$ 61,059	\$ 62,280	\$ 63,525	\$ 77,364	\$ 78,911	\$ 80,490	\$ 82,089	\$ 83,741	\$ 85,452	\$ 97,504	\$ 99,454	\$ 101,443	\$ 103,472
\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034	\$ 18,034
\$ 21,984	\$ 22,423	\$ 22,872	\$ 23,329	\$ 23,796	\$ 24,272	\$ 24,757	\$ 25,252	\$ 25,757	\$ 26,273	\$ 26,798	\$ 27,334	\$ 27,881
\$ 391	\$ 399	\$ 407	\$ 540	\$ 551	\$ 562	\$ 573	\$ 585	\$ 598	\$ 712	\$ 727	\$ 741	\$ 756
\$ (15,985)	\$ (15,998)	\$ (14,777)	\$ (14,120)	\$ (13,108)	\$ (12,044)	\$ (10,928)	\$ (9,751)	\$ (8,518)	\$ (6,968)	\$ (5,343)	\$ (3,642)	\$ (1,862)
\$ (15,594)	\$ (15,000)	\$ (14,370)	\$ (13,579)	\$ (12,557)	\$ (11,482)	\$ (10,352)	\$ (9,166)	\$ (7,820)	\$ (6,255)	\$ (4,617)	\$ (2,901)	\$ (1,106)
\$ (615,925)	\$ (591,068)	\$ (564,785)	\$ (524,330)	\$ (481,772)	\$ (437,036)	\$ (390,046)	\$ (340,723)	\$ (278,708)	\$ (213,732)	\$ (145,693)	\$ (74,485)	\$ -

Appendix E-11
Table 1
City of Welland
St Andrew's Terrace
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW										
St Andrew's Terrace										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Opening Cash Balance	\$ 119,524	\$ (1,017,839)	\$ (978,326)	\$ (936,527)	\$ (892,357)	\$ (845,731)	\$ (796,561)	\$ (744,756)	\$ (690,221)	\$ (632,859)
Residential Population Growth in New Units	71	71	71	71	71	71	71	71	71	71
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 63,054	\$ 64,315	\$ 65,602	\$ 66,914	\$ 68,252	\$ 69,617	\$ 71,009	\$ 72,430	\$ 73,878	\$ 75,356
Disbursements										
2018-2027 Development Charge Disbursements										
Uninflated	\$ 1,192,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,897
Inflated	\$ 1,192,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,917
Interest										
Interest on Changes in Balance	\$ (11,291)	\$ 643	\$ 656	\$ 669	\$ 683	\$ 696	\$ 710	\$ 724	\$ 739	\$ (3,046)
Interest on Opening Balance	\$ 2,988	\$ (25,446)	\$ (24,458)	\$ (23,413)	\$ (22,309)	\$ (21,143)	\$ (19,914)	\$ (18,619)	\$ (17,256)	\$ (15,821)
Interest	\$ (8,303)	\$ (24,803)	\$ (23,802)	\$ (22,744)	\$ (21,626)	\$ (20,447)	\$ (19,204)	\$ (17,895)	\$ (16,517)	\$ (18,867)
Closing Cash Balance	\$ (1,017,839)	\$ (978,326)	\$ (936,527)	\$ (892,357)	\$ (845,731)	\$ (796,561)	\$ (744,756)	\$ (690,221)	\$ (632,859)	\$ (956,287)
2019 Adjusted Residential Charge Per Capita	\$ 888.09	\$ -								

RESIDENTIAL CASH FLOW (Continued)

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (956,287)	\$ (902,562)	\$ (845,942)	\$ (786,323)	\$ (723,598)	\$ (657,657)	\$ (588,387)	\$ (515,671)	\$ (439,389)	\$ (359,416)	\$ (275,624)	\$ (187,882)	\$ (96,054)	
71	71	71	71	71	71	71	71	71	71	71	71	71	71
\$ 76,863	\$ 78,400	\$ 79,968	\$ 81,568	\$ 83,199	\$ 84,863	\$ 86,560	\$ 88,291	\$ 90,057	\$ 91,858	\$ 93,695	\$ 95,569	\$ 97,481	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 769	\$ 784	\$ 800	\$ 816	\$ 832	\$ 849	\$ 866	\$ 883	\$ 901	\$ 919	\$ 937	\$ 956	\$ 975	
\$ (23,907)	\$ (22,564)	\$ (21,149)	\$ (19,656)	\$ (18,090)	\$ (16,441)	\$ (14,710)	\$ (12,892)	\$ (10,985)	\$ (8,985)	\$ (6,891)	\$ (4,697)	\$ (2,401)	
\$ (23,139)	\$ (21,780)	\$ (20,349)	\$ (18,842)	\$ (17,258)	\$ (15,593)	\$ (13,844)	\$ (12,009)	\$ (10,084)	\$ (8,087)	\$ (5,954)	\$ (3,741)	\$ (1,427)	
\$ (902,562)	\$ (845,942)	\$ (786,323)	\$ (723,598)	\$ (657,657)	\$ (588,387)	\$ (515,671)	\$ (439,389)	\$ (359,416)	\$ (275,624)	\$ (187,882)	\$ (96,054)	\$ -	

Appendix E-11

Table 2

City of Welland

St Andrew's Terrace

Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

St Andrew's Terrace												
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Opening Cash Balance	\$ 3,703	\$ (31,537)	\$ (30,313)	\$ (29,018)	\$ (27,649)	\$ (26,205)	\$ (24,681)	\$ (23,076)	\$ (21,386)	\$ (19,609)		
Non-Residential Growth in Square Feet	2609	2609	2609	2609	2609	2609	2609	2609	2609	2609		
Receipts												
Non-Residential Development Charge Receipts (Inflated)	\$ 1,954	\$ 1,993	\$ 2,033	\$ 2,073	\$ 2,115	\$ 2,157	\$ 2,200	\$ 2,244	\$ 2,289	\$ 2,335		
Disbursements												
2018-2027 Development Charge Disbursements												
Uninflated	\$ 36,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,850		
Inflated	\$ 36,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,772		
Interest												
Interest on Changes in Balance	\$ (350)	\$ 20	\$ 20	\$ 21	\$ 21	\$ 21	\$ 22	\$ 22	\$ 22	\$ 23		
Interest on Opening Balance	\$ 93	\$ (788)	\$ (758)	\$ (725)	\$ (691)	\$ (655)	\$ (617)	\$ (577)	\$ (535)	\$ (490)		
Interest	\$ (257)	\$ (769)	\$ (738)	\$ (705)	\$ (670)	\$ (634)	\$ (595)	\$ (554)	\$ (512)	\$ (465)		
Closing Cash Balance	\$ (31,537.45)	\$ (30,313.16)	\$ (29,018.02)	\$ (27,649.43)	\$ (26,204.76)	\$ (24,681.24)	\$ (23,076.06)	\$ (21,386.32)	\$ (19,608.99)	\$ (17,830.00)		

2019 Adjusted Non-Residential Charge Per Square Foot \$ 0.75

NON-RESIDENTIAL CASH FLOW (Continued)

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
\$ (29,630)	\$ (27,965)	\$ (26,211)	\$ (24,364)	\$ (22,420)	\$ (20,377)	\$ (18,231)	\$ (15,978)	\$ (13,614)	\$ (11,136)	\$ (8,540)	\$ (5,821)	\$ (2,976)	
2609	2609	2609	2609	2609	2609	2609	2609	2609	2609	2609	2609	2609	
\$ 2,382	\$ 2,429	\$ 2,478	\$ 2,527	\$ 2,578	\$ 2,629	\$ 2,682	\$ 2,736	\$ 2,790	\$ 2,846	\$ 2,903	\$ 2,961	\$ 3,020	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 24	\$ 24	\$ 25	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 30	
\$ (741)	\$ (599)	\$ (655)	\$ (609)	\$ (581)	\$ (509)	\$ (456)	\$ (399)	\$ (340)	\$ (278)	\$ (214)	\$ (146)	\$ (74)	
\$ (717)	\$ (675)	\$ (630)	\$ (584)	\$ (535)	\$ (483)	\$ (429)	\$ (372)	\$ (312)	\$ (250)	\$ (184)	\$ (116)	\$ (44)	
\$ (27,965)	\$ (26,211)	\$ (24,364)	\$ (22,420)	\$ (20,377)	\$ (18,231)	\$ (15,978)	\$ (13,614)	\$ (11,136)	\$ (8,540)	\$ (5,821)	\$ (2,976)	\$ -	

Appendix F

Operating, Capital & Asset Management Cost Implications

Appendix F
Table 1
City of Welland
Long-Term Operating Cost Impacts

Cummulative Net Operating Impacts Service	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
General Government - Admin Studies	\$ 6,192	\$ 12,384	\$ 18,576	\$ 24,768	\$ 30,960	\$ 37,152	\$ 43,344	\$ 49,536	\$ 55,728	\$ 61,920	\$ 340,563
Parks & Recreation	\$ 106,520	\$ 213,041	\$ 319,561	\$ 426,082	\$ 532,602	\$ 639,123	\$ 745,643	\$ 852,164	\$ 958,684	\$ 1,065,205	\$ 5,858,627
Library	\$ 33,900	\$ 67,801	\$ 101,701	\$ 135,602	\$ 169,502	\$ 203,403	\$ 237,303	\$ 271,203	\$ 305,104	\$ 339,004	\$ 1,864,523
Transit	\$ 81,280	\$ 162,559	\$ 243,839	\$ 325,119	\$ 406,398	\$ 487,678	\$ 568,958	\$ 650,237	\$ 731,517	\$ 812,797	\$ 4,470,382
Fire	\$ 105,141	\$ 210,281	\$ 315,422	\$ 420,562	\$ 525,703	\$ 630,844	\$ 735,984	\$ 841,125	\$ 946,265	\$ 1,051,406	\$ 5,782,733
Public Works	\$ 7,192	\$ 14,384	\$ 21,576	\$ 28,768	\$ 35,960	\$ 43,152	\$ 50,344	\$ 57,535	\$ 64,727	\$ 71,919	\$ 395,556
Roads and Related	\$ 118,647	\$ 237,293	\$ 355,940	\$ 474,587	\$ 593,233	\$ 711,880	\$ 830,527	\$ 949,173	\$ 1,067,820	\$ 1,186,467	\$ 6,525,567
Stormwater	\$ 2,002	\$ 4,005	\$ 6,007	\$ 8,009	\$ 10,012	\$ 12,014	\$ 14,017	\$ 16,019	\$ 18,021	\$ 20,024	\$ 110,130
Water	\$ 33,087	\$ 66,174	\$ 99,261	\$ 132,347	\$ 165,434	\$ 198,521	\$ 231,608	\$ 264,695	\$ 297,782	\$ 330,869	\$ 1,819,777
Wastewater	\$ 162,620	\$ 325,240	\$ 487,860	\$ 650,480	\$ 813,100	\$ 975,720	\$ 1,138,341	\$ 1,300,961	\$ 1,463,581	\$ 1,626,201	\$ 8,944,104
Total Cummulative Net Operating Impacts	\$ 656,581	\$ 1,313,162	\$ 1,969,743	\$ 2,626,325	\$ 3,282,906	\$ 3,939,487	\$ 4,596,068	\$ 5,252,649	\$ 5,909,230	\$ 6,565,812	\$ 36,111,963

Appendix F
Table 2
City of Welland
Long-Term Capital Cost Implications

Cummulative Net Capital Cost Impacts By Service	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
General Government - Admin Studies	\$ 194,617	\$ 194,617	\$ 251,617	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 654,850
Parks & Recreation	\$ 1,602,653	\$ 1,880,756	\$ 1,989,349	\$ 2,845,812	\$ 2,845,812	\$ 2,845,812	\$ 2,276,918	\$ 2,276,918	\$ 2,276,918	\$ 2,032,245	\$ 22,873,195
Library	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 5,939	\$ 59,395
Transit	\$ -	\$ -	\$ 3,996,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,996,349
Fire	\$ 3,069,431	\$ 3,116,653	\$ 1,818,048	\$ 47,222	\$ 231,683	\$ 305,467	\$ 184,461	\$ 605,032	\$ -	\$ 2,582,454	\$ 11,960,452
Public Works	\$ -	\$ -	\$ 3,544,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,638,325	\$ 1,772,217	\$ 7,974,976
Roads and Related	\$ -	\$ 851,493	\$ 105,556	\$ 125,556	\$ 255,556	\$ 255,556	\$ 7,185,556	\$ 855,556	\$ 105,556	\$ 1,883,556	\$ 11,623,938
Stormwater	\$ -	\$ -	\$ 922,305	\$ 922,305	\$ 922,305	\$ 922,305	\$ -	\$ -	\$ -	\$ -	\$ 3,689,220
Water	\$ 53,717	\$ 55,717	\$ 55,717	\$ 130,717	\$ 55,717	\$ 1,414,914	\$ 1,825,717	\$ 55,717	\$ 55,717	\$ 55,717	\$ 3,759,364
Wastewater	\$ -	\$ 774,091	\$ 774,091	\$ 2,249,779	\$ 774,091	\$ 774,091	\$ 774,091	\$ 774,091	\$ 774,091	\$ 774,091	\$ 8,442,506
Total Capital Cost Impacts	\$ 4,926,357	\$ 6,879,266	\$ 13,463,403	\$ 6,329,330	\$ 5,093,103	\$ 6,526,085	\$ 12,254,682	\$ 4,575,253	\$ 5,878,546	\$ 9,108,219	\$ 75,034,243

Appendix F
Table 3
City of Welland
Long-Term Net Lifecycle Impacts

Cummulative Net Lifecycle Impact Service	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
General Government - Admin Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks & Recreation	\$ -	\$ 61,523	\$ 69,130	\$ 220,424	\$ 232,294	\$ 832,259	\$ 1,091,616	\$ 1,091,616	\$ 1,126,394	\$ 1,126,394	\$ 5,851,651
Library	\$ -	\$ -	\$ 513,440	\$ 532,837	\$ 532,837	\$ 532,837	\$ 532,837	\$ 532,837	\$ 532,837	\$ 532,837	\$ 4,243,297
Transit	\$ 6,612	\$ 13,357	\$ 20,236	\$ 27,253	\$ 34,410	\$ 41,710	\$ 49,157	\$ 56,752	\$ 64,499	\$ 72,402	\$ 386,388
Fire	\$ -	\$ 310,227	\$ 401,505	\$ 439,310	\$ 449,202	\$ 449,202	\$ 459,494	\$ 711,441	\$ 711,441	\$ 864,347	\$ 4,796,168
Public Works	\$ -	\$ -	\$ 152,130	\$ 152,130	\$ 152,130	\$ 152,130	\$ 152,130	\$ 152,130	\$ 280,623	\$ 426,799	\$ 1,620,204
Roads and Related	\$ -	\$ 67,489	\$ 67,489	\$ 75,248	\$ 110,860	\$ 211,761	\$ 1,026,882	\$ 1,068,873	\$ 1,068,873	\$ 1,551,620	\$ 5,249,096
Stormwater	\$ -	\$ -	\$ -	\$ 213,363	\$ 213,363	\$ 213,363	\$ 213,363	\$ 213,363	\$ 213,363	\$ 226,469	\$ 1,506,646
Water	\$ -	\$ 11,186	\$ 11,186	\$ 40,281	\$ 40,281	\$ 133,110	\$ 408,934	\$ 408,934	\$ 408,934	\$ 408,934	\$ 1,871,779
Wastewater	\$ -	\$ -	\$ -	\$ 77,587	\$ 77,587	\$ 77,587	\$ 77,587	\$ 77,587	\$ 77,587	\$ 1,027,790	\$ 1,493,309
Total Cummulative Net Lifecycle Impacts	\$ 6,612	\$ 463,782	\$ 1,235,117	\$ 1,778,432	\$ 1,842,964	\$ 2,643,960	\$ 4,011,999	\$ 4,313,532	\$ 4,484,550	\$ 6,237,591	\$ 27,018,539

Appendix G

Proposed Development Charges By-Law

THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2019 - _____

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR
THE CITY OF WELLAND FOR DESIGNATED SERVICES IN
ACCORDANCE WITH THE DEVELOPMENT CHARGES ACT
1997 AND TO REPEAL BY-LAW 2014-75 AND BY-LAW
2016-52**

WHEREAS Section 2(1) of the Development Charges Act, 1997 enables a Municipality to impose Development Charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-law applies.

AND WHEREAS the Council of the Corporation of the City of Welland has given notice and held the required Public Meeting in accordance with Section 12 of the Development Charges Act, 1997, on June 4th, 2019.

AND WHEREAS the Council of the Corporation of the City of Welland has accepted a Report entitled 2019 Development Charges Background Study & By-Law, dated June 5th, 2019 prepared by DFA Infrastructure International Inc.

AND WHEREAS the Council of the Corporation of the City of Welland deems it appropriate to establish Development Charges in the City of Welland because of increased needs for services arising from development of the area to which the By-law applies.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. In this By-law,

(a) "Agricultural Use" means use or intended use for bona fide farming purposes:

i. including but not limited to:

1. cultivation of crops, whether on open land or in greenhouses, including, but not limited, to fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers and ornamental plants.
2. raising of animals, including, but not limited, to cattle, horses, pigs, poultry, livestock, fish, and
3. animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing and market gardening

ii. but excluding:

1. winery activities, retail sales activities, including, but not limited, to restaurants, banquet facilities, hospitality facilities and gift shops.
- (b) "Apartment" means a DWELLING UNIT in an Apartment BUILDING or in a mixed-use BUILDING;
- (c) "Apartment Building" means the whole of a BUILDING containing five (5) or more separate DWELLING UNITS and which has a single common entrance;
- (d) "Brownfield" means undeveloped or previously developed properties that may be contaminated (and) are usually former industrial or commercial properties that may be under-utilized, derelict or vacant;
- (e) "Charitable Institution" means a charitable, non-profit philanthropic corporation organized for the relief of the poor if the corporation is supported in part by public funds, and which is exempt from taxation as a charitable institution pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;
- (f) "Calculation Date" means the date on which the Chief Building Official for the City of Welland has issued the first building permit;
- (g) "Detached accessory dwelling unit" means a self-contained residential unit with kitchen and bathroom facilities within structures accessory to a single-detached dwelling, semi-detached dwelling, two-unit dwelling or townhouse dwelling;
- (h) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a BUILDING or structure that has the effect of substantially increasing the size or usability thereof;
- (i) "Duplex" means the whole of a two-storey BUILDING divided horizontally into two (2) separate above grade DWELLING UNITS, each of which has an independent entrance either directly or through a common vestibule;
- (j) "Dwelling" means a BUILDING, or part thereof, containing one (1) or more DWELLING UNITS, and includes retirement homes and lodges, and special care need units;
- (k) "Dwelling Unit" means a self-contained set of rooms, used as residential premises, located in a BUILDING, mobile home, park model home or trailer designed to be used year round as a building and which contains kitchen and bathroom facilities which are used only by the Occupants of the unit, is used as a single housekeeping

unit in which no occupant has exclusive possession of any part of the unit, and which unit has a private entrance from outside the BUILDING or from a common hallway;

- (l) "Dwelling Room" means either:
 - i. each bedroom used, designed or intended for use by one or more persons living together in a lodging home, or student residence; or
 - ii. in the case of a special care/special need residence, each individual room or suite of rooms used, designed or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.
- (m) "Fourplex" means the whole of a BUILDING, divided into four (4) separate DWELLING UNITS, each of which has an independent entrance either directly from the outside or through a common vestibule but does not include a TOWNHOUSE or STREET TOWNHOUSE;
- (n) "Freehold Triplex" means a TRIPLEX with each DWELLING UNIT on a separate LOT with frontage on a STREET;
- (o) "Gross Floor Area"(GFA) means the total floor area measured between the outside of exterior walls or virtual walls or between the outside of exterior walls or virtual walls and the centre line of party walls dividing the building from another building, of all floors and mezzanines above the average level of finished ground adjoining the building at its exterior walls;
- (p) "Garden Suite" means one-unit detached residential structures which contain bathroom and kitchen facilities, that are designed to be portable and are accessory to the existing residential structure;
- (q) "Group Home" means a dwelling for the accommodation of three to six residents, who require specialized personal care, supervised by agency staff and funded wholly or in part by any government or its agency and approved or supervised by the Province of Ontario under any act;
- (r) "Industrial Use" means land, buildings or structures used for or in connection with,
 - i. manufacturing, producing, processing, storing or distributing something;
 - ii. research or development in connection with manufacturing, producing or processing something;

- iii. retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - iv. self-storage buildings;
 - v. office or administrative purposes, if they are,
 - 1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - 2. are attached or accessory to the building or structure used for that manufacturing, producing, processing, storage or distribution
- (s) "Institutional " means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public and non-profit purpose and includes offices where such uses are accessory to an institutional use;
- (t) "Lodging Home" means a use in which the proprietor supplies for gain, lodging with or without meals to three or more persons other than the proprietor or members of his family but does not include a tourist establishment, hotel/motel, hospital or special care/special need residence, but does include a rooming house, boarding house and a student residence;
- (u) "Long Term Care Home" means a home, nursing home or home for the aged where the Ministry of Health and Long Term Care funds the care provided in such home and application for accommodation is made through a Community Care Access Centre;
- (v) "Low Density Multiple Dwelling" means a TRIPLEX DWELLING, a FREEHOLD TRIPLEX, a FOURPLEX DWELLING, a multiple attached DWELLING, a STREET TOWNHOUSE DWELLING or a TOWNHOUSE;
- (w) "Multiple attached dwelling" means a type of Low Density Multiple Dwelling with 2 or more dwelling units including a Two Unit Residential House, but not including an Apartment Building and other types of dwelling/uses defined as Low Density Multiple Dwelling;
- (x) "Municipality" is as defined in Section 1 of the Development Charges Act, 1997;

- (y) "Non-Profit" means a corporation or entity without share capital, carried on for not-for-profit purposes, without the purpose of commercial gain, as stated in its charter/letters of patent;
- (z) "Non-Profit Residential Development" means housing units of any type or tenure produced by an incorporated non-profit provider who has an agreement with any level of Government or its Agencies or Boards to provide affordable housing units,
 - a) for a period of not less than 25 years, b) where the agreement specifies a recapture of equity equal to the applicable development charge for the purpose of ongoing affordability, or c) produced by a registered charity;
- (aa) "Non-Residential Use" means a building or structure used exclusively for any purpose other than human habitation and ancillary purposes, but includes short stay rental use, but does not include agriculture use, institutional use or public use;
- (bb) "Place of Worship" means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the *Assessment Act*, R.S.O. 1990, c.A31, as amended;
- (cc) "Public Use" means use or intended use for public purposes by any Department, Branch, Agency or Local Board of the Government (Federal, Provincial or Municipal);
- (dd) "Residential Use" means use or intended use for human habitation and ancillary purposes, and includes such use related to agricultural use, but does not include such use related to institutional use, public use or short stay rental use;
- (ee) "Retirement Home or Lodge" a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- (ff) "Semi-Detached Dwelling" means the whole of a BUILDING divided vertically into two single DWELLING UNITS by a solid common wall extending throughout the entire STRUCTURE, from the base of the foundation to the highest point of the roof line with each unit having an independent entrance directly from the outside;
- (gg) "Short Stay Rental Use" means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin and bed/breakfast), and does not include a dwelling room;

(hh) "Single-Detached Dwelling" means a separate residential BUILDING containing only one DWELLING UNIT;

(ii) "Special Care/Special Needs Residence" means a residence:

- i. containing two or more dwelling rooms, which rooms have common entrance from street level;
- ii. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
- iii. that is designed to accommodate persons with specific need, including but not limited to, Long Term Care Homes, independent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes and hospices;

(jj) "Street Townhouse" means a TOWNHOUSE with each DWELLING UNIT on a separate LOT with FRONTAGE on a STREET;

(kk) "Townhouse" means a BUILDING divided vertically into not less than four (4) and not more than eight (8) attached, non-communicating DWELLING UNITS;

(ll) "Triplex" means the whole of a BUILDING, divided into three (3) separate DWELLING UNITS, each of which has an independent entrance whether directly from the outside or through a common vestibule;

(mm) "Two Unit Residential House" means a house containing two (2) dwelling units only, but does not include a Duplex or a Semi-detached dwelling;

2. This By-law shall apply to all lands within the City of Welland.

3. (1) Subject to Subsection (2), Development Charges shall apply and shall be calculated and collected in accordance with the provisions of this By-law on the lands where the development requires:

- (a) the passing of a Zoning By-Law or of an Amendment to a Zoning By-law under Section 34 of the Planning Act;
- (b) the approval of a Minor Variance under Section 45 of the Planning Act;

- (c) a Conveyance of land to which a By-law passed under Section 50(7) of the Planning Act applies;
 - (d) the approval of a Plan of Subdivision under Section 51 of the Planning Act;
 - (e) a Consent under Section 53 of the Planning Act;
 - (f) the approval of a Description under Section 50 of the Condominium Act; or
 - (g) the issuing of a Building Permit under the Building Code Act in relation to a building or structure.
- (2) Subsection (1) hereof shall not apply if the action mentioned in Subsection (1) would only:
- (a) permit the enlargement of an existing dwelling;
 - (b) create one or two additional dwelling units in an existing single-detached dwelling, unless the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit;
 - (c) create one additional dwelling in any other type of existing residential building, unless the gross floor area of the unit to be added exceeds the gross floor area of the dwelling unit already in the building, in the case of semi-detached or row dwellings, or the gross floor area of the smallest dwelling unit already in the building, in the case of apartment and other residential buildings.
4. Development Charges against land to be developed as provided in this By-law shall be based upon the following services provided by the City of Welland, for which separate reserve funds should be maintained:
- (a) Studies;
 - (b) Fire Protection;
 - (c) Roads and Related;
 - (d) Public Works;
 - (e) Transit;
 - (f) Parks and Recreation;
 - (g) Library;
 - (h) Water;
 - (i) Wastewater; and

- (j) Stormwater.
5. a) The amount of Development Charge in respect of a development shall be set out in Schedule "A";
 - b) The Development Charge under this By-law shall be calculated using the rate effective on the CALCULATION DATE with respect to such development and shall be payable on the issuance of the first Building Permit with respect to such development;
 - c) Notwithstanding Sections 5 a) and 5 b), a complete application for building permit submitted on or before July 31, 2019 and issued on or prior to September 6, 2019 and shall be subject to the applicable Development Charge under Development Charges By-law 2014-75, where the applicable Development Charge is lower than the current Development Charge By-law.
 6. a) The wastewater and water component or the applicable portion of the wastewater and water component of the Development Charges imposed herein shall not be charged where wastewater and/or water services are not available. The resulting Development Charges are set out in Schedule "A".
 - b) St Andrew's Terrace Service Area charges imposed herein are applicable on all development occurring within the boundary of Schedule "B" attached hereto. The resulting Development Charges are set out in Schedule "A".
 7. The water, wastewater and road components of the Development Charge cover certain projects and types of works, with Landowners/Developers being financially responsible for the balance of the projects not covered by Development Charges.
 8. (1) If Application is made for a Building Permit in respect of a parcel of land upon which a building existed within ten (10) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development Charges otherwise payable. For purposes of this subsection, "net" means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.
 - (2) If a development includes the conversion of a premise from one use (the "first use") to another use, then the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the first

use, provided that such reduction shall not exceed the Development Charges otherwise payable.

9. Development Charges established under the By-law shall be payable prior to the issuance of any required Building Permit, as noted in s. 3.(g).
10. Notwithstanding Sections (5) and (6) hereof, the City of Welland may, by Agreement enacted pursuant to Section (38) of the Development Charges Act, 1997, permit an Owner to perform work that relates to a service in exchange for credit towards the Development Charge in accordance with the Agreement provided such credit shall not exceed the total Development Charge payable by an owner to the municipality.
11. Council may enter into front-ending agreements in accordance with the provision of the Act and the regulations from time to time in force.
12. Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll, shall be collected in the same manner as taxes and the Treasurer is hereby authorized and directed to do so.
13. (1) Where two or more actions described in Section 3(1) hereof are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the By-law.

(2) Notwithstanding Subsection (1), if two or more of the actions described in Section 3(1) occur at different times and the subsequent action has the effect of increasing the need for municipal services, an additional Development Charge shall be calculated and collected in accordance with this By-law.
14. Where a Development Charge applies pursuant to this By-law, no Building Permit shall be issued until the applicable Development Charge has been paid.
15. Where any refund of a Development Charge collected pursuant to this By-law is made in accordance with a Local Planning Appeal Tribunal order or a resolution of the Council of the Corporation of the City of Welland pursuant to an Order of the Local Planning Appeal Tribunal, the said refund shall be made in accordance with the Development Charges Act, 1997, and shall include interest at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October.
16. The Development Charges prescribed herein shall be adjusted annually, without amendment to this By-law, as of the 1st day of January 2020 in accordance with Statistics Canada Quarterly, "Construction Price Statistics."
17. This By-law shall become effective on the 1st day of August 2019 at 12:01 A.M.

18. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within the Downtown and Health and Wellness Cluster Area as amended from time to time which is shown on Schedule "C" attached hereto.
19. A 100% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt employment uses under Section 22 related to manufacturing, warehousing, offices and associated retail and ancillary facilities occurring within the City of Welland Niagara Gateway Economic Zone and Centre, which is shown on Schedule "D" attached hereto.
20. A 75% reduction to the Development Charges payable under Sections 5 and 6 is applicable to all non-exempt development occurring within any Brownfield Area as designated in a Community improvement Plan adopted by the Council of the Corporation of the City of Welland, within the City boundaries shown on Schedule "E" attached hereto, as amended from time to time, and with an approved Application and Agreement under the Brownfield Grant process.
21. a) Development which is subject to a reduction(s) in Development Charges as permitted in Sections 18 or 20 occurring within the boundaries of Schedules "C" or "E" of this By-law will be provided a further 25% reduction of the Development Charge under Section 5 and 6, calculated before any reduction under Sections 18 or 20, where, in the opinion of the Chief Building Official (or Designate) for the City of Welland, the development includes three or more of the following features:
- i "Intensification of an existing use" meaning redevelopment or building addition so as to add floor area and/or a residential unit or units;
 - ii "Creation of mixed uses" meaning redevelopment, addition or conversion so as to add a new compatible use or uses to a building or property. "Creation of mixed uses" also means new development that proposes a mixed-use building or a mix of uses on the site;
 - iii. "Contribution towards the creation of a walkable neighbourhood character" meaning development, redevelopment, addition or conversion within a neighbourhood context that features one or more of the following: safe and clearly demarcated pedestrian access to and within the development site, building orientation and pedestrian access oriented toward the street, site and building access directly from the street without requiring passage across driveway or parking area, street-oriented building façade that features fenestration and entranceways to create a sense of permeability and movement between the street and the building interior, contribution to the

quality of the public space on the street by the provision of space for public assembly, street furniture, artworks and/or landscaping;

- iv. "Creation of a range of housing opportunities and choices" meaning development, redevelopment, addition or conversion that adds multiple-unit housing types to the housing stock;
- v. "Reduced setbacks from roadways" meaning development, redevelopment or conversion that places the building façade at the front lot line or closer to the street than the mid-point between the street line and the existing building. Where there is an existing building line along the block-face that is set back from the street line, "reduced front setbacks from roadways" means placing the building façade closer to the street line than the mid-point between the street line and the established building line;
- vi. "Energy Conservation Measures and Environmental Management Efforts," meaning development and redevelopment that features one or more of the following:
 - LEED Certification;
 - Thermal or Ground Source Heating, Use of Alternative Energy, LED Lighting Technology;
 - Intensive landscaping which may assist, for example, in stormwater management;
 - Restoration of natural environment, habitats and heritage features;

- b) The Development Charge reduction under Subsection (a) is to be supported by an Agreement between the Owner and the City, entered into prior to Building Permit issuance, to the effect that should the project features under Subsection 21(a) i. to vi. that qualified the development for the 25% Development Charge reduction not be put in place to the satisfaction of the City, within an agreed time period, then the Owner is required to repay the 25% Development Charge discount to the City, with interest payable at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October. Should the Owner not repay the 25% Development Charge, as required in the Agreement and By-law, the City may recover the amount as taxes as specified in Section 12 of this By-law and Section 446 of the Municipal Act. The agreement may be registered in the proper land registry office against the land to which it applies.

22. This By-law shall not apply to:

- a) Land that is owned by and used for the purposes of a Board of Education as defined by Subsection 1(1) of the Education Act;
 - b) Land that is Owned by and used for the purposes of a Municipality as defined by Section 1 of the Development Charges Act, 1997;
 - c) Non-profit residential development;
 - d) Industrial development;
 - e) Seasonal or temporary structures erected for a period not exceeding four (4) months;
 - f) Land that is owned by, and used, for the purpose of the Regional Municipality of Niagara or any University or College;
 - g) Garden Suites;
 - h) Parking structures;
 - i) Place of Worship – that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library;
 - j) Charitable Institution – land owned, used and occupied by a charitable institution, provided that the charitable institution continues to own, use and occupy the lands for the relief of the poor for a period of three (3) years from the date that the Development Charges would otherwise be payable under this By-law or the Act (the “deferral period”). If the charitable institution ceases to own, use or occupy the lands for the relief of the poor within the deferral period, the Development Charges shall become immediately due and payable and Section 12 of this By-law applies; and
 - k) Gas station canopies;
 - l) Detached accessory dwelling units.
23. (1) Monies received from payment of Development Charges shall be maintained in separate reserve funds as follows: Studies, Roads and Related, Fire Protection, Transit, Wastewater, Water, Storm water, Library, Public Works and Parks and Recreation. Funds shall be used only in accordance with Section 35 of the Development Charges Act, 1997.

- (2) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.
 - (3) Borrowing for the reserve fund, or from one designated municipal service fund to another, for municipal financial purposes will be permitted as authorized from time to time by resolution or By-law of Council provided interest is paid in accordance with the Act and the regulations thereto and in particular Section 3.
24. A full refund of Development Charges shall be provided to the payee without interest where a project is abandoned, building permit revoked, and no construction has occurred.
25. This By-law shall be known as the "Development Charges By-law 2019" for the City of Welland.
26. This By-law shall remain in effect until the 31st day of July, 2024 at 12:00 midnight, unless otherwise repealed.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS
9th DAY OF JULY, 2019.

_____ MAYOR

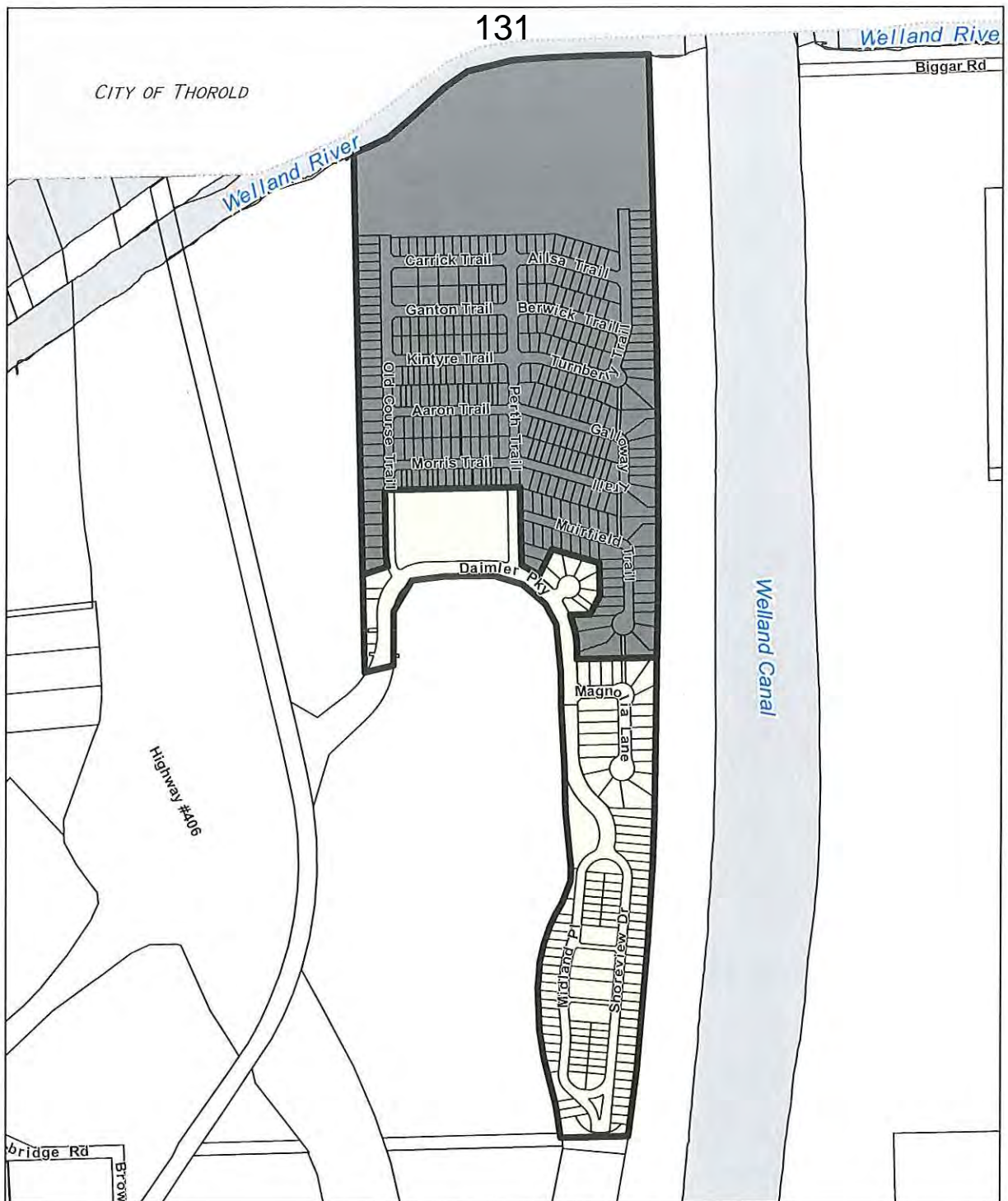
_____ CLERK

SCHEDULE "A"
TO BY-LAW 2019- OF THE CITY OF WELLAND

CITY OF WELLAND DEVELOPMENT CHARGES

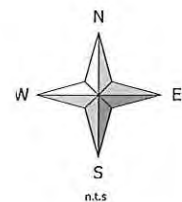
	(By Type of Residential Use - Per Dwelling Unit)				Per Dwelling Room	
	Residential Charge By Dwelling Type				Per Dwelling Room	Non-Residential Charge (per square foot of GFA)
	Single Detached / Semi-Detached / Duplex	Row & Other Multiples	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Retirement Home/Special Need/Lodging Home	
City Wastewater and Water Service Available						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 7,722.53	\$ 6,958.34	\$ 3,722.05	\$ 6,567.06	\$ 3,282.08	\$ 3.06
No Water or Wastewater Service Available						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water						
Wastewater						
	\$ 6,428.39	\$ 5,792.26	\$ 3,098.31	\$ 5,466.54	\$ 2,732.06	\$ 2.46
Water Service Available, No Wastewater						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 716.33	\$ 645.45	\$ 345.25	\$ 609.15	\$ 304.44	\$ 0.33
Wastewater						
	\$ 7,144.72	\$ 6,437.70	\$ 3,443.56	\$ 6,075.70	\$ 3,036.51	\$ 2.79
Wastewater Service Available, No Water						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water						
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 7,006.20	\$ 6,312.89	\$ 3,376.80	\$ 5,957.90	\$ 2,977.64	\$ 2.73
St Andrew's Terrace Water Service Area						
General Government	\$ 53.24	\$ 47.97	\$ 25.66	\$ 45.27	\$ 22.63	\$ 0.02
Parks and Recreation	\$ 1,037.57	\$ 934.90	\$ 500.08	\$ 882.33	\$ 440.97	\$ 0.06
Library	\$ 139.11	\$ 125.35	\$ 67.05	\$ 118.30	\$ 59.12	\$ 0.01
Transit	\$ 31.13	\$ 28.05	\$ 15.00	\$ 26.47	\$ 13.23	\$ 0.01
Fire	\$ 652.19	\$ 587.65	\$ 314.34	\$ 554.61	\$ 277.18	\$ 0.30
Public Works	\$ 262.78	\$ 236.78	\$ 126.65	\$ 223.46	\$ 111.68	\$ 0.12
Roads and Related	\$ 3,954.43	\$ 3,563.12	\$ 1,905.93	\$ 3,362.76	\$ 1,680.63	\$ 1.80
Stormwater	\$ 297.92	\$ 268.44	\$ 143.59	\$ 253.35	\$ 126.62	\$ 0.14
Water	\$ 1,648.69	\$ 1,485.54	\$ 794.62	\$ 1,402.00	\$ 700.69	\$ 1.08
Wastewater	\$ 577.81	\$ 520.63	\$ 278.49	\$ 491.36	\$ 245.57	\$ 0.27
	\$ 8,654.89	\$ 7,798.43	\$ 4,171.43	\$ 7,359.91	\$ 3,678.33	\$ 3.81

DEVELOPMENT CHARGES SHALL BE ADJUSTED ANNUALLY, WITHOUT AMENDMENT TO BY-LAW, AS OF THE 1 ST DAY OF JANUARY 2020 IN ACCORDANCE WITH STATISTICS CANADA, QUARTERLY, "CONSTRUCTION PRICE STATISTICS"



THIS IS SCHEDULE "B" TO BY-LAW 2019-_____
PASSED THE _____ DAY OF _____, 2019

SKETCH SHOWING
ST ANDREW'S TERRACE AREA
DEVELOPMENT CHARGES

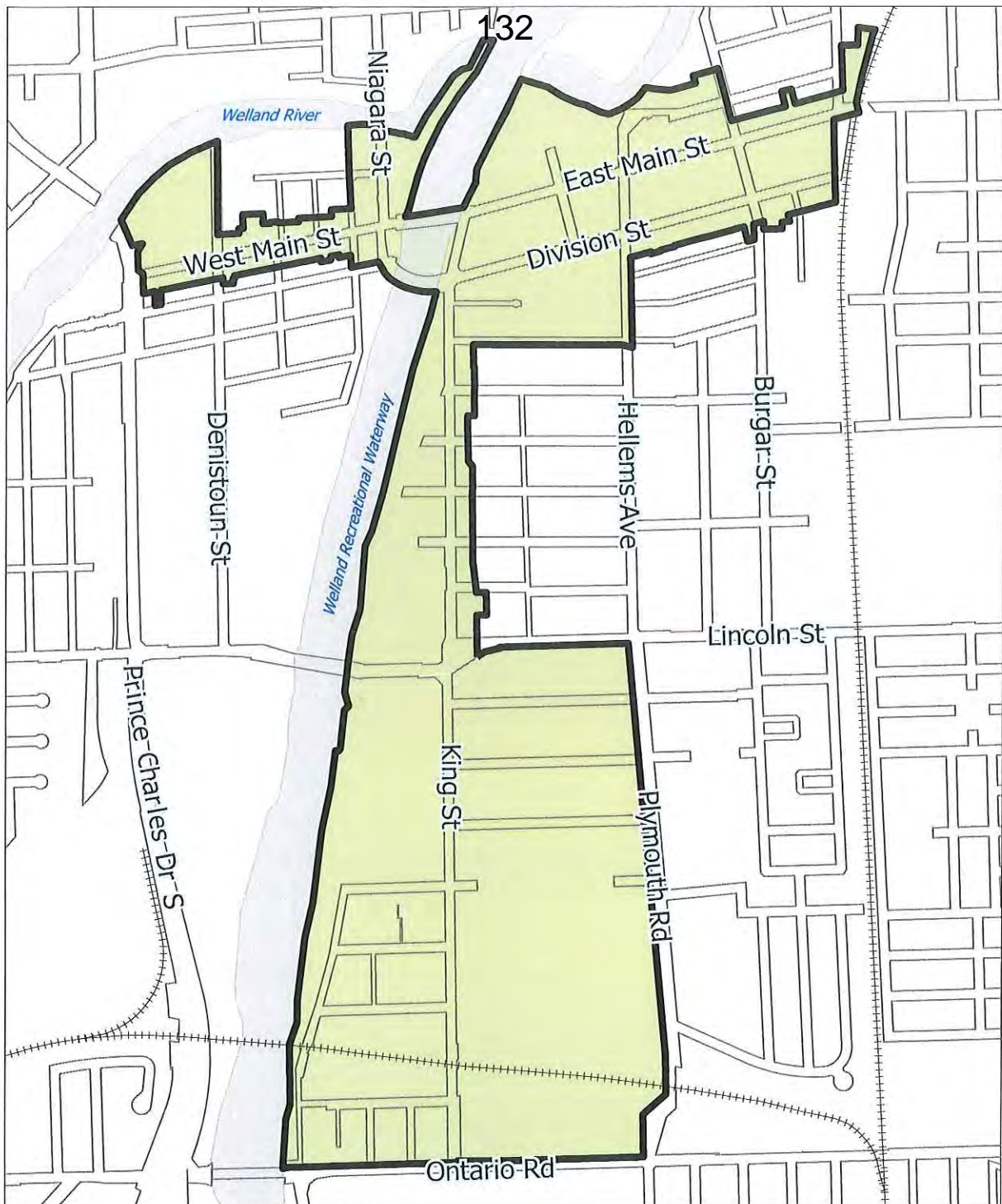


MAYOR _____

CLERK _____

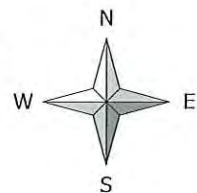


Infrastructure and
Development Services
Planning Division



THIS IS SCHEDULE "C" TO BY-LAW 2019-_____
 PASSED THE _____ DAY OF _____, 2019

SKETCH SHOWING
 DOWNTOWN AND HEALTH AND WELLNESS
 CLUSTER AREA DC EXEMPTION AREA



MAYOR _____

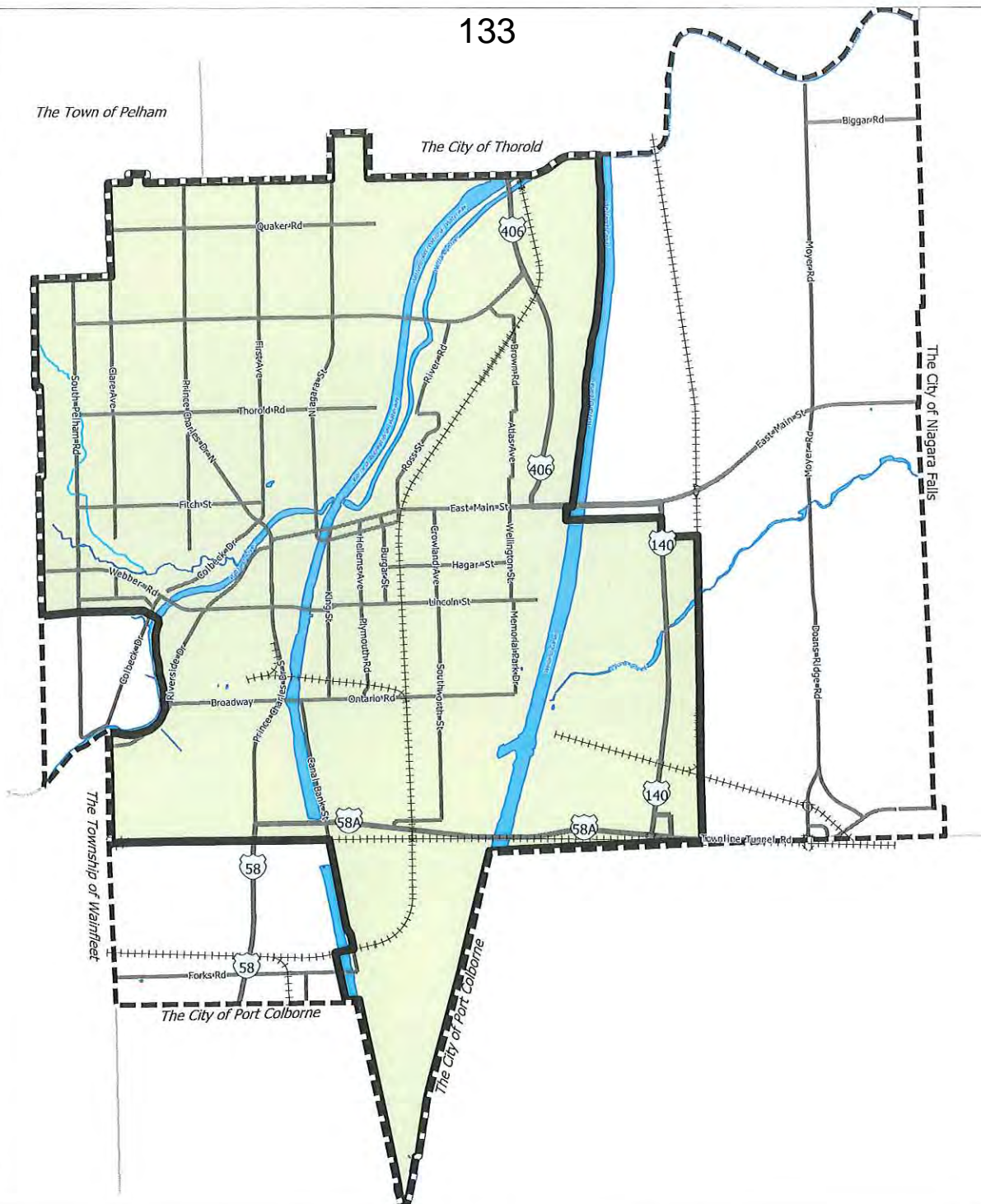
CLERK _____



Infrastructure and
 Development Services
 Planning Division

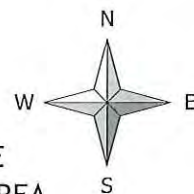
The Town of Pelham

The City of Thorold



THIS IS SCHEDULE "D" TO BY-LAW 2019 _____
 PASSED THE _____ DAY OF _____, 2019

SKETCH SHOWING
 CITY OF WELLAND NIAGARA GATEWAY ECONOMIC ZONE
 AND CENTRE COMMUNITY IMPROVEMENT DC EXEMPTION AREA

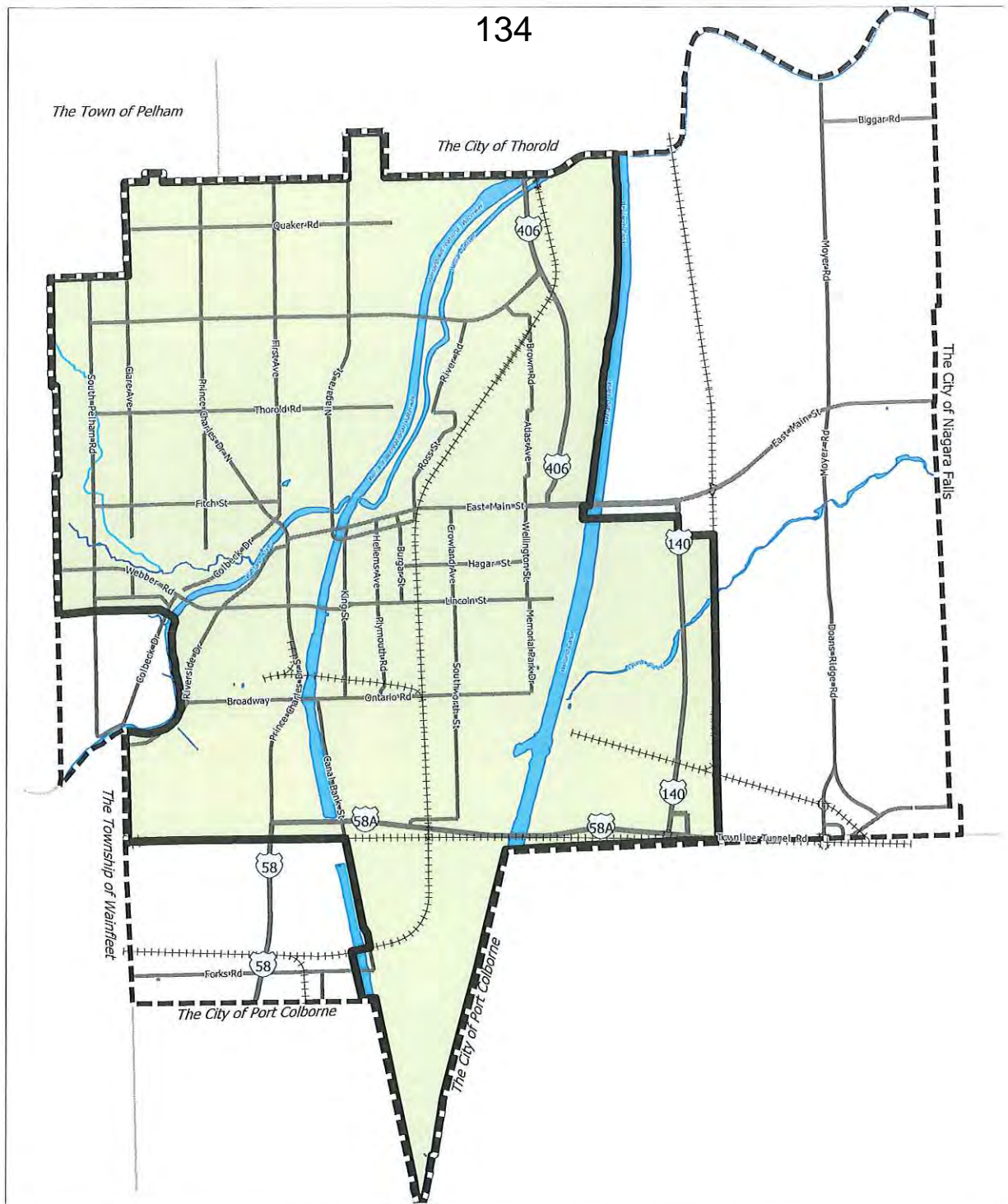


MAYOR _____

CLERK _____

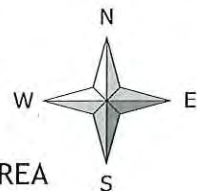


Infrastructure and
 Development Services
 Planning Division



THIS IS SCHEDULE "E" TO BY-LAW 2019 _____
 PASSED THE _____ DAY OF _____, 2019

SKETCH SHOWING
 BROWNFIELD COMMUNITY IMPROVEMENT DC EXEMPTION AREA

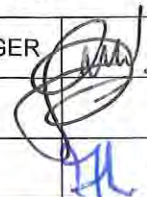


MAYOR _____

CLERK _____



Infrastructure and
 Development Services
 Planning Division

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

COUNCILINFRASTRUCTURE AND DEVELOPMENT SERVICES

19-65

REPORT P&B-2019-34

July 9, 2019

SUBJECT: APPLICATION FOR OFFICIAL PLAN AMENDMENT (FILE NO. OPA 20), ZONING BY-LAW AMENDMENT (FILE NO. 2019-01) AND DRAFT PLAN OF SUBDIVISION (FILE NO. 26T-14-19001) – T. JOHNS CONSULTING (GORGE HOLDINGS, OWNER) – FOR LANDS ON THE WEST SIDE OF NIAGARA STREET, SOUTH OF QUAKER ROAD, NORTH OF TRELAWN PARK AND AT THE END OF WELLANDVALE DRIVE, MUNICIPALLY KNOWN AS 897 NIAGARA STREET

AUTHOR: RACHELLE LAROCQUE, BES, M.Sc., MCIP, RPP
PLANNING SUPERVISOR

APPROVING G.M.: GRANT MUNDAY, B.A.A., MCIP, RPP
MANAGER OF DEVELOPMENT APPROVALS

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 20 to designate a portion of the lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the dead end of Wellandvale Drive, more specifically described as Part of Lot 231, Geographic Township of Thorold, now in the City of Welland, municipally known as 897 Niagara Street from Regional Shopping Node to Low Density Residential and Environmental Protection Area; and further,

THAT Welland City Council Approves Zoning By-law Amendment to Zoning By-law 2017-117 for a portion of the lands on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the dead end of Wellandvale Drive, more specifically described as Part of Lot 231, Geographic Township of Thorold, now in the City of Welland, municipally known as 897 Niagara Street from Regional Shopping (RS) to Site Specific Low Density Residential 1 and Neighbourhood Open Space (O1); and further,

THAT no further notice under the Planning Act are required as the proposed changes to the proposed Zoning By-law Amendment are minor, as per Section 34(17) of the Planning Act; and further,

THAT Welland City Council Approves the Draft Plan of Subdivision for 25 residential units, subject to the following conditions:

1. That the Owner enter into a Subdivision Agreement with the City of Welland.

2. That no grading or onsite works commence prior to the registration of a subdivision agreement on the property.
3. That all necessary easements required for utility purposes be granted to the appropriate Authority free of all encumbrances.
4. That the development comply with the City of Welland's Municipal Standards.
5. That Block 29 be dedicated to the City, free and clear of all encumbrances.
6. That the applicant submit a Geotechnical Investigation to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
7. Parkland Dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development.
8. That all costs associated with the installation of the subdivision will be at the expense of the owner.
9. An emergency access/pedestrian walkway shall be provided from Niagara Street to the new roadway, 'Street A' and shall be given to the City once constructed. The emergency access/pedestrian walkway shall be constructed with a 1.5 metre concrete sidewalk and a decorative asphalt platform.
10. That the roadway shall be a modified standard road being an 18 metre road width, as per City requirements.
11. That the developer pay \$300.00 per lot for future tree planting.
12. That the developer install, at their expense, a solid board on board privacy fence along the northerly line of Street 'A' and extend eastward to the most easterly point of Lot 11.
13. That the developer shall install at their expense a 1.5 metre black chain link fence along the rear of Lots 19 to 25 and the flankage of Lots 18, 19, and 25.
14. That the Owner install at their expense a 1.8 metre solid board by board privacy fence along the rear of Lots 11 to 18.
15. The City of Welland accepts the proposal of offsetting wetland area by the developer by proposed planting on the City property known as Trelawn Park in accordance with the approved drawing and in accordance with the City of Welland Parks Department requirements.
16. The Developer shall not use the local residential streets for construction access. A Regional Entrance Permit is required and a construction entrance shall be

maintained off of Niagara Street and maintained in good order during all construction phases.

17. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility study* by HGC Engineering (dated December 4, 2018).
18. In order to ensure that Block 27 along Street 'A' remains as a pedestrian access only, this block shall be zoned OR a 0.3 metre (1 foot) reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
19. 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).
20. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.
21. 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 subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
22. That prior to the final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
23. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
24. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision 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.
- 25. That the Subdivision 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.
- 26. That Block 29 be zoned and designated Environmental Protection Area (EPA).
- 27. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
- 28. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate by-law is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
- 29. That the Erosion and Sediment Control (ESC) Plan be provided for Regional Staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
- 30. That the Grading Plan be provided for Regional staff approval.
- 31. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Savings Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-law.
- 32. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
- 33. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

34. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
- a. A detailed grading plan for the development area and the area to be restored;
 - b. Stormwater management details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
35. That Block 29 (Open Space) be zoned Environmental Protection of other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.
36. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
37. That the Developer provide a 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
38. That conditions 34 to 37 above be incorporated into the Subdivision Agreement between the developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.
39. That the Developer includes in 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 Mailbox.
 - b. That the developer/owners be responsible for officially notifying the purchasers of the exact Centralized Mailbox locations prior to the closing of any home sales.
40. The Owner further agrees to:

- a. Work with Canada Post to determine and provide temporary suitable Centralized Mailbox 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 Mailboxes.
 - 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.
41. 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:
- Canada Post Conditions: 39, 40
- Region of Niagara Conditions: 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Niagara Peninsula Conservation Authority: 34, 35, 36, 37, 38
42. 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 further,

THAT Welland City Council authorizes the Mayor and Clerk to sign the Draft Approval and Final Approval Plans once all conditions have been satisfied.

ORIGIN AND BACKGROUND:

Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision were submitted on January 25, 2019 and were deemed complete on January 29, 2019. The applications only apply for the western half of the property. The eastern portion of the property fronting onto Niagara Street will be maintained in a commercial designation and zone for future commercial development.

COMMENTS AND ANALYSIS:

The Proposal

The City received complete applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision on January 25, 2019. The request for Draft Plan of Subdivision was made for 27 residential lots fronting onto a new ring road. Based on comments from the Niagara Peninsula Conservation Authority and the Region of Niagara, the plan was amended to reduce the number of units to 25. A block of environmental land will be provided to the City as a result of the application, and a remnant commercial piece fronting onto Niagara Street will also be created through the approval of this Plan of Subdivision.

The application for Official Plan Amendment has been made to amend the designation on a portion of the property from Regional Shopping Node to Low Density Residential and Parks, Open Space and Recreation. However, due to the presence of environmental features on the open space block, it will be redesignated to Environmental Protection Area rather than to Parks, Open Space and Recreation. The amendment is required to permit the residential development of a portion of the property.

The application for Zoning By-law Amendment has been made to rezone a portion of the property to Site Specific Residential Low Density 1 (RL1) and Neighbourhood Open Space (O1). The Site Specific amendment to the RL1 Zone has been made to reduce the minimum lot area to 330 square metres. In the further review of the application, it was identified that the daylighting triangle would be considered the frontage for corner lots as it is the shortest lot line abutting a street. An additional amendment will be required to recognize that the daylighting triangle will not be considered the lot frontage. All other provisions of the RL1 Zone can be met. The Environmental Protection overlay will be put on the lands that will be rezoned to Neighbourhood Open Space based on the information in the Environmental Impact Study that was completed for the property.

The Site

The subject lands are located on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park, and at the end of Wellandvale Drive. The proposed residential development will have a road connection to Wellandvale Drive and a pedestrian connection to Niagara Street. There will be no road connection to Niagara Street from the proposed residential development.

Surrounding Land Uses

The lands to the north are used for commercial purposes as part of a car dealership. The lands to the east are all developed with commercial uses, being a mix of car dealerships, retail establishments and restaurants. To the south, is a commercial plaza and grocery store, as well as a municipal park. To the west is a low density residential neighbourhood with single detached dwellings.

Development and Agency Comments Received

- | | |
|--|---|
| City of Welland
Infrastructure and
Development Services-
Building Division
(June 28, 2019) | - Based on the information submitted, no objections at this time. |
| | - Based on the Functional Servicing Report, municipal services, including a sanitary sewer and water main are |

available for the subject property. Storm sewer laterals are recommended in lieu of sump pumps

- Water supply requirements for firefighting should be determined at an early stage in the project.
- A Subsurface Geotechnical Investigation is required to be submitted prior to building permit application submission. The report is to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
- Parkland dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development. The values shall be referenced in the Special Conditions and Building Restrictions of the Subdivision Agreement.
- Approval must be obtained from the NPCA for the proposed development within their screening area.
- No objections.

City of Welland
Infrastructure and
Development Services
– Traffic, Parking & By-
laws Division
(June 21, 2019)

City of Welland
Infrastructure and
Development Services
– Engineering Division
(June 21, 2019)

- Engineering has the following comments:
- All costs associated with the installation of the subdivision at this location will be at the expense of the owner.
- All construction shall be in accordance with the City of Welland Municipal Standards and the Region of Niagara standards, as well as all other relevant legislation pertaining to the development.
- All construction shall be in accordance with the City of Welland policies for land development and Noise By-law.

- An Emergency Access/Pedestrian Walkway shall be provided from Niagara Street to the new roadway. This shall be linked by a 1.5 metre concrete sidewalk and asphalt platform and fenced on both sides from Lot 11 to Niagara Street.
- A 1.5 metre chain link fence shall be installed along the rear of Lots 19 to 25 and the flankage of Lots 18 and 19 facing the storm drainage area.
- The roadway shall be a modified standard road being an 18 metre road width as per the attached drawing.
- That the owner pay \$300 per lot for the future planting of trees.
- That the Owner construct at their expense a solid board on board privacy fence along the northerly line of Street 'A' to the most easterly extent of Lot 11.
- The City of Welland accepts the proposal of offsetting wetland area by the developer by proposed planting on the City property known as Trelawn Park in accordance with the approved drawing and in accordance with the City of Welland Parks Department requirements.
- The developer shall be responsible for the replacement of any damage done to the Niagara Street roadway in accordance with the Regional Municipality of Niagara's requirements and be restored to as good or better condition.
- The Developer shall not use local residential streets for construction access. A Regional entrance permit is required and a construction entrance shall be maintained off of Niagara Street and maintained in good order during all construction phases.
- A secondary access route is recommended from Niagara Street. This could be in the form of an emergency access route, possibly with collapsible bollards.
- In order to turn into this narrow emergency access route, some form of curb design is required in order to provide an adequate turn radius for our apparatus into the emergency access.

City of Welland Fire &
Emergency Services
(March 7, 2019)

Niagara Region
Development Services
– Planning Division
(April 3, 2019)

- Provide adequate road width for "Street A" (6 metres minimum).
- Provide adequate centre line turn radii for "Street A" (14 metres preferred).
- Indicate hydrant locations on the plan.
- Regional Staff is generally supportive of the proposed development in principle, and provides the following preliminary comments to execute Regional Council's Strategic Priority to Do Business Differently.
- The subject lands are located within the Welland Urban Area, as designated in the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2014 Provincial Policy Statement (PPS).
- The ROP, 2014 PPS and 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development.
- The subject lands are located within the Provincially designated Built-up Area of the City of Welland. Accordingly, the proposed residential growth will count towards the City's annual residential intensification target of 40% and therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions.
- Regional staff notes that although the proposed development will provide for infill development, and is considered as residential intensification, the form of housing should look to provide a mix of housing types/forms (not just singles. This will benefit the City and the proposed development in achieving a more complete community.
- Regional Urban Design staff have reviewed the Draft Plan of Subdivision and request clarification regarding how the treatment of the sidewalk connection between Street 'A' and Niagara Street will address Crime Prevention Through Environmental Design (CPTED)

concerns. For example, if it were fenced on more than one side, it would create an entrapment area.

- Staff also suggest that the applicant provide the following:
 - Conceptual building footprints to demonstrate front yard setbacks, driveway locations and garage setbacks,
 - Variation in design of single-family dwellings plus treatment of attached garages,
 - Identify location of proposed sidewalks, trails and connections to parks and open space,
 - Identify treatment of residential lots in particular the rear elevations of Lots #13-20 which will face the Regional Road until the commercial lands are developed, and,
 - Identify the location and design of fencing, in particular the fencing visible from the Regional Road.
- Given the subject lands are located within close proximity to Niagara Street (Regional Road 50), the development has potential to be impacted by the noise generated by vehicular traffic. As such, a Noise Feasibility Study was submitted in support of these applications. The report identified that sound level predictions indicate that the future road traffic sound levels will exceed Ministry of Environment guidelines at the dwelling units closest to Niagara Street.
- The provision for the future installation of central air conditioning at the occupant's discretion will be required for the dwelling units closest to Niagara Street. Warning Clauses are also recommended to inform future residents of the road traffic noise impacts and to address the proximity of existing and future commercial uses which impact the subject property.
- The report also indicated that sound emissions are expected to meet the applicable noise guideline limits of the proposed dwelling units closest to the existing car dealership to the north and the trucking activities

associated with the restaurant at the existing commercial building to the south east of the subject site.

- The results indicate that the development is feasible at this site with some site considerations such as the placement of the drive-thru speaker board away from the proposed residences when the commercial plaza (fronting onto Niagara Street) is developed in the future.
- The Region will require that the pedestrian walkway be zoned to recognize that it is not a roadway, or that a one foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
- Prior to any construction or entrance construction taking place within the Regional Road Allowance, a Regional Construction and Entrance Permit must be obtained.
- Regional staff have reviewed the proposed development and note that there is an existing 400mm diameter Regional Watermain along this section of Niagara Street. There shall be no connection to the Regional Watermain. All services for the proposed development should be from the local 150mm diameter watermain.
- Regional curbside waste collection is available.
- Regional staff has reviewed the 'Functional Servicing Report'. Based on our review, the Region offers the following comments:
 - 1) The Region will require stormwater runoff to be treated to a Normal standard prior to discharge from the site.
 - a) The Region has no objection to the installation of an appropriately sized oil/grit separator in order to achieve this criteria.
 - i. The Region will require that calculations be provided for the oil/grit separator.
 - 2) The Region will require that detailed grading, storm servicing, and construction sediment control drawings be circulated to this office for review and approval.

- An Environmental Impact Study (EIS) was requested to evaluate all potential environmental features on the site and to determine whether such features met the criteria for identification as a Core Natural Heritage System (CNHS), and whether the policies would apply.
- The EIS identified that woodlands approximately 1.6 hectares in size were identified on the subject property, as well as several small wetland pockets ranging in size from 0.01 to 0.38 hectares.
- Regional staff agree that future development on the eastern portion of the property can be accommodated without significant impacts, subject to the mitigation measures outlined in the EIS. However, it is recommended that an EIS Addendum be requested to address the proposed removal of the wetlands and woodlands on the western portion of the property where residential development is proposed.
- Field investigations conducted by the consultant discovered small wetland pockets on the subject property located on the proposed Lots 1 to 8 and Lots 23 and 24. The EIS concluded that the wetlands are not connected to other waterbodies or wetlands; have not been mapped by the NPCA or the Ministry of Natural Resources and Forestry (MNRF); and do not contain any Species at Risk (SAR). It further states that discussions with NPCA confirm that the wetlands can be removed and compensated for on the southern portion of the property.
- Regional Environmental Planning staff require confirmation from the MNRF that the wetland pockets should not be complexed in with the Niagara Street-Cataract Road Woodlot Provincially Significant Wetland (PSW) Complex located approximately 710 metres away.
- The cultural woodlands on site were evaluated by NRSI using the criteria identified by ROP policies. The results of the assessment concluded that the woodlands meet one of the criteria. The EIS further concludes that because the wetland units have been proposed for removal and because the woodlands are impacted by invasive species, the woodland community is not considered significant.

- However, if the wetlands on the subject property do not meet PSW criteria, they are still considered an “other evaluated wetland” and consequently are identified as ECA features. In addition, the significance of a feature is determined based on existing conditions prior to any proposed alterations. Therefore, it is staff’s opinion that the woodlands identified on the subject property should be considered Significant Woodlands as they overlap with other evaluated wetlands.
- Development and site alteration may be permitted in ECAs if it has been demonstrated that, over the long term, there will be no significant negative impact on the CNHS. As such, it is recommended that the EIS be updated to include a more fulsome analysis associated with the impacts to Wetlands and Woodlands. The EIS addendum should also include an updated impact analysis that incorporates the information contained in the Functional Servicing Report and any other applicable engineering plans.
- The EIS proposes enhancement measures (restoration) be carried out throughout the wetland and natural area proposed to be retained on the southern portion of the property, as well as natural areas located on the adjacent property. It is recommended that the EIS be updated to include a ‘Restoration and Enhancement’ section which provides a conceptual plan that details locations and general restoration measures. Permission from the adjacent landowner should also be include in the EIS addendum in the form of written correspondence.
- At this time, Regional Environmental Planning staff cannot recommend conditions of approval until additional information is provided to confirm the proposal will not have negative impacts on the CNHS.
- Regional staff provided preliminary Regional and Provincial comments in our letter dated April 3, 2019. Since that time, the Region has received an addendum to the Environmental Impact Study (EIS) as required in our previous comments. As a result, the Draft Plan of Subdivision was revised to propose 25 single-detached dwellings as opposed to the original 27 single-detached

Region of Niagara –
Planning and
Development Services
Division
(June 29, 2019)

dwellings. Regional staff is supportive of the revisions and offer the following detailed comments.

- Based on our review, Regional Environmental Planning staff are satisfied that the EIS Addendum adequately addresses Provincial and Regional policies. The EIS Addendum demonstrates that the proposed development can be accommodated without negative impact to the Region's Core Natural Heritage System, provide specific mitigation measures are implemented.
- As the proposed applications are considered to align with the intent and direction, Regional Planning and Development Services staff would offer no objections to the Draft Plan of Subdivision, or the concurrent Official Plan and Zoning By-law Amendments provided the Zoning By-law and Official Plan Amendments incorporate the required changes to Blocks 28 and 29 as outlined in the Draft Plan of Subdivision Conditions requested below:
 1. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility study* by HGC Engineering (dated December 4, 2018).
 2. In order to ensure that Block 27 along Street 'A' remains as a pedestrian access only, this block shall be zoned OR a 0.3 metre (1 foot) reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
 3. 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).
 4. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.

5. 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 subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
6. That prior to the final approval for registration of this plan of subdivision, the owner shall submit the design drawings (with calculations) for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
7. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
8. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision 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.
9. That the Subdivision 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.
 10. That Block 29 be zoned and designated Environmental Protection Area (EPA).
 11. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
 12. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate by-law is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.

13. That the Erosion and Sediment Control (ESC) Plan be provided for Regional Staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
14. That the Grading Plan be provided for Regional staff approval.
15. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Savings Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-law.
16. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
17. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

Niagara Peninsula
Conservation Authority
(April 11, 2019)

- The NPCA has reviewed the applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, as well as an Environmental Impact Study (EIS) and Functional Servicing Report (FSR).
- The NPCA regulates water courses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands. The subject land contains a watercourse and several unevaluated wetland pockets.
- The primary features of concern under NPCA policies are portions of the Towpath Drain watercourse and wetlands associated with the channel which were identified as part of the field evaluations completed for the EIS. The channel and associated wetlands are primarily located on the southern portion of the subject land (within Block 31) with identified isolated pockets along the northwest portion of the site.
- The EIS has provided for wetland compensation for loss of the small northern wetland pockets (approx. 0.31 hectares) through a variety of plantings and enhancements of the southern wetland area.

- NPCA policies allow for compensation of non-provincially significant wetlands (PSWs). As these wetlands have not been evaluated, NPCA staff require the applicant to confirm with the Ministry of Natural Resources and Forestry (MNRF) that these wetland pockets are not part of a PSW complex. MNRF confirmation is required before NPCA staff can support the applications.
- While it is understood that a planting plan cannot be prepared at this stage of the development as they will need to assess existing vegetation present and soil to ensure success of enhancement efforts, NPCA will require a comprehensive list of the compensation measures to be completed and a list of the vegetation (number and size) as part of an NPCA Work Permit to complete these works within the buffer of the watercourse and wetland. A monitoring program should also be included as part of NPCA Work Permit.
- The proposed lot fabric indicates that Lots 21, 25, 26, and 27 encroach into the 15 metre wetland buffer. NPCA policies require a minimum 15 metre buffer for new lot creation (Policy 8.2.3.4). As such, the draft plan will need to be revised.
- The FSR has indicated that the post-development runoff to the wetland will be captured in a rear yard swale and directed toward the road. The EIS indicated that the site servicing was not complete when the EIS was completed so there were no impacts associated with stormwater alteration addressed in the EIS.
- An EIS addendum will be needed to address the potential surface water abstraction from the wetland based on the proposed plan. Currently, based on the existing grades, there is some portion of surface water from the proposed development area contributing to the wetland system.
- The proposed plan and servicing will require changes in grade within and adjacent to the wetland buffer. Alternatively, the functional servicing plan could be revised to remove rear yard swale along Lots 21 to 27 so that surface waters can sheet flow and continue to support the wetland system. It should be noted, however, that NPCA can only permit the water to leave the site to the wetland if the wetland block is publically

owned. It is our understanding that Block 31 will be dedicated to the City.

Niagara Peninsula
Conservation Authority
(July 3, 2019)

- Further to our comments of April 11, 2019, the NPCA has received an Environmental Impact Study (EIS) Addendum. We have reviewed the updated information and offer the following comments, to be read in conjunction with the comments provided on April 11, 2019.
- The previous submission identified unevaluated wetland pockets that were proposed to be removed and offset in Block 29 (Open Space). NPCA required the applicant to confirm with the Ministry of Natural Resources and Forestry (MNRF) that these wetland pockets are not part of a provincially significant wetland complex.
- The MNRF has confirmed that the wetland pockets will not be complexed as part of a PSW. Based on this, NPCA staff can entertain offsetting the wetland pockets as proposed. To ensure the long-term protection of the new wetland, NPCA staff require that Block 29 (Open Space) be rezoned to Environmental Protection or equivalent zone category.
- The previous draft plan had several lots encroaching into the 15 metre wetland buffer. The draft plan has been revised to maintain the 15 metre buffer from the wetland in Block 29.
- Alteration of the watercourse and removal of the wetland pockets requires an NPCA Work Permit. A detailed restoration plan has been included in the EIS addendum to delineate the area proposed for restoration/enhancement including an invasive species management plan. The vernal pool area proposed (0.10 ha) is smaller in coverage than the area to be removed (0.31 ha) but the additional plantings and management should be enough to create an ecologically functional zone.
- With regard to the proposed monitoring program, the EIS addendum focuses on vegetation success and invasive species management. Typically, NPCA monitoring of newly established wetland involves a 10-year monitoring program that addresses both flora and fauna monitoring to ensure that the integrity of the created wetland has

been maintained and the wetland system is functioning as designed with an overall goal of improving the wetland form and function through this area.

- Based on the above, the NPCA staff are satisfied that our previous concerns have been addressed and that details regarding NPCA Work Permit requirements can be addressed as a Condition of Draft Plan Approval.
- NPCA staff request the following conditions be incorporated into the Conditions of Draft Plan Approval:
 1. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
 - a. A detailed grading plan for the development area and the area to be restored;
 - b. Stormwater management details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
 2. That Block 29 (Open Space) be zoned Environmental Protection of other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.

3. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
4. That the Developer provide a 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
5. That conditions 1 to 4 above be incorporated into the Subdivision Agreement between the developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Enbridge Gas
(March 18, 2019)

- No objections

Canada Post
Corporation
(June 21, 2019)

- This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.
- The owner shall complete to the satisfaction of the Director of Engineering of the City of Welland and Canada Post:
 - a) Include in all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) That the home/business mail delivery will be from a designated Centralized Mailbox.
 - ii) That the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mailbox locations prior to the closing of any home sales.
 - b) The owner further agrees to:
 - i) Work with Canada Post to determine and provide temporary suitable Centralized Mailbox locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.

- ii) 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 Mailboxes.
 - iii) 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.
 - iv) 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.
- c) 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.
- Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

A Public Information Meeting was held on March 28, 2019. A Public Information Meeting was held on March 28, 2019. Approximately 25 members of the public attended the meeting, including the applicant and their agent. The following comments and concerns were raised:

- Is the existing floodway capable of accommodating the additional storm water created by the development;
- Concerns with flooding in the area;
- Concern about the loss of trees on the site, as well as cutting of trees on neighbouring properties;
- Concerns with increased traffic which will lead to safety issues;
- Concern with construction traffic coming down Wellandvale Drive; and,
- Questions regarding the type of housing proposed.

A total of six (6) letters were received from members of the public. The comments raised the same issues as were raised at the Public Information Meeting.

The Statutory Public Meeting under the Planning Act was held on April 16, 2019. No public comments were made at that meeting.

COMMENTS AND ANALYSIS

Provincial Policy

- The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2;
- The property is impacted by natural environment features. The Environmental Impact Study that was undertaken reviewed the species and functions on site. The proposed subdivision will result in the relocation of a number of plant species to lands that will be given to the City for continued conservation. The natural areas within Block 29 will be enhanced through a restoration plan created by the applicant's environmental team.
 - The subject lands are not part of the City's Agricultural lands, and therefore will not result in the loss of agricultural lands.
 - There are no natural resources on this property.
 - The property is currently vacant, so there are no significant architectural, cultural, or historical features on the site. The property exhibited low potential for archaeological resources, so no archaeological investigation was requested.
 - The proposal does not include any information regarding energy and water conservation methods that will be implemented at the time of construction.
 - The property is within the City's Urban Area and can be supplied with municipal infrastructure. There are no

capacity issues that will be created as a result of this development.

- The property will be serviced by regional waste collection.
- The property is within the urban boundary and will not require an expansion to the urban area. Servicing is available from Wellandvale Drive and from Niagara Street. The existing infrastructure can accommodate the proposed development.
- The development is not designed to accessibility standards, but it will be the responsibility of the individual property owners to incorporate any accessibility measures into the house designs.
- Comments from the applicable school boards have not been received, however, there is capacity in the existing schools to accommodate any future students. The property is directly north of a City owned park, and is within walking distance to pharmacies, medical offices and a walk-in clinic.
- The proposed development does not include any affordable housing units, however, each dwelling could contain an accessory dwelling unit, which would provide additional affordable housing units in the City.
- As the development is entirely residential, there are no employment opportunities that will be created. The City's Zoning By-law does permit home occupations, and therefore, there may be home based businesses that will be established in the neighbourhood.
- The development of these lands will lead to an increase in tax revenues to

the City, which will contribute to the overall financial benefit of the City. The development will not require the expansion of municipal services beyond where they are currently available.

- All relevant agencies have been circulated the application and their comments have been included, where appropriate.
- A number of comments and concerns were raised by neighbouring property owners. Their concerns have been reviewed further in this report.
- The property is within the City's serviced urban boundary. The development of these lands will utilize undeveloped lands within the City's urban boundary and represent an infilling opportunity.
- The subject lands are within walking distance to transit stops, and the development has been designed to include walking connections to Niagara Street, as well as possible walking linkages to Trelawn Park. The proposal has been designed to promote active transportation.
- The proposal has been designed to integrate into the surrounding neighbourhoods and provide a transition between the existing residential areas and the commercial areas along Niagara Street.

Whether the proposed subdivision is premature or in the public interest;

- The subject lands are accessible by the municipal road network, and can connect to municipal infrastructure. The development of these lands is not premature as it is within the urban boundary, is one of the few remaining undeveloped properties along Niagara

- Street (a major road corridor) and is a more appropriate use of lands. The development of these lands will see a growth in tax revenue for the property. Their redevelopment are in the public interest.
- Whether the plan conforms to the official plan and adjacent plans of subdivision, if any; - The proposed Plan of Subdivision is consistent with the surrounding Plans of Subdivision and will conform with the Official Plan when the Official Plan Amendment is approved.
- The suitability of the land for the purposes for which it is to be subdivided; - The lands are within the Urban Boundary, have access to municipal services, are not impacted by any environmental constraints, and have no contamination issues. As such, the lands can be considered to be suitable for residential development.
- The number, width, location and proposed grades and elevations of the highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and adequacy of them; - The lands are accessible by Wellandvale Drive, which is a municipally owned and maintained street that meets the minimum standards. Pedestrian access will be provided to Niagara Street, but no road connections will be created. The road accesses to the site are appropriate.
- The dimensions and shapes of the proposed lots; - The proposed lots meet the minimum standards in the Zoning By-law. The lots will be regularly shaped, and rectangular.
- The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land; - Block 29, which will be given to the City as part of the registration contains natural environment features and any new construction on the property will be restricted. No new buildings will be permitted in this block, however, passive recreational trails are permitted through this area.
- Conservation of natural resources and flood control; - As previously identified, the natural environment features will be placed in

- a block which will be provided to the City for stewardship.
- The adequacy of utilities and municipal services; - There is capacity in the existing municipal infrastructure to accommodate this development.
- The adequacy of school sites; - The school sites within the City can accommodate the additional students.
- The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; - Block 29 will be given to the City as they are impacted by natural environment features. The City will also be provided with the pedestrian access between Niagara Street and the newly created subdivision.
- The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and, - Energy conservation measures have not been outlined in the plan that has been submitted.
- The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act. - As the property is being developed through a Plan of Subdivision, and the plan is for single detached dwellings, Site Plan Control will not apply to this development.

The Provincial Policy Statement (PPS) provides policy direction for all land use within the Province. All land use decisions in the Province must be consistent with the policies in this document. The PPS encourages development to occur in an orderly and efficient manner which takes advantage of existing municipal infrastructure. It encourages developments to include a range of housing types to provide options for all residents. It also encourages developments to promote active transportation, as well as ensuring developments have access to recreational and employment opportunities. The proposed development is within an area that has municipal infrastructure (water, sanitary, storm, electrical, etc.) and is within close proximity to commercial, recreational, and institutional uses. The proposal will maintain a large commercial block fronting onto Niagara Street, which is compatible with the surrounding uses. The residential uses will provide a transition between the existing residential uses to the west, and the commercial uses to the east. The natural environment features will be put into a block for the long term conservation by the City. The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the policies of the PPS.

The Places to Grow Growth Plan for the Greater Golden Horseshoe (P2G) identifies that this property is within the delineated Built-Up area of the City of Welland. The purpose of the P2G is to direct growth and development to serviced areas of municipalities. The P2G identifies that a minimum of 50% of all new development should be within a municipality's Built-up area by the year 2041. The subject lands are within the Built-Up area, and will

therefore contribute towards meeting the City's intensification target. The property will take advantage of the existing municipal infrastructure and is considered an infilling opportunity. The development will promote active transportation through the inclusion of pedestrian walkways, as well as the inclusion of sidewalks along one side of the road. The property is within close proximity to employment, institutional and commercial uses which will assist in creating a complete community. As proposed, the application meets the intent of the Places to Grow Plan.

Regional Policy

The property is located within the City's Urban Area according to the Region's Official Plan. The Region's policies promote growth and development within urban areas that can access municipal services. The Region's policies promote the creation of livable and walkable communities that are in close proximity to services and community facilities. The development will connect to existing municipal infrastructure, and is within walking distance to commercial businesses. The development will not impact traffic along Niagara Street as there will be no residential road connections, only a pedestrian connection between Niagara Street and Wellandvale Drive.

Although the property does not have a Natural Environment designation under the Region's Official Plan, an Environmental Impact Study was required as part of a Complete Application as there was the potential for natural environment features on the site. The Region has reviewed the Environmental Impact Study, as well as the Addendum that was prepared on behalf of the applicant. The Region has provided comments that the proposed development, as well as the mitigation measures, replanting and enhancement program meets with the intent of the Region's Environmental policies. The Region further supports that the environmental features will be within a block that will be given to the City will be improved and enhanced for the benefit of the environmental features that are on the property.

City of Welland Official Plan

The property is currently designated as Regional Shopping Node in the City's Official Plan. The eastern half of the property will remain in the Regional Shopping Node designation to allow for the future development of the lands for commercial purposes. The western portion of the property is to be redesignated to Low Density Residential and Environmental Protection Area to allow for residential development, and to allow for the block of land impacted by natural environment features to be given to the City. The proposed development is consistent with the density requirements of the Low Density Residential Zone.

The lands along Niagara Street will be maintained for commercial purposes, with the access coming directly from Niagara Street. No road connections will be created between Niagara Street and Wellandvale Drive, however, a pedestrian linkage will be created. This will create a walkable community and reduce the number of car trips required to access these commercial areas. The commercial parcel is still viable in size for commercial purposes, and the owner will be moving forward shortly for an application for Site Plan Approval to begin the development of the commercial block. The redesignation of a portion of the property to residential will provide additional population to support the commercial businesses.

The redesignation of the western half of the property to residential will allow for the property extension and terminus of Wellandvale Drive, which currently dead-ends without a proper turning bulb. The extension will allow for emergency vehicles and garbage trucks to move through the area easily, as well as separate the commercial traffic from residential traffic. The design of the subdivision will also allow for easy pedestrian and bicycle travel through the area. The proposed development will improve the current road movement at the end of Wellandvale Drive.

Block 29, which is the environmental block that will be given to the City at the time of registration of the Plan, will be put in to a more restrictive designation which will recognize the natural environment features on the property. The redesignation of this block is appropriate as residential or commercial development cannot occur on this area due to natural environment features. In dedicating this block to the City, it will allow for the City to become the stewards of the lands, and will allow for the creation of passive recreational trails which can connect with Trelawn Park.

The proposed amendment is appropriate and complies with the intent of the City's Official Plan.

City of Welland Zoning By-law

The property is currently zoned RS - Regional Shopping Node. The application has been made to rezone the property to Site Specific Residential Low Density 1 (RL1) and Neighbourhood Open Space (O1). The site specific RL1 amendment is to allow for a lot size of 330 square metres, whereas the Zoning By-law requires a minimum lot size of 400 square metres, which would apply to all of the proposed lots. The purpose of the reduction in the minimum lot area is to ensure that a viable commercial block is maintained, as well as protecting the natural environment features to the south. In addition to this, an amendment is also required to recognize that the daylighting triangle is not the front lot line. This will ensure that the lots meet the minimum lot frontage requirements and the houses can meet the front yard setback requirements as well. Although this request was not identified in the application and at the public meeting, the change is minor and no further public meetings are deemed to be necessary. The Environmental Protection overlay will be placed on the Neighbourhood Open Space lands, to recognize the environmental features on site and restrict development.

The portion of the property that fronts onto Niagara Street will remain in a Regional Shopping Node zone for future commercial development. As this portion of the property is not subject to the applications for Official Plan Amendment, Zoning By-law Amendment, or Draft Plan of Subdivision. Any deficiencies with the future design of the commercial block will need to be addressed through a Minor Variance or Zoning By-law Amendment. The property Owner has applied, and received approval for, Minor Variances for the commercial block to allow the commercial block to move forward with construction prior to the development of the residential block.

Staff are of the opinion that the application for Zoning By-law Amendment is appropriate and can be supported.

Further Comments

Based on the preliminary comments from the Niagara Peninsula Conservation Authority (NPCA) and the Region of Niagara regarding the Environmental Impact Statement that

was prepared, an Addendum Report was prepared and submitted. Based on the recommendations in this report, the number of units has been reduced to 25 to ensure that the lot lines remain outside of the required wetland buffer.

As part of the wetland restoration plan, the developer will be expanding the wetland area onto City lands that currently function as a drainage ditch that runs north of Trelawn Park and south of the stormwater overflow area. As part of the restoration plan this area will be planted with native species including Silver Maple, Black Walnut, Trembling Aspen, Bebb's Willow, Heart-leaved Willow, Nannyberry, etc. The replanting program will improve the natural area and improve the health of the local ecosystem. Parks Division Staff have commented on the proposal and did not have any objections to the proposed plantings as it will improve the natural area.

Comments from neighbouring residents identified concerns with the potential for future flooding due to the increase in development in the area. Based on the information in the EIS Addendum and the Functional Servicing Study, the stormwater will flow towards the wetland in addition to flowing into the internal stormwater pipes. It has been identified that there is capacity in the stormwater outlet areas and the additional flows can be accommodated. The flow of the water to the wetlands will also ensure that the wetland continues to have a supply of water to sustain the ecosystem.

Neighbouring residents also raised concerns regarding the loss of the trees that are currently on the property. Based on the Addendum EIS that was completed a replanting program will be created to replace and improve the plantings in the wetland area, as well as along the City's storm drainage ditch. This will maintain treed areas that are on public lands that residents can access and enjoy. It will hopefully also provide bank stabilization along the floodway and slow the movement of water so that it flows more slowly through the area.

The neighbours also identified concerns about traffic, in addition to construction traffic that would be created by this development. A condition of the approval is that all construction traffic must access the site from Niagara Street, rather than through residential neighbourhoods. This will help to minimize any damage to existing City streets by construction vehicles, and will minimize the impact on residents. The proposed number of units did not warrant a Traffic Study to be completed because of the limited number of units being created. As such, City Staff were not of the opinion that traffic issues would be created with the development of this subdivision. In order to ensure that Emergency Services can always access the site, the proposed Pedestrian Walkway will also function as an emergency access in the event that Wellandvale Drive is inaccessible, or any of the connecting streets are inaccessible.

FINANCIAL CONSIDERATION:

All financial implications associated with the development of this Plan of Subdivision will be the responsibility of the developer.

OTHER DEPARTMENT IMPLICATIONS:

Comments from other departments have been included in this report, where appropriate.

SUMMARY AND CONCLUSION:

The proposal applications for: Official Plan Amendment to redesignate a part of the property from Regional Shopping Node to Low Density Residential; Zoning By-law Amendment to rezone a portion of the property from Regional Shopping Node (RS) to Site Specific Residential Low Density 1 (RL1) and Community Open Space (01); and Plan of Subdivision to redevelop the lands as a Residential Subdivision comprised of 25 lots for single detached dwellings with a pedestrian pathway and Open Space Block, represents good planning because these applications:

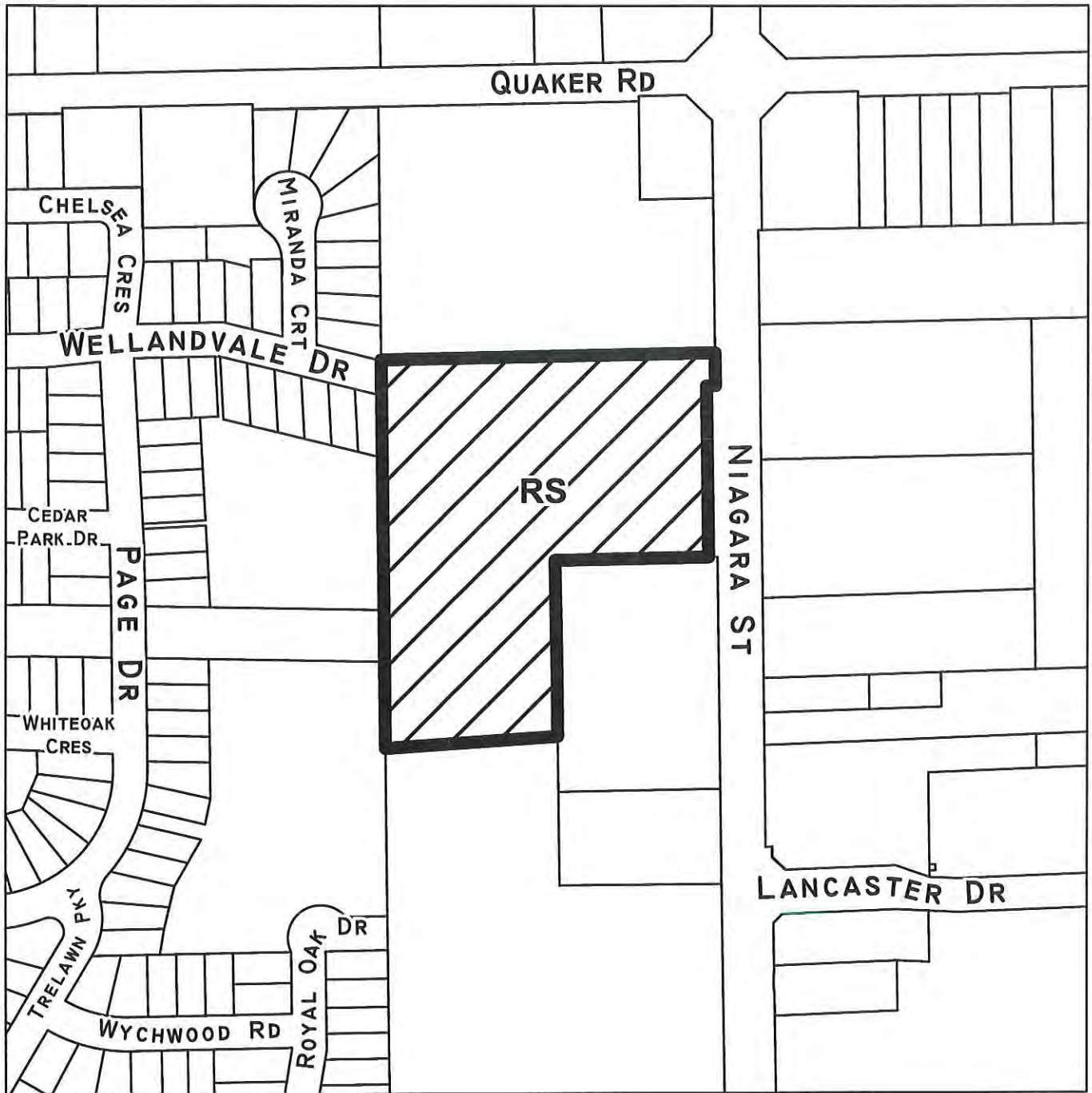
1. Is consistent with Provincial, Regional, and City policies which promote infilling and the efficient use of land within the City's Urban Area;
2. Create a walkable and complete community;
3. Protects environmental lands from development; and,
4. Efficiently uses public services and facilities.

Therefore, Staff recommends that the subject applications be approved to allow for the future residential development of these lands.

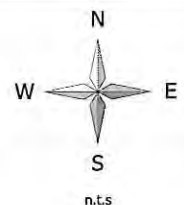
ATTACHMENTS:

Appendix I	Key Map
Appendix II	Draft Plan of Subdivision
Appendix III	Official Plan Amendment
Appendix IV	Relevant Correspondence

2019-01, 26T-14-19001 & OPA 20



KEY MAP



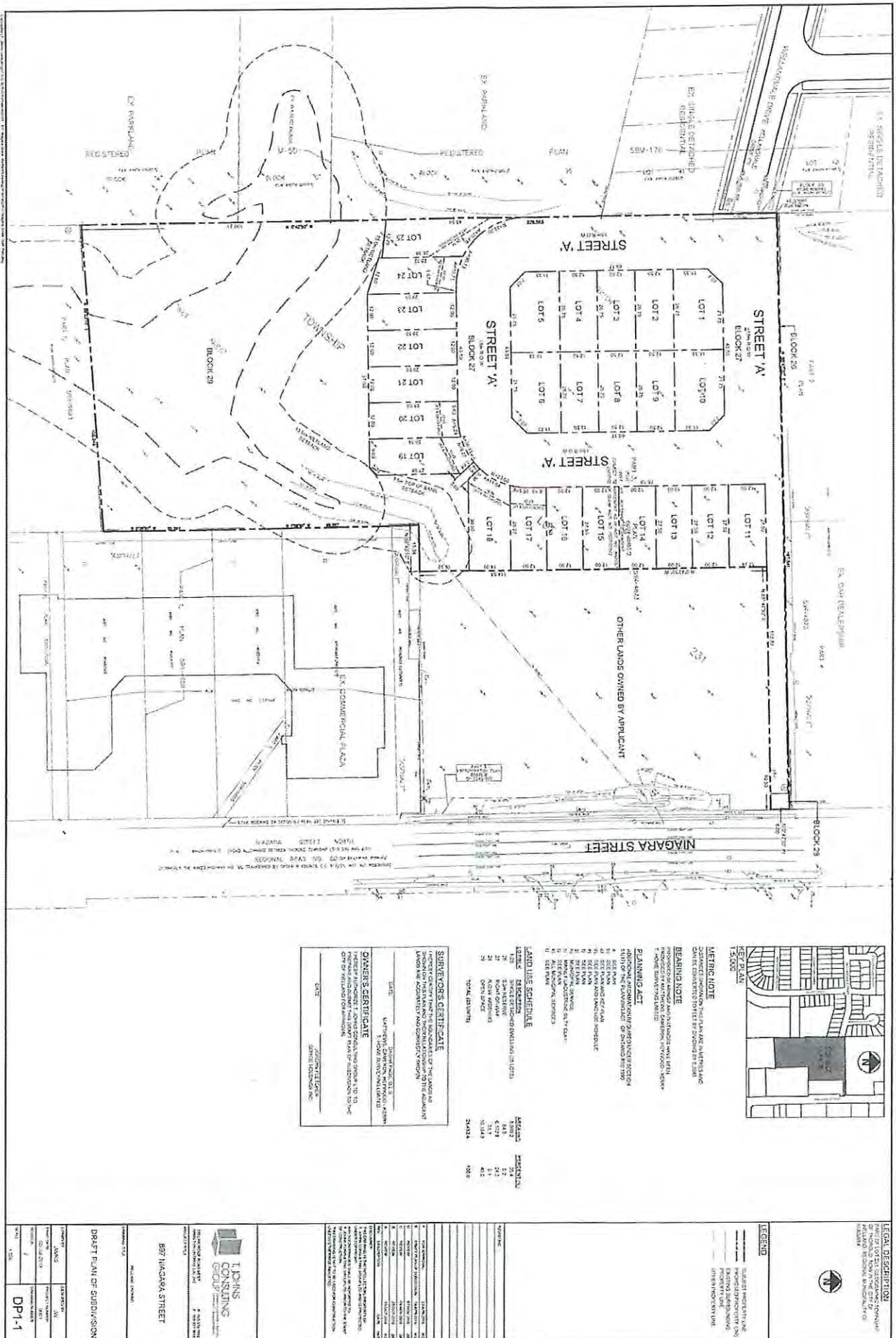
SUBJECT LANDS



*Infrastructure and
Development Services
Planning Division*

Z:\MAPPING\ZONING KEYMAP & SCHEDULES\2019-01, 26T-14-1E

February 13, 2019



AMENDMENT NO. 20
to the
OFFICIAL PLAN
of the
CORPORATION OF THE CITY OF WELLAND

JULY 9, 2019

**THE CORPORATION OF THE CITY OF WELLAND
BY-LAW NUMBER**

**A BY-LAW TO AUTHORIZE THE ADOPTION
OF OFFICIAL PLAN AMENDMENT NO. 20**

WHEREAS the Official Plan of the Corporation of the City of Welland was adopted by the City of Welland on May 4, 2010.

AND WHEREAS the Regional Municipality of Niagara gave partial approval to the Official Plan on October 21, 2011.

AND WHEREAS the Ontario Municipal Board gave partial approval to the Official Plan on June 24, 2014.

AND WHEREAS the Council of the Corporation of the City of Welland deems it expedient to amend the Official Plan.

AND WHEREAS the Regional Municipality of Niagara is the approval authority for Amendments to the Official Plan of the Corporation of the City of Welland.

AND WHEREAS the Regional Municipality of Niagara has exempted Official Plan Amendment No. 20 to the Official Plan of the Corporation of the City of Welland from approval in accordance with the Memorandum of Understanding between the Regional Municipality of Niagara and the Corporation of the City of Welland.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WELLAND ENACTS AS FOLLOWS:

1. That the Corporation of the City of Welland hereby adopts and approves Official Plan Amendment No. 20 for the Corporation of the City of Welland.
2. That Staff is hereby authorized and directed to give Notice of Council's adoption of Amendment No. 20 to the Official Plan of the Corporation of the City of Welland in accordance with Section 17(23) of the Planning Act.

**READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS
9th DAY OF JULY, 2019.**

_____ MAYOR

_____ CLERK

ii

Amendment No. 20
to the
Official Plan
of the
Corporation of the City of Welland

This Amendment to the Official Plan for the City of Welland, which was adopted by the Council of the Corporation of the City of Welland on July 9, 2019 and to which no appeal was filed, came into effect on pursuant to Section 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13, as amended.

Date:

GRANT MUNDAY, B.A.A.
MANAGER OF DEVELOPMENT APPROVALS
INFRASTRUCTURE AND DEVELOPMENT SERVICES
THE CORPORATION OF THE CITY OF WELLAND

**AMENDMENT NO. 20 TO THE OFFICIAL PLAN OF THE
CORPORATION OF THE CITY OF WELLAND**

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

Bookmark not defined.

PART B - THE AMENDMENT **Error! Bookmark not defined.**

SCHEDULE "A" LAND USE PLAN..... **Error! Bookmark not defined.**

PART C - THE APPENDICES **Error! Bookmark not defined.**

APPENDIX I - AFFIDAVIT **Error! Bookmark not defined.**

SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT **Error! Bookmark not defined.**

APPENDIX II - NOTICE OF ADOPTION **Error! Bookmark not defined.**

APPENDIX III - MINUTES OF PUBLIC MEETING **Error! Bookmark not defined.**

APPENDIX IV - STAFF REPORT **Error! Bookmark not defined.**

APPENDIX V - COUNCIL RESOLUTION **Error! Bookmark not defined.**

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

TITLE AND COMPONENTS

This document, when approved in accordance with the Planning Act, shall be known as Amendment No. 20 to the Official Plan of the Corporation of the City of Welland.

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

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

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

PURPOSE OF THE AMENDMENT

The purpose of Official Plan Amendment No. 20 is to redesignate a portion of the lands shown on attached Schedule "A" from Regional Shopping Node to Low Density Residential and Environmental Protection Area. The purpose of the Amendment is to allow for the residential development of 25 single detached dwellings and one open space block. The lands are also subject to an application for Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001).

LOCATION

The lands are located on the west side of Niagara Street, south of Quaker Road, north of Trelawn Park and at the end of Wellandvale Drive. The lands are legally described as Part of Lot 231, in the former City of Thorold, now in the City of Welland and municipally known as 897 Niagara Street.

BASIS

The subject lands are within the urban area boundary of the City of Welland and are currently designated as Regional Shopping Node. The Amendment will allow for a portion of the property to be used for residential purposes.

PART B - THE AMENDMENT

All of the Amendment entitled PART B - THE AMENDMENT, consisting of the following Policies and the map referred to as Schedule "A" - Land Use Plan and Policies, constitutes Amendment No. 20 to the Official Plan of the Corporation of the City of Welland.

MAP CHANGES

1. Schedule B, Land Use Map, is hereby amended by re-designating lands identified as Block 1 from being Commercial to Residential as shown on Schedule 'A' attached hereto.
2. Schedule B, Land Use Map, is hereby amended by re-designating lands identified as Block 2 from being Commercial to Environmental Protection Area.

TEXT CHANGES

There are no text changes required.

SCHEDULE "A" LAND USE PLAN

PART C - THE APPENDICES

The following appendices do not constitute part of Amendment No. 020 to the Official Plan of the Corporation of the City of Welland, but are included only as information supporting the amendment.

APPENDIX I	-	Affidavit
APPENDIX II	-	Notice of Adoption
APPENDIX III	-	Minutes of Public Meeting
APPENDIX IV	-	Staff Report
APPENDIX V	-	Council Resolution (Certified)

APPENDIX I - AFFIDAVIT

IN THE MATTER OF SECTION 7, ONTARIO
REGULATION 543/06

AND

IN THE MATTER OF THE ADOPTION OF
OFFICIAL PLAN AMENDMENT NO. 20 BY BY-
LAW 2019-XX PASSED BY COUNCIL OF THE
CORPORATION OF THE CITY OF WELLAND
ON

I, Grant Munday of the City of Welland in the Regional Municipality of Niagara, make oath and say as follows:

1. I am the Manager of Development Approvals, Infrastructure and Development Services of the Corporation of the City of Welland.
2. That in accordance with Section 17(15) of The Planning Act, as amended and Section 3 of Ontario Regulation 543/06, Notice of the Public Meeting was published in the Welland Tribune on Thursday, February 28, 2019. I hereby certify that the required Public Meeting was held on Tuesday, April 16, 2019 by the Council of the Corporation of the City of Welland.
3. A list of all persons or public bodies which made oral submissions at the Public Meeting is attached as Schedule "A" to this Affidavit.
4. That in accordance with Section 17(23) of The Planning Act, as amended, and Ontario Regulation 543/06, the requirements for the giving of Notice of Adoption of the Amendment have been complied with.
5. That in accordance with Section 7(7) of Ontario Regulation 543/06, the decision of Council is consistent with the Policy Statements issued under sub-Section 3(1) of the Act and conforms to any applicable Provincial Plan or Plans.

Sworn before me at the City of Welland
in the Regional Municipality of Niagara,
this X day of JULY, 2019.

SCHEDULE "A" TO APPENDIX 1 - AFFIDAVIT

List of individuals who made oral submission at the Statutory Public Meeting conducted April 16, 2019 concerning Amendment No. 20 to the Official Plan of the Corporation of the City of Welland .

Jacqueline Svedas, T. Johns Consulting spoke in support to the Application.

No one spoke in opposition to the Application.

APPENDIX II - NOTICE OF ADOPTION

CITY OF WELLAND
 NOTICE OF ADOPTION OF
 AMENDMENT NO. 20 TO THE
 OFFICIAL PLAN OF THE CORPORATION OF THE CITY OF WELLAND

Take notice that the Council of the Corporation of the City of Welland passed By-law , being a By-law to adopt Amendment No. 20 to the Official Plan on under Section 17(23) of The Planning Act, as amended.

The Purpose of Amendment No. 20 is to redesignate a portion of the property from Regional Shopping Node to Low Density Residential and Parks, Open Space and Recreation.

The Effect of the redesignation is to allow for the future residential development of a portion of the property for residential purposes, and to contain environmental features within a block that will be dedicated to the City as part of the residential development. .

Pursuant to Section 17(23.1)(a) of the Planning Act, as amended, City Council took into consideration all written and oral presentations made to it before rendering a decision.

Any person or agency may appeal, to the Local Planning Appeal Tribunal, in respect to the Amendment to the Official Plan by filing with the Clerk of the City of Welland, no later than , a notice of appeal setting out the specific part of the proposed Amendment to the Official Plan to which the appeal applies, set out the reasons for the appeal and be accompanied by the fee prescribed under the Local Planning Appeal Tribunal Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

The proposed Amendment to the Official Plan is exempt from approval by the Regional Municipality of Niagara and the Decision of Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, Corporations or public bodies may appeal a Decision of the municipality to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated Association or Group. However, a notice of appeal may be filed in the

name of an individual who is a member of the Association or the Group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the Plan was adopted, the person or public body made oral submissions at a Public Meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The land to which this proposed Amendment to the Official Plan applies is also the subject of an Zoning By-law Amendment (File No. 2019-01) and Draft Plan of Subdivision (File No. 26T-14-19001).

A copy of the Amendment and Staff Report are available for inspection by the public as of July 8, 2019 at Infrastructure and Development Services - Planning Division, 60 East Main Street, Welland during regular office hours.

Dated at the City of Welland this DATE day of MONTH, YEAR.

GRANT MUNDAY, B.A.A.
MANAGER OF DEVELOPMENT APPROVALS
INFRASTRUCTURE AND DEVELOPMENT SERVICES
OF THE CORPORATION OF THE CITY OF WELLAND

APPENDIX III

-

MINUTES OF PUBLIC MEETING -

APPENDIX IV - STAFF REPORT

APPENDIX V - COUNCIL RESOLUTION

Rachelle Larocque

From: Cheri Busch
Sent: March 7, 2019 3:53 PM
To: Rachelle Larocque
Cc: Paula Albano
Subject: RE: Notice of Public Meeting - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision - 897 Niagara Street

Hi Rachelle:

As discussed, our comments re: 897 Niagara Street are as follows:

- A secondary access route is recommended from Niagara Street – this could be in the form of an emergency access route, possibly with collapsible bollards.
- In order to turn into this narrow emergency access route, some form of curb design is required in order to provide an adequate turn radius for our apparatus into the emergency access.
- Provide adequate road width for "Street A" (6 m minimum).
- Provide adequate centre line turn radii for "Street A" (14 m preferred).
- Indicate hydrant locations on site plan.

Regards, Cheri



Cheri Busch

Director of Fire Prevention
Welland Fire and Emergency Services
636 King Street, Welland, Ontario L3B 3L1
Phone: (905)735-1700 Ext. 2405 **Fax:** (905)732-2818
www.welland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Rachelle Larocque
Sent: February-28-19 3:57 PM
To: Rachelle Larocque
Subject: Notice of Public Meeting - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision - 897 Niagara Street

Good afternoon,

Please find attached notice of Public Meeting for proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision for 897 Niagara Street.

Sincerely,



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

Planning Supervisor

Planning Division

Infrastructure and Development Services

Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Hours: 8:30am-4:30PM

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

www.welland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

March 18, 2019

Grant Munday, B.A.A.
Manager of Development Approvals
Infrastructure and Development Services
City of Welland
Planning Division
60 East Main Street
Welland, ON L3B 3X4

Dear Grant,

Re: Zoning By-Law Amendment
T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc.
897 Niagara Street
City of Welland
File No.: 2019-01

Enbridge Gas Inc. does not object to the proposed application(s).

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Safety. Integrity. Respect

AC/jh

Subject: Application to Amend Zoning By-Law 2017-117 (File no. 2019-01)(File no. 26T-14-19001). 897 Niagara Street, east of the dead end on Wellandvale Drive.

To whom it may concern. Please find below a written submission expressing my opposition to the development at 897 Niagara Street, Welland, Ontario.

My name is Alun Jones and I live at 117 Wellandvale Drive. I have lived at this address for approximately 5 years with my wife and two young children. My home is the second to last home on Wellandvale Drive before the dead end. When looking for a family home 5 years ago we were drawn to this property for numerous reasons. The quietness and lack of traffic on the street made this a very safe place for my children to play in the front of the home. My children will both attend Quaker Road School and it is my hope they can both safely walk down Wellandvale Drive to school as they get older. The quietness was also appealing to me as a shift worker. We were also drawn to the home because of beautiful Trelawn Park behind it. The park has a nice tree line that is pleasing to the eye but also serves as a noise buffer to busy Niagara Street. I was aware that 897 Niagara Street was for sale when I purchased my home but I was under the impression this property would be used for commercial purposes as that's how it was zoned. I inquired with the city and this was confirmed. I am a lifelong resident of Welland and I do love this city. I grew up on Whiteoak Crescent just around the corner from Wellandvale Drive and moved my family back to the sub division because of its maturity and quietness. I attended the public meeting regarding the new development held on March 28, 2019 at Civic Square and am thankful for that opportunity. After reading the letters provided by the city and attending the meeting I have concerns and questions that went unanswered.

Water/Flooding Risks.

I have concerns currently with the amount of water that sits in the lands behind my home in Trelawn Park. I have been told this area is considered an overflow for water runoff but I am unsure if that is true. Having said that, I do believe this to be true as this area is completely saturated for 6-7 months of the year. In the south east corner of this park (north of the ditch) there is a drain through which water often backs up. During some of the rain storms we have had over the past few years I have seen water rush back through this drain and shoot up 1-2 feet. The water then continues to flood into the park. I have seen this happen many times. I will attach a video and picture I took that shows one of the times it slightly overflowed. I have seen it far worse than the video and picture show. The proposed new development is very low compared to this area currently. Surely the new development will raise the land? If so where will that surface water end up during a storm? If the park floods and then floods my basement, what will the city do? At the meeting it was stated that the sewers from the development will connect to the sewers on Wellandvale drive. Can the current sewers on Wellandvale drive handle anymore? If there are backups what will the city do?

Volume of Traffic/Parking.

I have concerns with the amount of traffic that will be on Wellandvale drive. It is proposed that there will be 27 new homes built within the new development. Assuming most homes have 2 or 3 cars this will cause a major increase in the traffic. If every home has 2 cars that leave and come back every day, this

would raise the traffic volume on Wellandvale by over 100 cars a day. That is a conservative estimate. If homes have more vehicles than parking spaces, where will they park? Traffic during construction of the new development is also a concern. As it shows in the current plan there is only one entrance to the development. This would have all construction vehicles passing through Wellandvale Drive for the duration of construction. Heavy machinery passing daily would create a significant increase in dust and noise levels and would also cause deterioration of the road. Does the city have a plan for construction?

Stop signs/Traffic Management/Speed.

I have concerns with the amount of traffic but also how it would be managed. Wellandvale Drive is a very long street and cars already go extremely fast down it. I believe a stop sign, or signs would be needed on the corner of Wellandvale and Page Drive or on the corner of Wellandvale and the new development.

Student Rentals/Property Value.

I have concerns regarding my property value and the new development homes being used as student rentals. As we have seen in the past on First Avenue all the new homes that have been built in the area have been utilized as student rentals. I am referring to the new homes built between College Park Drive and Woodland Drive and also the new homes between Northgate Drive and Trent Ave. Although these homes are new they quickly became an eyesore with numerous cars parked in the driveways and on the lawns. Garbage is strewn everywhere and the homes have an overall neglected appearance. The homes have increased noise and foot traffic in the neighborhoods at night as well as an increased rat problem. The area of Wellandvale Drive and surrounding streets is an area where you do not see any homes that look alike. This is a mature subdivision with good property values. If these new homes are of mass fabrication and become student rentals this will drive down property values and make resale a challenge. If these homes are utilized as student rentals it will only compound the problems of traffic, parking and noise I mentioned above. The proposed new lots are approximately 87 feet by 41 feet vs a current lot size on Wellandvale of approximately 135 feet by 50 feet. This property size adds to my concern that these new homes will potentially be utilized as student rentals. These lots are being built at smaller size by the developer to make as much profit as possible without consideration of the effect on the neighborhood. Why does the City of Welland find it necessary for this rezoning?

Replacement of tree line with roadway.

As mentioned by numerous members of the neighborhood at the public meeting, the tree line on the east side of Trelawn Park is a large concern for the residents. The neighborhood has enjoyed the view of the trees for many years and it is an integral part of what makes Trelawn Park so great. More importantly than the view is that the tree line serves as a noise barrier and visual divide from busy Niagara Street. The forest is home to many animals including rabbits, birds, squirrels and deer. New lots 1-6 and 27 in the development will be directly facing the park and a roadway will replace the existing tree line. The Removal of the tree line and replacement of it with a road is completely unfair to the current residents and will negatively affect their property values and enjoyment of their backyards.

I believe I have demonstrated numerous realistic concerns with this new development. I am of the opinion that amending the current zoning to accommodate additional housing is unnecessary and is strictly for financial gain. It fails to take into consideration the impact on the current residents living conditions and home values. I have been in discussion with numerous neighbors and they share the same opinions and concerns as I do. As a city resident and tax payer my concerns must be taken seriously by city council and planners.

Thank you for taking the time to read my concerns and please consider them prior to approving this plan. I would appreciate a response regarding these issues.

Alun Jones

117 Wellandvale Drive, Welland, Ontario

Rachelle Larocque

From:
Sent: April 3, 2019 7:47 PM
To: Rachelle Larocque
Subject: File 26T-14-19001
Attachments: IMG_3286.JPG

Ms. Larocque,

Thank you for the information presented at the March 28th meeting. However, there are still questions that need to be addressed before the current affected residents will be content with the proposed changes.

The main concern almost all current residents of Wellandvale and Page Drives voiced was water and drainage issues. What will the City do to ensure the homes along Wellandvale and Page Drives will not flood – either by sewer back up and/or overflow of the drainage area and flood plain? If flooding does occur to current homes, what responsibility will the City of Welland have in the clean up?

Has the City of Welland and/or proposed developer visited the area after a heavy rainfall? Are you aware of the amount of rain that collects in the area every substantial rainfall and does not drain away immediately? (Please see attached photos)

Were the 'studies' mentioned at the meeting done recently? Or during a dry spell? Do the 'studies' take into account global warming and increased rainfall predicted for our area of Canada?

Some of the proposed homes have back yards where water overflow is expected – will this be disclosed to potential home buyers? What will the City do if future homeowners try to stop this overflow on their own property and cause problems in other areas?

What are the contingency plans for emergency vehicles if the only entrance/exit to these 27 homes is blocked unexpectedly?

What are the City's plans to calm traffic in an area that already experiences speeding – e.g. Page Drive, Wellandvale Drive. These are streets with children, pets, elderly people and school buses, yet people still drive well above 50km/hour. The traffic study done in 2018 stated Page Drive did not qualify for any traffic calming even though 78% of vehicles were found to speed (only 2% below the required 80%). Please do not wait for something tragic to happen to do something!

The 27 homes are proposed as single family homes but the lots are smaller than the ones found on neighbouring streets. Will the homes be similar in design with existing homes or will the proposed street just be 'slapped up to make a quick buck'? What assurances can the City give to current residents that the developer will try to make the new homes aesthetically appealing? Will the homes be cheap 'builder specials' with subpar materials? Will these homes be 2, 3, 4 bedroom homes? With unfinished basements to allow for as many Niagara College students as possible? What about parking? With smaller lot sizes, driveways will be smaller as well. How will winter plowing be affected? There are too many questions regarding the type of home that will be built – the developer needs to provide this information prior to receiving approval from the City.

We have lived happily on Page Drive for over 25 years with minimal issues. Our neighbourhood is a wonderful one where neighbours get along and everything is balanced. This development will disrupt this balance. However, things do change and it is the responsibility of the City of Welland to ensure the changes proposed do not disrupt the balance too much, and if they do, to realize that the changes will cause too much chaos to an existing area of the city.

We hope the City of Welland takes into consideration the voices of the 30+ homeowners that were at the first meeting and answers all of our questions appropriately, thoroughly and responsibly.

Thank you,

Caroline and Nick Bozicevic

Via E-mail Only

April 3, 2019

Files: D.11.11.SD-19-012
D.10.11.OPA-19-009
D.18.11.ZA-19-029

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

Dear Ms. Larocque:

**Re: Preliminary Regional and Provincial Review Comments
Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Agent: T. Johns Consulting Group Ltd.
Owner: Gorge Holdings Inc.
897 Niagara Street
City of Welland**

Regional Planning and Development Services staff has reviewed the application and supporting studies submitted by T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc. for a Plan of Subdivision at 897 Niagara Street in the City of Welland. Regional staff notes that applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted concurrently with the Subdivision application. A pre-consultation with the applicant's Planning Consultant was held for this proposed development on June 1, 2017 with City, Regional and Niagara Peninsula Conservation Authority (NPCA) staff in attendance.

The Draft Plan of Subdivision proposed to create 27 single-detached dwellings. The concurrent Official Plan Amendment application proposes to redesignate the westerly portion of the subject lands from "Regional Shopping Node" to "Residential Low Density" and the southerly portion of the subject lands to "Open Space". The requested Zoning By-law Amendment application proposes to change the zoning of the subject lands intended for residential uses from "Regional Shopping Node (RS) Zone" to "Residential Low Density 1 (RL1) Zone" and the natural area to "Public Open Space (OS1) Zone"

As outlined below, Regional staff is generally supportive of the proposed development in principle and provides the following preliminary comments to execute Regional Council's Strategic Priority to Do Business Differently. By commenting on conformity with Provincial and Regional policy, the Region maintains accountability to the public and improves transparency, and aims to assist the City in their consideration of these applications from a Provincial and Regional perspective.

Regional and Provincial Policies

The subject lands are located within the Welland Urban Area, as designated in the Regional Official Plan (ROP). The Welland Urban Area is considered as a Settlement Area by the 2014 Provincial Policy Statement (PPS).

The ROP, 2014 PPS and 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) together direct development to take place in urban areas and support intensified development where appropriate servicing and infrastructure exists. Both Regional and Provincial policy place an emphasis on intensification and infill as the preferred form of development to help foster the development of complete communities that have a mix of land uses, employment opportunities, and are active-transportation and transit supportive.

The subject lands are located within the Provincially designated Built-up Area of the City of Welland. Accordingly the proposed residential growth will count towards the City's annual residential intensification target of 40% and therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions.

Regional staff notes that the proposed subdivision will provide for infill development and is considered as residential intensification within the built-up area, which will make more efficient use of designated urban land and existing services and contribute toward achieving the above noted residential intensification targets. This development, therefore, generally conforms with and is consistent with Provincial and Regional growth management policy directions. However, the form of housing proposed should look to providing a mix of housing types/forms (not just singles). This will benefit the City and the proposed development in achieving a more complete community.

Urban Design Comments

Regional Urban Design staff have reviewed the Draft Plan of Subdivision and request clarification regarding how the treatment of the sidewalk connection between Street 'A' and Niagara Street (Regional Road 50) will address Crime Prevention Through Environmental Design (CPTED) concerns. For example, if it were fenced on more than one side, it would create an entrapment area.

Staff also suggests that the applicant provide the following:

- conceptual building footprints to demonstrate front yard setbacks, driveway locations and garage setbacks,
- variation in design of single-family dwellings plus treatment of attached garages,
- identify location of proposed sidewalks, trails and connections to parks and open space,
- identify treatment of residential lots in particular the rear elevations of Lots #13-20 which will face the Regional Road until the commercial lands are developed, and
- identify the location and design of fencing, in particular the fencing visible from the Regional Road.

Noise Study

Given the subject lands are located within close proximity to Regional Road 50, the development has potential to be impacted by the noise generated by vehicular traffic. As such, a *Noise Feasibility Study* by HGC Engineering (dated December 4, 2018) was submitted in support of these applications. The report identified that sound level predictions indicate that the future road traffic sound levels will exceed Ministry of Environment guidelines at the dwelling units closest to

Niagara Street. The provision for the future installation of central air conditioning at the occupant's discretion will be required for the dwelling units closest to Niagara Street. Any building construction meeting the minimum requirements of the Ontario Building Code (OBC) will provide adequate acoustical insulation for all units within the development. As such, Warning Clauses are recommended to inform future residents of the road traffic noise impacts and to address the proximity of existing and future commercial uses which impact the subject property.

The report also indicated that sound emissions are expected to meet the applicable noise guideline limits of the at the proposed dwelling units closest to the existing car dealership to the north and the trucking activities associated with the restaurant at the existing commercial building to the southeast of the subject site. The results indicate that the development is feasible at this site with some site considerations such as the placement of the drive-thru speakerboard away from the proposed residences when the commercial plaza (fronting onto Niagara Street) is developed in the future.

Regional Road Allowance

Regional Staff has reviewed the Draft Plan and noticed that there is a block from Street "A" to Niagara Street (Regional Road 50) dedicated for pedestrian access only. Regional Staff would like to ensure that this block remains as a pedestrian access only therefore we are asking that either through the zoning process that the block be zoned to ensure this or a 1 foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.

The subject property has frontage along Regional Road 50 (Niagara Street). There is sufficient road allowance at this road section; therefore, we will not be requesting any further road widening at this time.

Regional Permit Requirements

Regional Construction and Encroachment Permit

Prior to any construction or entrance construction taking place within the Regional road allowance, a Regional Construction and Entrance Permit must be obtained from the Transportation Services Division, Public Works Department. Permit applications can be made through the following link:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Servicing

Regional staff have review the proposed development and note that there is an existing 400mm Diameter Regional Watermain along this section of Niagara Street (Regional Road 50). There shall be no connection to the Regional Watermain. All services for the proposed development should be from the local 150mm Diameter Watermain.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- No limit blue/grey containers;

- No limit green containers; and,
- 1 garbage container per unit

Stormwater Management

Regional staff has reviewed the 'Functional Servicing Report – Proposed Residential Development – 897 Niagara Street' (dated September, 2018 and revised December, 2018) and the Conceptual Site Servicing Plan (17230-CSS) all by Quartek. Based on our review, the Region offers the following comments:

- 1) The Region will require stormwater runoff to be treated to a Normal standard prior to discharge from the site.
 - a. The Region has no objection to the installation of an appropriate sized oil/grit separator in order to achieve this criteria.
 - i. The Region will require that calculations be provided for the oil/grit separator.
- 2) The Region will require that detailed grading, storm servicing, and construction sediment control drawings be circulated to this office for review and approval.

Core Natural Heritage System

An Environmental Impact Study (EIS) prepared by Natural Resource Solutions Inc. (NRSI) dated November 2018 was submitted with the proposed residential and commercial development application at 897 Niagara Street in Welland, as requested by the Niagara Peninsula Conservation Authority (NPCA) during pre-consultation in June 2017. There were no mapped features identified on the subject property in the Regional Official Plan (ROP). However, consistent with ROP Policy 7.B.1.8, an evaluation of all potential environmental features on site was necessary to determine whether any such features meet the criteria for identification as a Core Natural Heritage System (CNHS) component, in which case the appropriate CNHS would policies apply. As a result, woodlands approximately 1.6 hectares in size were identified on the subject property, as well as several small wetland pockets ranging in size from 0.01 to 0.38 hectares.

In accordance with the updated Memorandum of Understanding and Protocol between Niagara Region and the NPCA, the Region is now responsible for review and comment on planning applications with respect to CNHS features as per Chapter 7 of the ROP. As such, Regional Environmental Planning staff have reviewed the EIS to verify that the findings, proposed mitigation measures and recommendations are sufficient to satisfy Provincial and Regional environmental policy. In summary, staff agree that *future development on the eastern portion of the property* can be accommodated without significant impacts, subject to the mitigation measures outlined in the EIS. However, it is recommended that an EIS Addendum be requested to address the proposed removal of wetlands and woodlands on the western portion of the property where residential development is proposed. Further details are provided below.

Wetlands

Field investigations conducted by NRSI discovered small wetland pockets on the subject property, the largest of which at approximately 0.4 hectares is the Mineral Thicket Swamp Ecosite (SWT2) located on proposed Lots 1 to 8 and Lots 23 and 24 (see Map 4). The EIS concluded that the wetlands are not connected to other waterbodies or wetlands; have not been mapped by the NPCA or the Ministry of Natural Resources and Forestry (MNRF); and do not contain any Species

at Risk (SAR). It further states that discussions with NPCA confirm the wetlands can be removed and compensated for on the southern portion of the property (pages 26 and 35).

However, as per the Terms of Reference (see Appendix IV, page 3), Regional Environmental Planning staff require confirmation from the MNRF that the wetland pockets should not be complexed in with the Niagara Street-Cataract Road Woodlot Provincially Significant Wetland (PSW) Complex, located approximately 710 m away. All MNRF correspondence should be included in the EIS Addendum.

Where evaluated wetlands are confirmed as non-PSW, they are considered Environmental Conservation Area (ECA) under the ROP and applicable policies apply.

Significant Woodland

The cultural woodlands on site were evaluated by NRSI using the criteria identified under ROP Policy 7.B.1.5. The results of the assessment concluded that the woodlands meet one of the criteria (i.e., overlap or contain one or more of the other significant natural heritage features listed in Policies 7.B.1.3 or 7.B.1.4). The EIS further concludes that because the wetland units have been proposed for removal and because the woodlands are impacted by invasive species, the woodland community is not considered significant.

However, if the wetlands on the subject property do not meet PSW criteria, they are still considered an "other evaluated wetland" and consequently are identified as ECA features. In addition, the significance of a feature is determined based on existing conditions prior to any proposed alterations. Therefore, consistent with Policy 7.B.1.5, it is staff's opinion that the woodlands identified on the subject property should be considered Significant Woodlands as they overlap with other evaluated wetlands as per ROP Policy 7.B.1.4 (ECA).

Impact Analysis

Consistent with ROP Policy 7.B.1.11, development and site alteration may be permitted in ECAs if it has been demonstrated that, over the long term, there will be no significant negative impact on the CNHS. As such, it is recommended that Section 5.3 and 5.4 of the EIS should be updated to include a more fulsome analysis associated with the following impacts:

- Wetlands: If the wetlands on the subject property are confirmed by the MNRF to not meet PSW criteria, they meet "other evaluated wetland" criteria and are ECA features. Development and site alteration in ECA features may be permitted if it can be demonstrated that no significant negative impact will occur. As the EIS concluded that the wetlands are not EPA or ECA features, the impact analysis provided does not adequately address their proposed removal. An updated impact analysis is requested that demonstrates how the proposed removal of wetlands on the subject property will not result in a negative impact to the feature or its functions;
- Woodlands: The EIS concludes that the woodlands on the subject property do not meet the criteria for identification as Significant Woodland. As a result, the impact analysis provided in Section 5.3 and 5.4 does not adequately address the proposed removal of the feature. An updated impact analysis is requested that demonstrates how the removal of ECA Significant Woodland will not result in a negative impact to the feature or its functions; and

- In the introduction of the EIS, NRSI acknowledges that engineering plans related to Stormwater Management, hydrogeology and grading were not prepared prior to the completion of the EIS. As of December 2018, a Functional Servicing Report (FSR), prepared by Quartek Group Inc., was submitted for the subject property. Therefore, the EIS Addendum should include an updated impact analysis that incorporates the information contained in the FSR and any other applicable engineering plans (i.e., grading, servicing, stormwater).

In addition, the EIS proposes enhancement measures (restoration) be carried out throughout the wetland and natural area proposed to be retained on the southern portion of the property, as well as natural areas located on the adjacent property. It is recommended that the EIS be updated to include a 'Restoration and Enhancement' section which provides a conceptual plan that details locations and general restoration measures. Permission from the adjacent landowner should also be included in the EIS addendum in the form of written correspondence.

At this time, Regional Environmental Planning staff cannot recommend conditions of approval until additional information is provided to confirm the proposal will not have negative impacts on the CNHS. In addition to addressing the comments provided above, the EIS Addendum should also include an updated plan that illustrates the locations of all CNHS features located on the subject property, including proposed buffer widths, as applicable.

Please note that the NPCA continues to be responsible for the review and comment on planning applications related to their regulated features. As such, NPCA should continue to be consulted with respect to their comments and potential Work Permit requirements pursuant to Ontario Regulation 155/06.


Conclusion

Regional staff supports, in principle, the development of 897 Niagara Street through the Draft Plan of Subdivision and concurrent Official Plan and Zoning By-law Amendment Applications. Regional staff notes that additional information is required to confirm that the proposal will not have negative impacts on the CNHS through an Addendum to the EIS. In addition to addressing the comments provided above, the EIS Addendum should also include an updated plan that illustrates the locations of all CNHS features located on the subject property, including proposed buffer widths, as applicable. As there are concerns that the design of the development may warrant additional changes, Regional staff will provide more detailed comments including required draft plan conditions at a later date.

The Region appreciates the opportunity to comment on these applications and notes that staff is available to work with the City and applicant throughout this process. As such, the Region respectfully requests that all notices, any revised Draft Plan designs and any additional technical studies be circulated to our office for Regional review and comment.

If you have any questions or wish to discuss these comments, please contact myself at ext. 3387. If you have any questions or wish to discuss the Core Natural Heritage comments, please feel free to contact Adam Boudens, Planning Ecologist at 905-980-6000 ext. 3770 or adam.boudens@niagararegion.ca, or Jennifer Whittard, Manager, Environmental Planning at 905-980-6000 ext. 3430 or jennifer.whittard@niagararegion.ca.

Yours truly,

A handwritten signature in cursive script, appearing to read "L. Earl".

Lindsay Earl, MCIP, RPP
Senior Development Planner

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
David Deluce, MCIP, RPP, Senior Manager, Plan Review & Regulations, Niagara Peninsula Conservation Authority

Rachelle Larocque

From: Dave Sipos
Sent: April 5, 2019 3:39 PM
To: rachelle.larocque@welland.ca
Subject: Subdivision File 26T-14-19001

Ms. Larocque,

Thank you for the public information meeting regarding Subdivision File 26T-14-19001.

Our main concern is the risk of external and internal property damage due to flooding or sewage back up as a result of 27 more homes in our neighbourhood. We would like to know what responsibility the city of Welland will have with damage repairs and clean up if the sewer and drainage system fail. My property backs on to the flood plain at 147 Page Drive. I can tell you that over the past 25 years we have seen the water significantly rise in the adjacent swale and flood plain area many times after rains and winter melting. There was one incident when we had to contact city services as a heavy rainfall overwhelmed the current drainage system. Flooding rose to a dangerous level up to our homes. This incident was reported to city services who came out to investigate. Page Drive was flooded as well.

Our other concern is the type and style of houses that will be built. It is important they reflect the integrity of our current neighbourhood and that the number of unrelated occupants apply to city law.

We wish to receive a copy of the staff report on this application.

Thank you,

Dave and Bonnie Sipos,

Rachelle Larocque

From: Lori Williams
Sent: April 17, 2019 9:05 AM
To: Rachelle Larocque
Subject: Proposed subdivision

Good Morning Rachelle,

Thank you for speaking with me yesterday regarding the proposed subdivision at the end of Wellandvale Drive. Our address is 49 Wellandvale, between Goodwillie and Chelsea. I am speaking on behalf of my husband, Wayne. He drives truck long distance, so I will be keeping him up to date on this process.

I'm glad you were able to clarify that construction traffic will be coming in off of Niagara St, as opposed to what we had heard that they would be using Wellandvale. Is good to hear that the houses will be single dwellings. Our concern is that they would be student housing. We feel that the market around Niagara College for students is oversaturated. If a person were to drive on First Ave, you will see many, many houses with 4 to 7 vehicles in the driveway, as well as on the grass and on the apron. There is some myth that students don't have vehicles, wrong, drive on First Ave!

We have concerns with the addition of probably at least another 50 plus vehicles, presuming each house would probably have 2 vehicles.

A lot of vehicles use Goodwillie to enter the subdivision, some use Cedar Park, depending where they are coming from or going to. We believe Goodwillie is much busier. People coming in and out of the subdivision off Quaker, use Goodwillie and Wellandvale. Many, many vehicles travel above the speed limit. We, as well as a number of our neighbours appreciate the much talked about stop sign at Goodwillie and Wellandvale. Sometimes it is very difficult to exit our driveway. It slows some people down.

There are a number of children in the area walking to school, the added traffic is concerning. There are also a number of children playing, riding bikes, etc that are not school age yet. Children will be children, playing and not always paying attention, which means we as adults need to be more aware of our surroundings.

We also have concerns regarding the infrastructure for water and sewers. The 27 homes would add to both. If there were to be a torrential downpour of rain, would the sewers be able to handle this? Would there be a chance for flooding with the wetlands? This is a substantial addition of 27 homes. Wondering what would happen with water pressure? Maybe these concerns have been addressed. We have not been able to attend the meetings.

You had suggested reviewing the documents on line. I will review them.

Thank you for your time. If we have more concerns, I will send you an email or call you. I will include my phone number, , in case its needed.

Lori Williams

Rachelle Larocque

From: Cathy Melaragni
Sent: April 5, 2019 3:21 PM
To: rachelle.larocque@welland.ca
Subject: Regarding Application to Amend Zoning By-law 2017-117 (File 2019-01) and Application for Draft Plan of Subdivision - File 26T-14-19001

Good Afternoon Rachelle,

I am writing to request a copy of the staff report regarding the above noted applications. Thank you.



**NIAGARA PENINSULA
CONSERVATION
AUTHORITY**

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

April 11, 2019

Via Email Only

Ms. Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File: PLSUB201900190

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan
of Subdivision
897 Niagara Street
City of Welland
Applicant: T. Johns Consulting Group Ltd.
File Nos.: OPA No. 20, 2019-01 and 26T-14-19001**

The NPCA has received applications for Official Plan amendment (OPA), Zoning By-law amendment (ZBA), and Draft Plan of Subdivision for the above property. In support of the applications, the NPCA also received an environmental impact study (EIS), prepared by Natural Resource Solutions Inc., dated November 2018 and a functional servicing report (FSR), prepared by Quartek, dated December 2018. The purpose of the applications is to establish a subdivision consisting of 27 lots for single detached dwellings and a block for open space and a watercourse. We have reviewed the applications and offer the following comments.

NPCA Policies

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06* of the *Conservation Authorities Act*. The NPCA's *Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document* (NPCA policies) provides direction for managing NPCA regulated features. The subject land contains a watercourse and several unevaluated wetland pockets.

The primary features of concern under NPCA policies are portions of the Towpath Drain watercourse and wetlands associated with channel which were identified as part of the field evaluations completed for the EIS. The channel and associated wetlands are primarily located on the southern portion of the subject land (within Block 31) with identified isolated pockets along the northwestern portion of the site.

The EIS has provided for wetland compensation for loss of the small northern wetland pockets (approx. 0.31 hectares) through a variety of plantings and enhancements of the southern wetland area. NPCA policies allow for compensation of non-provincially significant wetlands (PSWs). As these wetlands have not been evaluated, NPCA staff require the applicant to confirm with the Ministry of Natural Resources and Forestry (MNRF) that these wetlands pockets are not part of a PSW complex. MNRF confirmation is required before NPCA staff can support the applications.

While it is understood that a planting plan cannot be prepared at this stage of the development as they will need to assess existing vegetation present and soil to ensure success of enhancement efforts, NPCA will require a comprehensive list of the compensation measures to be completed and a list of the vegetation (number and size) as part of an NPCA Work Permit to complete these works within the buffer of the watercourse and wetland. A monitoring program should also be included as part of NPCA Work Permit.

The proposed lot fabric indicates that Lots 21, 25, 26 and 27 encroach into the 15 metre wetland buffer. NPCA policies require a minimum 15 metre buffer for new lot creation (Policy 8.2.3.4). As such, the draft plan will need to be revised.

The FSR has indicated that that the post-development runoff to the wetland will be captured in a rear yard swale and directed toward the road. The EIS indicated that the site servicing was not complete when the EIS was completed so there were no impacts associated with stormwater alteration addressed in the EIS. An EIS addendum will be needed to address the potential surface water abstraction from the wetland based on the proposed plan. Currently, based on the existing grades, there is some portion of surface water from the proposed development area contributing to the wetland system. The proposed plan and servicing will require changes in grade within and adjacent to the wetland buffer. Alternatively, the functional servicing plan could be revised to remove rear yard swale along Lots 21 to 27 so that surface waters can sheet flow can continue to support the wetland system. It should be noted, however, that NPCA can only permit the water to leave the site to wetland if the wetland block is publicly owned. It is our understanding that Block 31 will be dedicated to the City.

Conclusion

In summary, the NPCA requires an addendum to the EIS (including MNRF correspondence) and a revision to the draft plan before we can support the applications. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Senior Manager, Regulations and Compliance (ext. 224)

cc: Ms. Jacqueline Svedas, BES(PI), MCIP, RPP, T. Johns Consulting Group Ltd. (email only)
Ms. Lindsay Earl, MCIP, RPP, Region of Niagara (email only)
Ms. Lisa Price, NPCA (email only)

Rachelle Larocque

From: Nadia Potter
Sent: April 15, 2019 12:55 PM
To: Rachelle Larocque
Subject: Re: File 26t 14 19001

There were a multitude of written comments with the email. Strange they never came through? I have pasted the written comments below again.

Hi Rachelle,

It was nice hearing from you at the city meeting yesterday. I have compiled my list of written comments below to be addressed April 16th. I hope this was done right. Sorry there is so much, but this is a big deal to me and I want to be well informed as possible.

Thank you.

- I have attached a video and some images of the flooding that takes place quite frequently back there during rain storms. This can give you an idea of the water that accumulates there. What you see here is about half of the water that is there as well. The other half pools within the property that they want zoned for residential. My concern is what's going to happen to the water that pools there when the land is built up? As you can see, they're going to need really good drainage and installing that might impact the environment a lot more than they think.
- I live on Page drive. People access Woodlawn to Quaker and back by driving down our street. I had a study done a few years ago and as I recall, 78% of the traffic went above the speed limit. 2% short of getting a stop sign or a speed bump. They put up "slow down" signs instead. That was two years ago. So, We already have a huge issue with people speeding down the street. My fear is that more people will be speeding through our residential area with 27 houses going up and closest access from to the college brings a lot more people down Page. Is there something we can have done on Page drive and Wellandvale to prevent or deter speeders? The bend causes a massive danger already.
- What can we do to prevent these homes from coming in at all and/or becoming student residents?
- When will we know what kind of homes are being built here? I understand single family dwellings, but when will we know the prices and types of these homes? That would at least provide us with an idea of what kind of neighborhood it will be.
- Can I have copies of all the studies that were mentioned please? The drainage, the environmental, the noise studies? Can you share the links to them on the city website and let me know how I can see them?
- In the case of the drainage system not working and flooding taking place in older homes, what will happen? Who's responsible?

- Aside from more mailboxes, what other changes are going to be made to account for all the extra people? Is the park going to get re-vamped? More busses and services like that? Can there be anything to prevent an influx of street parking as well?
- Is there anything we can do as residents to change the regions mind regarding access to the subdivision coming in from Niagara?
- Are there any more detailed plans that we can see regarding these builds before they happen? Please let me know.
- Can I have more information regarding the swap program you discussed where the city covers 50% of your flood prevention in your home?
- Can I have more information about the parkland study and review done or being done that was mentioned?
- I'd like more information on how high they plan to develop this land. As you know, it's currently in a sort of pit and in order to make it flush with Wellandvale, it would need to be built up by 5-6 feet. I'm very concerned about the water displacement that'll take place.

Ok. Thank you. Sorry again for all the questions and concerns. I just want to make sure that mine and my neighbors worries and concerns are being addressed. I will see you on the 16th of April.

Best Regards,

Nadia Potter

Sent from my iPhone

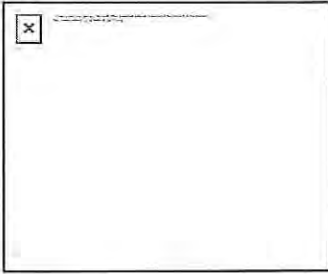
Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

On Apr 15, 2019, at 12:47, Rachelle Larocque <rachelle.larocque@welland.ca> wrote:

Hi Nadia,

My apologies, I did receive these pictures and videos.

Are there any written comments that you would like to submit?



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

Planning Supervisor

Planning Division

Infrastructure and Development Services

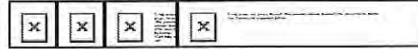
Corporation of the City of Welland

60 East Main Street, Welland, Ontario L3B 3X4

Hours: 8:30am-4:30PM

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

www.welland.ca



This email may contain confidential and/or privileged information for the sole use of the intended recipient. Any review, disclosure, or distribution by others is strictly prohibited. If you have received this email in error, please contact the sender immediately and delete all copies.

From: Nadia Potter [

Sent: April 15, 2019 12:32 PM

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

Subject: Re: File 26t 14 19001

Hi Rachelle,

I sent the below email a few weeks ago and never heard back.

Via E-mail Only

June 29, 2019

 Files: D.11.11.SD-19-012
 D.10.11.OPA-19-009
 D.18.11.ZA-19-029

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

Dear Ms. Larocque:

Re: Regional and Provincial Review Comments
Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Agent: T. Johns Consulting Group Ltd.
Owner: Gorge Holdings Inc.
897 Niagara Street
City of Welland

Regional Planning and Development Services staff has reviewed the application and supporting studies submitted by T. Johns Consulting Group Ltd. on behalf of Gorge Holdings Inc. for a Plan of Subdivision at 897 Niagara Street in the City of Welland. Regional staff notes that applications for an Official Plan Amendment and a Zoning By-law Amendment have been submitted concurrently with the Subdivision application.

Regional staff provided Preliminary Regional and Provincial comments in our letter dated April 3, 2019. Since that time, the Region has received an addendum to the Environmental Impact Study (EIS) as required in our previous comments. As a result, the Draft Plan of Subdivision was revised to propose 25 single-detached dwellings as opposed to the original 27 single-detached dwellings. Regional staff is supportive of the revisions and offer the following detailed comments to be considered in addition to our previous letter.

Core Natural Heritage System

Regional Environmental Planning staff have reviewed the *Environmental Impact Study* (EIS) Addendum prepared by Natural Resource Solutions Inc. (NRSI) dated June 2019. The EIS Addendum was submitted to address comments provided April 3, 2019 and further discussed during a meeting held April 10, 2019. Based on our review, Regional Environmental Planning staff are satisfied that the EIS Addendum adequately addresses Provincial and Regional policies. The EIS Addendum demonstrates that the proposed development can be accommodated without negative impact to the Region's Core Natural Heritage System, provided specific mitigation measures are implemented. The appropriate conditions of approval are included in the attached appendix in order to facilitate the implementation of such measures.

The EIS Addendum *text* refers to the block of land containing the natural heritage features to be retained (i.e., significant woodland and wetland) as Block 31 and/or Block 32. However, the EIS Addendum *maps* and the Draft Plan of Subdivision (Drawing No. DP1-1, prepared by T. Johns Consulting Group, dated April 22, 2019) identifies this area as Block 29. The recommended conditions of approval provided identify the block containing the natural heritage features as Block 29 to align with the Draft Plan of Subdivision.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, the NPCA should be consulted with respect to any requirements under NPCA Regulations.

Conclusion

As the proposed applications are considered to align with the intent and direction Regional and Provincial policy, Regional Planning and Development Services staff would offer no objections to the Draft Plan of Subdivision or the concurrent Official Plan and Zoning By-law Amendments provided the Zoning By-law and Official Plan Amendments incorporate the required changes to Blocks 28 and 29 as outlined in the Draft Plan of Subdivision Conditions attached in the Appendix.

Given the site specific nature of the application, the Official Plan Amendment is exempt from Regional approval in accordance with the Memorandum of Understanding with Area Municipalities, and Regional Official Plan.

If you have any questions or wish to discuss these comments, please contact myself at ext. 3387. If you have any questions or wish to discuss the Core Natural Heritage comments, please feel free to contact Adam Boudens, Planning Ecologist at ext. 3770, or Jennifer Whittard, Manager, Environmental Planning at ext. 3430. Please send notice of Council's decision on these applications.

Yours truly,



Lindsay Earl, MCIP, RPP
Senior Development Planner

Attn: Regional Conditions of Draft Plan of Subdivision Approval

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
David Deluce, MCIP, RPP, Senior Manager, Plan Review & Regulations, NPCA
Pat Busnello, MCIP, RPP, Manager, Development Services, Niagara Region

APPENDIX I
REGIONAL CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
897 Niagara Street, Welland

1. That the Subdivision Agreement between the owner and the City contain a provision whereby the owner agrees to implement the approved noise mitigation measures and ensure the required warning clauses be included in all offers and agreements of purchase and sale or lease for each dwelling unit to survive closing in accordance with the *Noise Feasibility Study* by HGC Engineering (dated December 4, 2018).
2. In order to ensure that Block 28 along Street 'A' remains as a pedestrian access only, this Block shall be zoned **OR** a 1 foot reserve alongside the Regional Road be dedicated to the Region to ensure no future vehicular access can be obtained.
3. 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).
4. That the owner submit a written undertaking to the Niagara Region (Development Services Division) that draft approval of this subdivision 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.
5. 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 subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the City.
6. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
7. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Waste Collection Policies relating to the curbside collection of waste.
8. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision 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;

9. That the Subdivision 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.
10. That Block 29 be zoned and designated Environmental Protection Area (EPA).
11. That the subdivision agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found throughout the EIS Addendum in addition to those summarized in Section 6.0, including but not limited to:
 - a. Plant translocations as described in the EIS Addendum Section 4.4 be undertaken by a qualified professional prior to any vegetation removal.
 - b. Wildlife salvage/relocation for reptiles and amphibians as described in the EIS Addendum Section 3.3.1 be undertaken by a qualified professional immediately prior to any vegetation removal or filling (grading) of wetland pockets as illustrated in the EIS Addendum Map 2 as SWT2 or other pockets of standing water within the development area.
 - c. Vegetation removal be undertaken between September 1 and March 22, outside of the core breeding bird nesting period.
 - d. Monitoring during and post-construction be carried out as described in the EIS Addendum Section 5.0, including for two years post-construction.
12. That permanent rear-lot fencing be provided for all lots bordering Block 29. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
13. That the Erosion and Sediment Control (ESC) Plan be provided for Regional staff approval. The ESC Plan shall include details for, but not limited to, dust suppression and topsoil storage.
14. That the Grading Plan be provided for Regional staff approval.
15. That the Tree Savings Plan be provided for Regional staff approval upon completion of the grading plan. The Tree Saving Plan shall be completed in accordance with the requirements listed in the Region's Tree and Forest Conservation By-Law.
16. That the detailed Restoration/Enhancement Plan be provided for Regional staff approval.
17. That the Subdivision Agreement contain appropriate wording wherein the owner agrees to implement the recommendations of the approved ESC Plan, Grading Plan, Tree Savings Plan and Restoration/Enhancement Plan.

Clearance of Conditions

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

Subdivision Agreement

Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Regional Planning and Development Services Department for verification that the appropriate clauses have been included.

Note: The Development Services Division recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.



**NIAGARA PENINSULA
CONSERVATION
AUTHORITY**

250 Thorold Road West, 3rd Floor, Welland, Ontario L3C 3W2
Telephone 905.788.3135 | Facsimile 905.788.1121 | www.npca.ca

July 3, 2019

Via Email Only

Ms. Rachelle Larocque, BES, M.Sc., MCIP, RPP
Planning Supervisor
City of Welland
60 East Main Street
Welland, ON, L3B 3X4

Our File: PLSUB201900190

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of
Subdivision – Second Submission
897 Niagara Street
City of Welland
Applicant: T. Johns Consulting Group Ltd.
File Nos.: OPA No. 20, 2019-01 and 26T-14-19001**

Further to our comments of April 11, 2019, the NPCA has received an environmental impact study (EIS) addendum, prepared by Natural Resource Solutions Inc., dated June 14, 2019. We have reviewed the updated information and offer the following comments. Note that these comments should be read in conjunction with our previous comments of April 11, 2019.

NPCA Policies

The previous submission identified unevaluated wetland pockets that were proposed to be removed and offset in Block 29 (Open Space). NPCA staff required the applicant to confirm with the Ministry of Natural Resources and Forestry (MNRF) that these wetlands pockets are not part of a provincially significant wetland (PSW) complex. The applicant has received confirmation from the MNRF that the wetland pockets will not be complexed as part of a PSW. Based on this, NPCA staff can entertain offsetting the wetland pockets as proposed by the applicant. To ensure the long-term protection of the new wetland, NPCA staff require Block 29 (Open Space) to be rezoned to Environmental Protection or equivalent zone category that prohibits buildings and structures.

The previous draft plan had several lots (Lots 21, 25, 26 and 27) encroaching into the 15 metre wetland buffer. The draft plan has been revised to maintain the 15 metre buffer from the wetland in Block 29 (Open Space). NPCA are satisfied with this revision. It should also be noted that a portion of Lots 18 and 19 are within 7.5 metres of the watercourse. Given the nature of this watercourse, the lack of a slope hazard associated with it, and the small magnitude of the encroachments, NPCA staff have no objection to the layout of Lots 18 and 19.

Alteration of the watercourse and removal of the wetland pockets requires an NPCA Work Permit. A detailed restoration plan has been included in the EIS addendum to delineate the area proposed for restoration/enhancement including an invasive species management plan. The vernal pool area proposed (0.10 ha) is smaller in coverage than the area to be removed (0.31 ha) but the additional plantings and management should be enough to create an ecologically functional zone.

With regard to the proposed monitoring program, the EIS addendum focuses on vegetation success and invasive species management. Typically, NPCA monitoring of newly established wetland involves a 10-year monitoring program that addresses both flora and fauna monitoring to ensure that the integrity of the created wetland has been maintained and the wetland system is functioning as designed with an overall goal of improving the wetland form and function through this area.

A draft of the typical monitoring program has been attached to this letter for reference purposes. The monitoring program should be amended to include fauna monitoring and included with the Work Permit application for the wetland alterations proposed. In addition, the following information will be required as part of the Work Permit:

- A detailed grading plan for the development area and the area to be restored;
- SWM details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance);
- Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool; and
- Sediment and erosion control plan.

Based on the above, NPCA staff are satisfied that our previous concerns have been addressed and that details regarding NPCA Work Permit requirements can be addressed as a Condition of Draft Plan Approval.

Conditions of Draft Plan Approval

NPCA staff request the following conditions be incorporated into the Conditions of Draft Plan Approval.

1. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning the watercourse or removal of any wetlands on the subject property. In support of the Work Permit application, the following information will be required:
 - a. A detailed grading plan for the development area and the area to be restored;
 - b. SWM details to verify that the wetland feature is receiving sufficient water post-construction to sustain all portions of the restoration area (basic water balance).
 - c. Detailed drawings for the open water vernal pool feature and planting area to accompany the text of the report (including grades). Note that the open water feature must be off-line from the watercourse traversing the southern portion of the property and cannot be identified as an inflow source for the vernal pool.
 - d. Sediment and erosion control plan.
 - e. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
2. That Block 29 (Open Space) 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.
3. That the Developer provide limit of work fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
4. That the Developer provide 1.5 metre high chain link fencing along the boundary of Block 29 (Open Space) and Lots 18 to 25, to the satisfaction of the Niagara Peninsula Conservation Authority.
5. That conditions 1 to 4 above be incorporated into the Subdivision Agreement between the Developer and the City of Welland, to the satisfaction of the Niagara Peninsula Conservation Authority. The City of Welland shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Conclusion

In summary, the NPCA has no objections to the applications subject to the above noted rezoning and recommended Conditions of Draft Plan Approval. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,

A handwritten signature in black ink, appearing to read "David Deluce". The signature is fluid and cursive, with the first name "David" and last name "Deluce" clearly distinguishable.

David Deluce, MCIP, RPP
Senior Manager, Planning & Regulations (ext. 224)

cc: Ms. Jacqueline Svedas, BES(PI), MCIP, RPP, T. Johns Consulting Group Ltd. (email only)
Ms. Lindsay Earl, MCIP, RPP, Region of Niagara (email only)
Ms. Lisa Price, NPCA (email only)

SAMPLE MONITORING

PROGRAM

The goal of the offsetting project is to establish basic habitat functions for a future treed swamp habitat, at a minimum 1:1 area (area created: area removed), and which will provide more habitat function than those existing within the original wetland.

The goals of the compensation wetland are:

1. Increased wetland area (XXX square metres);
2. Increased vernal pool area (1000 square metres);
3. Increased vernal pool habitat complexity (leaf litter and woody debris);
4. Breeding habitat for amphibians;
5. Habitat for birds (minimum of 5 nesting boxes);
6. Habitat for wetland generalist species;
7. Native tree, shrub and herbaceous species, as outlined in the planting plan; and
8. Removal of non-native invasive species throughout the monitoring period.

Function to be Established	Success Target/Criteria		
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Vernal pool establishment			
Vernal pool water volumes and duration	<p>Measured monthly March-October</p> <p>Target for minimum 1000 square metres of wet area at a minimum depth of minimum 10cm March through to June 30th each year.</p> <p>Adaptive management required by proponent each year that this minimum is not established until such time as it has been established for a minimum of three years in a row</p>	<p>Measured monthly March-July</p> <p>Target for minimum 1000 square metres of wet area at a minimum depth of minimum 10cm March through to June 30th each year.</p> <p>Adaptive management required by proponent each year that this minimum is not established until such time as it has been established for a minimum of three years in a row</p>	
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Leaf litter transplanted preferably from source wetland vernal pool or wetland vernal pool immediately adjacent to offset site if necessary	<p>Target for minimum one half cubic metre of leaf litter transplanted into each of the three offset vernal pools (2.0 m³)</p>	<p>No further monitoring required provided minimum has been met</p>	

Snags within vernal pool areas	Target for minimum three snag (minimum 30cm diameter x 2m long) within each of the three vernal pool areas, more if material from original wetland site available	No further monitoring required provided minimum has been met	
Presence of vernal pool invertebrates (Fairy shrimp, clam shrimp, tadpole shrimp, Ostracoda, Copepoda, Anomola, Air-breathing snails, fingernail clams, Trichoptera, Coleoptera, Odonata, Hemiptera and Diptera)	Target for presence of minimum 5 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)	Target for presence of minimum 8 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)	Target for presence of minimum 10 species of invertebrates Sample seasonally (March-June) (July-August) (September-October)
Amphibian breeding and recruitment			
Presence of native breeding amphibians	Marsh Monitoring Program Monthly March-June Target for minimum of three native frog/toad species and one salamander species present during the breeding season (April 01-June 30)	Marsh Monitoring Program March-June as appropriate to capture range of species Target for minimum of three native frog/toad species and one salamander species present during the breeding season (April 01-June 30)	
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Presence of eggs/egg masses of native amphibians, including a minimum of three frog/toad species and one salamander species	Visual searches and identification of species Weekly March-April Presence of eggs/egg masses of native amphibians, target for minimum of three frog/toad species and one salamander species		
Presence of larvae/tadpoles of native amphibians, including a minimum of three frog/toad species	Visual searches Weekly April Monthly May-June Target for presence of larvae/tadpoles of native amphibians, including minimum of three frog/toad species and one salamander species		
Establishment of native tree and shrub mix as per species planting plan			
Survival of all species as outlined in the shrub and tree	Target for native species only, numbers and species as outlined in the Planting Plan		Target for native species only, numbers

Planting Plan	Sample once during summer (July/August) 100% survival of the sizes listed as minimums for years 1 to 5		and species as outlined in the Planting Plan 80% total survival for years 6 to 10
Survival of native herbaceous species as outlined in the seed mix (species richness represented)	Native species only as outlined in the seed mix Sample once during summer (July/August) Additional seed to be sown if species not established on site		
No non-native invasive species within the offsetting zone	Target for native species only within the offsetting zone, active removal of non-native invasive species		
Nesting sites for local birds			
Installation of minimum five bird nesting structures	Target a minimum of four bird nesting structures being used during bird breeding season for nesting purposes (May 25-July10)		
	Years 1 to 3	Years 4 and 5	Years 6 to 10
Increased wetland area			
Increased vernal pool surface area	Vernal pool target standing water surface area to achieve 300 square metres during spring (March/April)		
Wetland boundary delineation			Year 10: Mapping of wetland boundary according to OWES methodology (June/July). Any increased wetland area to be submitted to the MNRF for consideration in year 10

Incidental wildlife observations

Reporting of all incidental wildlife observations, including mammals, reptiles, bird species, bats, Odonata, etc.

Throughout the year when on site for the completion of other monitoring components

MEMORANDUM**Infrastructure and Development Services
Building Division**

TO: Grant Munday
Manager of Development Approvals

FROM: Jack Tosta, CBCO
Chief Building Official

DATE: July 4, 2019

SUBJECT: Application for Subdivision Approval
File No. 26T-14-19001
T.JOHNS CONSULTING GROUP LTD.
897 Niagara Street

I have reviewed the information submitted and while a final decision on whether or not to issue any type of Permit will be based on the Permit Application and review process of this office, I am pleased to offer the following preliminary comments at this time concerning the Application:

1. Based on the information submitted, I have no objection to the application at this time.
2. Based on the Functioning Servicing Report, municipal services, including a sanitary sewer and water main are available for the subject property. Storm sewer laterals are recommended in lieu of sump pumps.
3. Water supply requirements for firefighting should be determined at an early stage in the project.
4. A Subsurface Geotechnical Investigation is required to be submitted prior to building permit application submission. The report is to provide recommendations on the suitability of the soil for the construction of the type of building(s) proposed. The report must reference subsurface information to geodetic elevations.
5. Parkland dedication shall be established in accordance with By-law 2014-101. If a 5% Cash-in-Lieu of Parkland method is utilized, the Developer shall establish the value of land for each lot, to the satisfaction of the City, prior to execution of the Subdivision Agreement. The values shall be determined by an Appraiser in accordance with City Policy as of the day before the day the first building permit is issued for the development. The values shall be referenced in the Special Conditions and Building Restrictions of the Subdivision Agreement.
6. Approval must be obtained from the NPCA for the proposed development within their screening area.

If you have any questions regarding the above comments, please do not hesitate to contact me.

SUBJECT: Application for Subdivision Approval
File No. FILE NO.26T-14-19001
T.JOHNS CONSULTING GROUP LTD.
897 Niagara Street

July 4, 2019

JT:jt

222
COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

04-124

REPORT ENG-2019-28
JULY 9, 2019

SUBJECT: 2019 WATERMETER REPLACEMENT/UPGRADE PROGRAM

AUTHORS: VINCENT BEAUDOIN, C.E.T., C.R.S., O.R.O.
MANAGER PUBLIC WORKS.

ELIZABETH PANKOFF, MANAGER OF BUDGETS AND
FINANCIAL REPORTING / DEPUTY TREASURER

APPROVING G.M.: STEVE ZORBAS, GENERAL MANAGER,
CORPORATE SERVICES/CHIEF FINANCIAL
OFFICER / TREASURER.

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND enter into a contract as per Report ENG-2019-28 to replace various water meters with Neptune Technology Group (Canada) Ltd. at a total price of \$659,322.00 including GST; and further

THAT Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a contract with Neptune Technology Group (Canada) Ltd., to execute the construction; and further

ORIGIN AND BACKGROUND:

Historically in Welland the practice of metering the consumption of water evolved differently for a) Industrial, Commercial and Multi-Residential Properties, and b) Residential Properties.

Residential

On February 3, 2004, Council moved to have water meters installed and read at all residential properties. Universal Water Metering implementation began in 2005 and between this time and 2009 over 12,000 water meters were installed. Prior to 2005 approximately 1700 residential water meters were installed in the City on a voluntary process. Meters were installed with touch pads external to the property which require a physical "touch & read" approach to collecting meter consumption data. Presently, residential meters are read quarterly.

In recent years, the replacement of faulty, or damaged, residential water meters and the installation of new water meters have proceeded with RF (radio frequency) capabilities. These capabilities allow for "drive-by" reading; however, since these meters are scattered throughout the City there are no savings in time or money to read them remotely since the meter reading contractor must walk the entire meter-reading routes.

COMMENTS AND ANALYSIS:

As water meters directly affect revenues supporting the water and wastewater budget, Staff recommend that the management of water meter assets be a priority for Council. A large quantity of water meters will shortly be reaching the end of their useful life, and to this end, Staff have developed the strategies discussed in this report.

Residential

Staff are recommending the City adopt a long-term approach to water meter lifecycle replacement and universal RF (radio frequency) water meter reading. This approach is illustrated in the attachment to this report. More than 14,000 water meters will come due for replacement within a relatively short time span; therefore, rather than wait for this influx to occur, it is recommended to spread out the replacement schedule across a longer period of time. Using a uniform 20-year replacement schedule, between 900 and 1100 meter replacements are recommended for replacement annually.

To ensure we meet this 20 year benchmark, Staff have worked with Neptune and determined that the best approach is to continue with the established practice of replacing meters that have reached this point of their lifecycle. The number of meters presently at this point is approximately 5,000. Upon completion of these replacements Staff recommend a pilot-project to retrofit remaining Dain City, Cooks Mills, and the Broadway area water meters. These areas represent meter-reading routes best suited to switch from walk-by to drive-by. Upon completion of these areas it is expected that water meter reading responsibilities can be handed over to City Staff. Meter reads are presently being completed by a contractor for the City.

Meter Reading Considerations

Reading of residential meters is presently conducted on a rotating quarterly basis through contract. The City has reserved the right to delete locations from the contract, which will be the case once drive-by reads are initiated. Drive-by reads can be performed at regular driving speed in and around a neighbourhood, with a typical range of over 200m. It is recommended that Staff takeover water meter reading responsibilities once drive-by routes have been initiated. Costs savings are expected by improving the efficiency of water meter reads from walk-by to drive-by.

Staff recognize that there is a significant customer benefit and level of service improvement to RF (radio frequency) water metering reading. Every month customers would be provided with usage information on their bills (as opposed to quarterly which is the case now) which allows them to more quickly identify any leaks or unexpected usage volumes. The new technology in the meters also allows for recording of usage data which can be used to identify customer concerns.

New meter reading technology has recently been implemented in other Municipalities that allow centralized meter readings to be obtained through cellular communication networks (AMI- Advanced Metering Infrastructure). This technology eliminates the need for the collection of meter readings by walk-by or drive-by, and also allows real-time consumption data to be available to both the consumer and the Municipality. Replacement RF Neptune water meters are compatible with this system; however, significant expenses are necessary to install a reliable, municipally dedicated cellular network for this purpose. Due to the costs, Staff do not recommend proceeding in this direction at this time. Staff do however recommend to review the feasibility and costs of implementing this technology once the meter inventory is substantially comprised of RF meters.

The remaining roll-out of universal RF retrofit in subsequent years, subject to Council approval, would be conducted in a systematic way (i.e. south to north, or east to west) in order to phase out meter walk-by routes. Once a sufficient mass of RF retrofits have been installed in an area, it is recommended to consider the switch of these accounts to monthly reads and monthly billing and further to invest in and implement AMI thereby eliminating all drive-by reads and moving to remote data collection.

2019 Neptune Proposal

Given the amount of Neptune meters and equipment in use throughout the City, Staff will proceed with a negotiated contract as was used in the past. Neptune was asked to review our inventory and provide us with a proposal. A proposal evaluation team consisting of the General Manager of Infrastructure Services, the Manager of Public Works, the Manager of Budgets and Financial Reporting / Deputy Treasurer, the Revenue Services Manager, the General Foreman of Public Works, the Manager of Engineering and the Senior Water Meter Installer was created.

The proposal evaluation team will meet with Neptune to evaluate the action plan and financial considerations for this fiscal year. When the team is satisfied with all aspects of the proposal the Corporation will enter into a contract with Neptune Technology Group (Canada) Ltd. and proceed with the replacement and upgrade to radio transmitters of approximately 1,320 residential meters, and the related remote-reading hardware and equipment. The contract will be vetted by the city Legal Team and forwarded to the City Clerk for endorsement.

The contract also includes a requirement for the Contractor to provide a Communication Strategy during the program. This is necessary to prepare residents for the visits by the Contractor to install the meter. This program was used in the past contract by Neptune Technology Group (Canada) Ltd. and is quite well developed. It was used very successfully and also provided ease of use when used by staff to review the progress of the project and when extracting installation information for our internal records.
(Neptune Connect)

FINANCIAL CONSIDERATIONS:

Excluding taxes, a negotiated price proposal from Neptune for the work described above will not exceed \$659,322.00 including provisional items, contingencies, and the City's 1.76% HST cost.

This project will be funded as follows:

Budget Item	Amount
2019 Capital Water/Wastewater Budget (10-330-19221 / 10-910-19221)	\$659,322.00
Total	\$659,322.00

In addition, this phase of the project will require an eight month in house contract position, Water Meter Replacement Program Clerk. Funding for this position will be charged to this project account.

OTHER DEPARTMENT IMPLICATIONS:

There are no other department implications. The project will be administered by Infrastructure Services in consultation with Finance Division as required.

SUMMARY AND CONCLUSION:

The metering equipment of the Neptune Technology Group is well known to the City. Neptune meters and equipment are presently the equipment of choice, based on quality and its application for meter reading integration for billings for the existing residential metering program. Hence, the selection to install this equipment is quite acceptable for City operations.

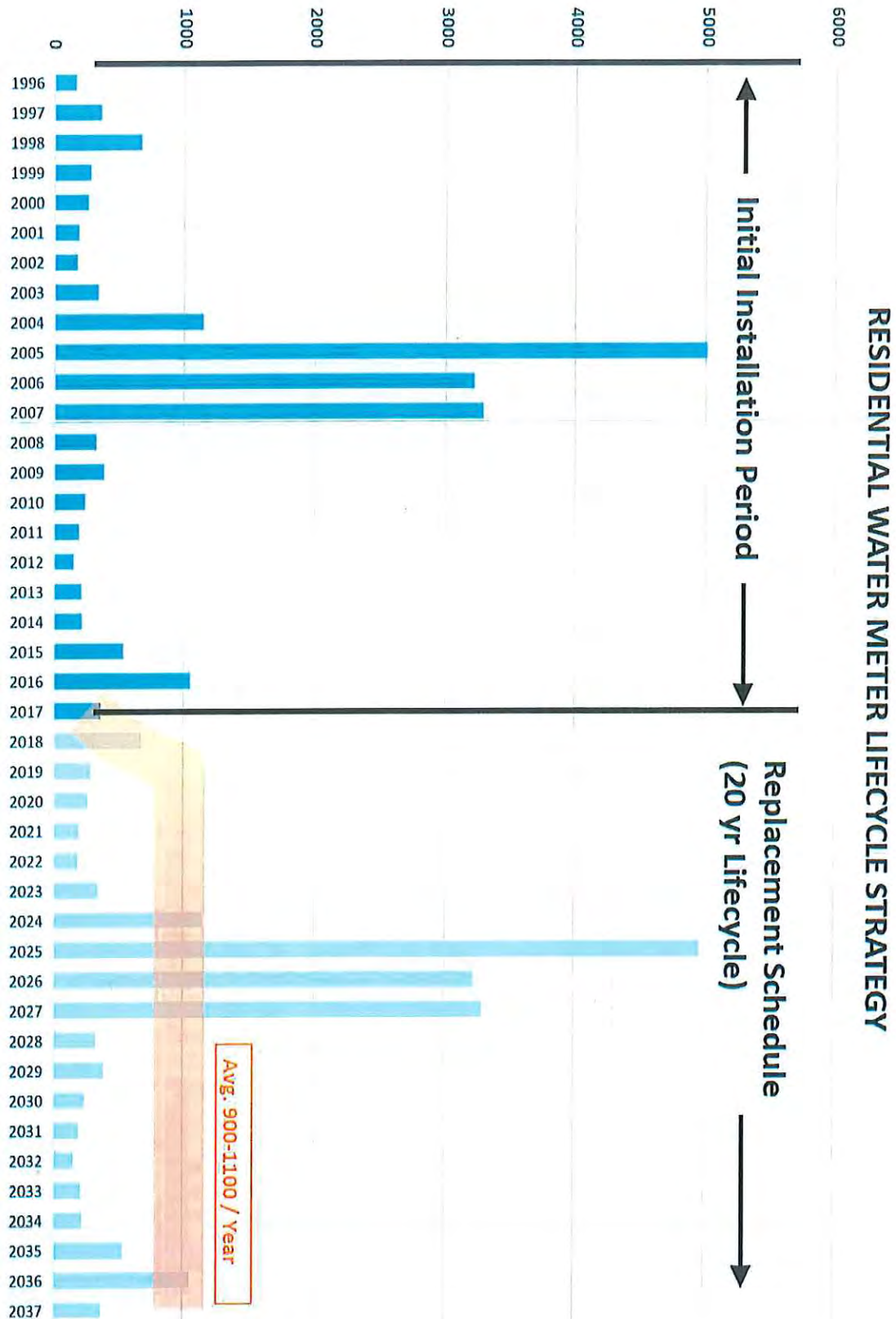
Staff recommend proceeding with the replacement of approximately 1,320 residential (5/8" X 3/4") water meters which have reached the end of their useful life.

Moving forward to contract this work to Neptune Technology Group is consistent with expectations of the current market conditions. The City and Neptune Technology Group have worked extensively together and it is recommended that staff enter into a contract with Neptune Technology Group and complete the work as described herein.

ATTACHMENTS:

Appendix I - Water Meter Lifecycle Strategy

Appendix I - Water Meter Lifecycle Strategy



COUNCIL
INFRASTRUCTURE AND DEVELOPMENT SERVICES
ENGINEERING DIVISION

APPROVALS	
GENERAL MANAGER	
CFO	
CAO	

19-26

REPORT ENG-2019-29
JULY 9, 2019

**SUBJECT: 2019 SIDEWALK CONSTRUCTION AND REPLACEMENT –
CONSTRUCTION TENDER AWARD**

**AUTHOR(S): MATTHEW MAIN A.Sc.T., E.I.T.
ENGINEERING DESIGN SUPERVISOR**

**APPROVING MANAGER: CHRIS ANDERS, P. ENG.
MANAGER OF ENGINEERING SERVICES**

RECOMMENDATIONS:

THAT THE COUNCIL OF THE CITY OF WELLAND approves and accepts the tender of 1526957 Ontario Limited O/A CTC Contracting as detailed in Report ENG-2019-29 for the 2019 Sidewalk Construction and Replacement; and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into contract with 1526957 Ontario Limited O/A CTC Contracting and execute the construction.

ORIGIN AND BACKGROUND:

The construction work in the 2019 Sidewalk Construction and Replacement Contract is comprised of two types of sidewalk replacements. The first is the replacement of inaccessible sidewalk ramps throughout the City. The second is sidewalk condition related replacements.

Locations of inaccessible sidewalk ramps were identified as part of the City's sidewalk assessment in 2017. In the City, there are 106 inaccessible ramp locations. As part of this contract 85 inaccessible sidewalk ramps will be replaced to meet current accessibility standards. Following the completion of the project, the remaining inaccessible sidewalk ramps will be replaced as part of future capital or development construction projects. The remaining ramps are expected to be replaced within the next 3 to 5 years.

As part of ongoing maintenance in accordance with the City's obligation under Ontario Regulation 239/02 - Minimum Maintenance Standards for Municipal Highways (part of the *Municipal Act 2001*), City staff completed a citywide inspection of sidewalks and trails in 2018. Any defects requiring immediate attention were sent to Public Works staff to repair and make safe. The remaining defects are used to prioritize sections of sidewalk for repair programs. As part of this process, Martin Street from Gross Street to Santone Avenue was identified for replacement.

COMMENTS AND ANALYSIS:

The tender for the works was released on Monday June 10, 2019 and was publicly advertised and listed with the Niagara Construction Association, and as well, posted with a major Canadian tendering website for two (2) weeks.

There were two (2) plan takers and two (2) tenders were received on closing day, Monday June 24, 2019. Submissions have been reviewed for accuracy. All have been found to be in compliance with City of Welland tender requirements and the provisions of the current Purchasing Policy.

The summary of all the tenders received, excluding taxes, is as shown in the following table:

CONTRACTOR NAME AND ADDRESS	TENDER PRICE
1526957 Ontario Limited O/A CTC Contracting 272 Vigar Drive Welland, ON L3B 0E2	\$329,275.00
Steed and Evans Limited 3000 Ament Line St Jacobs, ON N0B 2N0	\$361,946.90

CTC Contracting of Welland Ontario, the low tenderer, is an established company in Niagara Region. They have performed similar work for the City in the past. Staff at this time considers the firm's performance to be satisfactory in accordance to our specifications and standards, and therefore, recommends that the firm be awarded the contract.

Work is expected to begin at the end of July and be fully completed by the end of September.

Appendix I – 2019 Sidewalk Construction and Replacement – Location Plan shows the various sections of sidewalks that will be replaced in the contract.

FINANCIAL CONSIDERATION:

The tender price from the low bidder plus and 1.76% for the City's HST share results in an ultimate project value of approximately \$340,000.00.

A breakdown of the funding structure for this project is shown in the following table:

Funding Breakdown

2019 Capital Budget	Amount
Sidewalk - Condition Related Replacements (10-316-19605)	\$500,000.00
Total Funding	\$500,000.00

The ultimate tender value of \$340,000.00 is less than the allocated budgeted amount of \$500,000.00. The remaining \$160,000.00 from the 2019 Sidewalks – Condition Related Replacement budget will be combined with the 2019 Sidewalks – Missing Sidewalk Links and a second sidewalk tender will be released at a later date in 2019.

OTHER DEPARTMENT IMPLICATIONS:

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

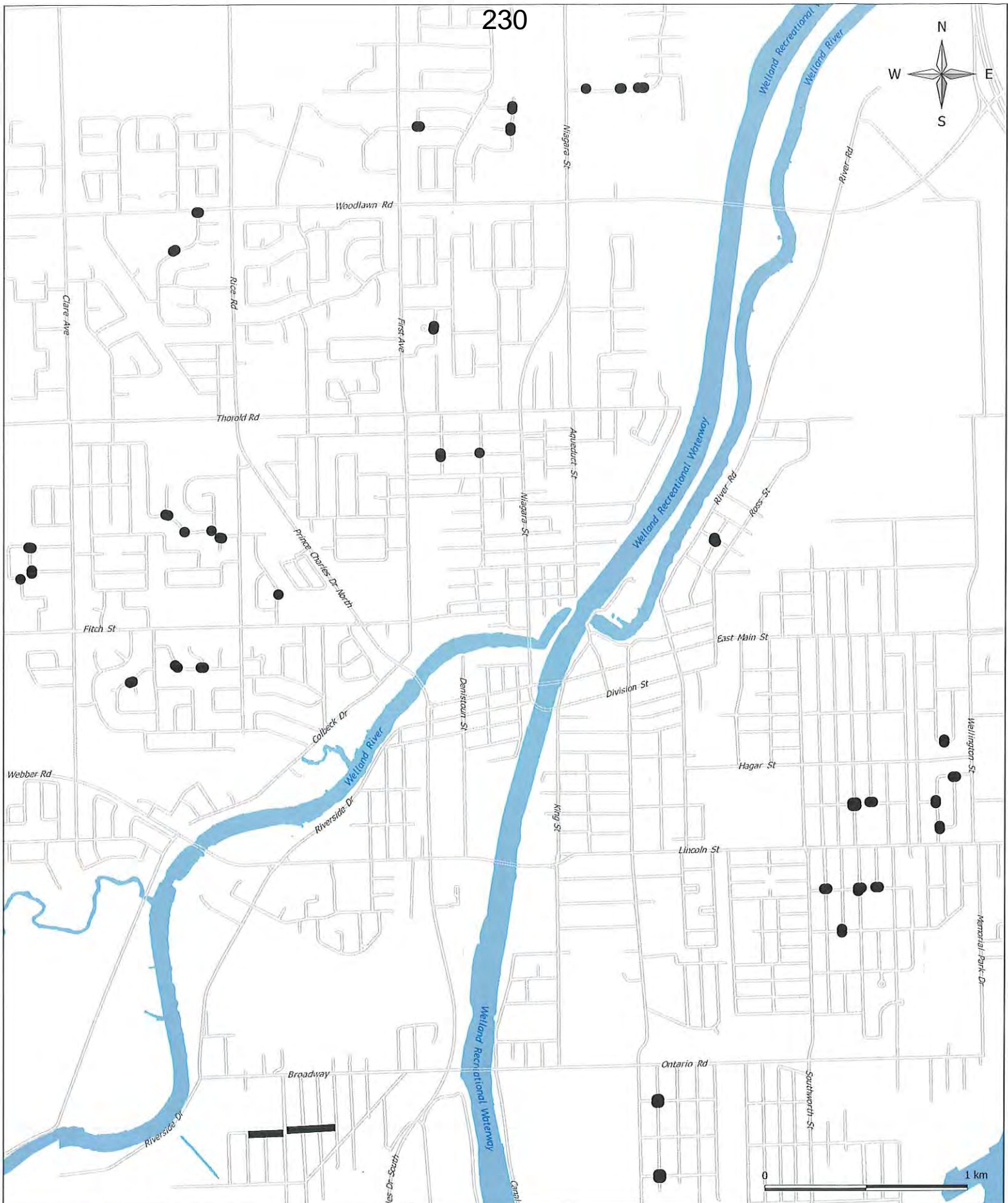
SUMMARY AND CONCLUSION:

Sidewalks are a vital piece of infrastructure that are used everyday by residents throughout the City. The City must continue to improve the network by replacing inaccessible ramps and performing continual maintenance and replacement of deteriorated sidewalk. This will create a safe and complete sidewalk network throughout the City.

Staff recommends the awarding of a contract to CTC Contracting for the 2019 Sidewalk Construction and Replacement tender.

ATTACHMENTS:

Appendix 1 – 2019 Sidewalk Construction and Replacement – Location Plan



The Corporation of The City of Welland

The information contained in this map may represent unintended errors or distortions of fact and the City of Welland and its City makes no representations or warranties, express or implied, as to the accuracy or completeness of the data and all information should be verified independently. This map is not a legal plan of survey. Depictions of property lines and other features are provided for schematic purposes and should be used for reference only. No part of these drawings, or information, or hard copies made from them may be reproduced and/or distributed without written permission from the City. Copyright © 2019 The Corporation of the City of Welland and its suppliers.

2019 Sidewalk and Ramp Construction

Infrastructure and
Development Services
Engineering Division

- Ramp Construction
- Sidewalk Construction

FILE: 19-0001 Asset Management and Infrastructure Improvement Study - Appendix 30.1, page 10 of 10

DATE: 24/06/2019

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
Roland Zimmerman	156 Church St.	R. Zimmerman
Véronique Emery	155 Church Street	V. Emery
Danielle Carbert	127 Elizabeth St. W.	D. Carbert
Chris Eden	178 Elizabeth St	C. Eden
Julie	229 Edgar St	J. [Signature]
Larry Gordon	225 GOSNOLD ST	L. Gordon
J. Zantini	185 Edgar St.	J. Zantini
J. Cripps	185 Edgar St.	J. Cripps
RICHARD ELLIS	15 EDGAR ST	Richard S. Ellis
John Ellis	15 Edgar St	J. Ellis
W.C. NOE	155 Church	W.C. Noe
Paul [Signature]	134 Church	P. [Signature]
Mathework	134 Church St	M. [Signature]
Man Alcoburns	141 Church St	Man Alcoburns
Paul Towns	141 Church St	Paul Towns
Cathy Szabo	83 Shotwell St	Cathy Szabo
Don C. [Signature]	75 Shotwell	D. C. [Signature]
Diane Hale	87 Shotwell St	D. Hale
Adam Hale	87 Shotwell St.	A. Hale

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

19-36
 19-54

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
ROBERT SMITH	219 CHURCH ST. W.	Robert Smith
Marju Smith	219 Church St. W.	Marju Smith
DENNIS & JANE LACHY	216 Church St	Dennis Lachy
LANADALE KEWLEY	212 CHURCH ST	Lanadale Kewley
V DENISE DIPPIN	171 CHURCH ST	Denise Dippin
KAREN BEDARD	182 CHURCH ST	Karen Bedard
John Bedard	182 Church St	John Bedard
Theresa Ross Cooper	191 Church St	Theresa Ross-Cooper
LORI ANN LAROCQUE	211 Church St.	Lori Ann Larocque
Karey Taylor	205 Church St.	Karey Taylor
Alan Spencer	188 Church Street	Alan Spencer
Frank Cooper	191 Church St. W	Frank Cooper
J.G. Larocque	211 Church	J.G. Larocque
Sophie-Claire Larocque	211 church st	Sophie-Claire Larocque
Shawn, Lindsay, Asha, Tristan, Charlotte	160 Merritt	Shawn, Lindsay, Asha, Tristan, Charlotte
Bob Grand	151 Church St.	Bob Grand
Gord Kozak	149 Church St	Gord Kozak
Coral Kozak	149 Church St	C. Kozak
Catherine Mundy	194 Church St. W	B. Catherine Mundy


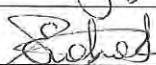
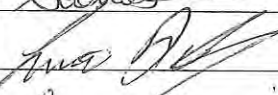

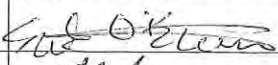
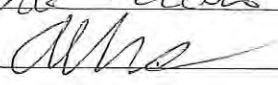
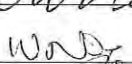
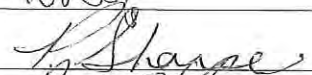
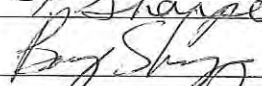
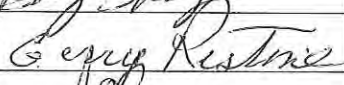
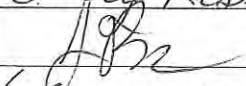
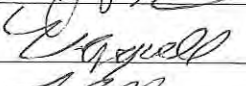

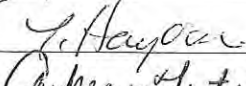




By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
c/o City Clerk
60 East Main Street
Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
John Stammers	167 Church St	
Christina Zahaz	139 First Ave	
Lee Dillario	200 Price Ave	
Laura O'Brien	100 Manor Rd	
Erik O'Brien	100 Manor Rd	
Mark Garsdale	99 Edgar St.	
Wendy Nag	97 Edgar St	
P. Sharpe	165 Merritt St. W.	
B. Sharpe	165 Merritt St. W.	
G. Restina	169 Merritt St	
I. Razo	128 Church St	
V. Laycock	114 Church St	
LEE RICHMONSON	122 Church St	
Teresa Hayden	138 Church St	
Andrea Fortier	138 Merritt St.	
Paul Fortier	138 Merritt St	
Stephanie Marcino	143 Church St	
Orion Woychensko	144 Church St	

Virginia Newbery 144 Church St. Virginia Newbery


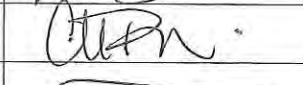
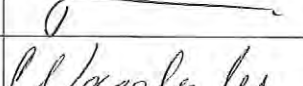
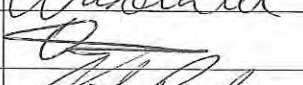
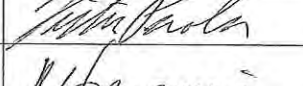
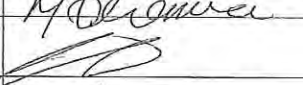
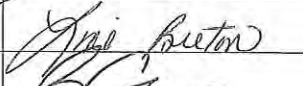
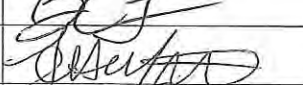

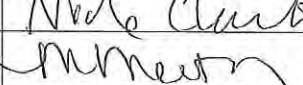
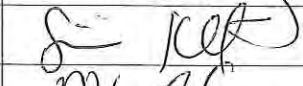

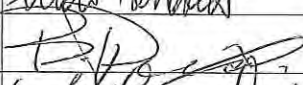
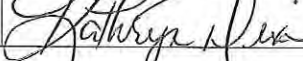
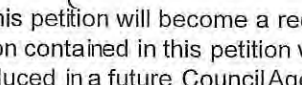
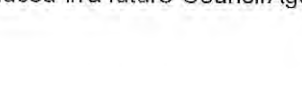


By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
Kathryn Blaszyński	162 Church St.	
CHRIS BLASZYNSKI	162 CHURCH ST.	
TEIDE ZIMMERMANN	156 CHURCH ST	
Carole Vanderlee	205 Merritt St.	
George Bello	205 Merritt St	
VICTOR PROLA	43 HIGHLAND GARDENS	
MARIO BEREMIA	50 HIGHLAND	
KIM MCEROW	20 HIGHLAND	
LINE BRETON	39 EDGAR ST.	
Bryan Cooney	161 Church St	
Ferren Hathfield	161 Church St.	
Riley Christy	7 Edgar St.	
Nate Christ	7 Edgar St.	
Miss Mertz	11 Edgar St	
Simon Krall	22 Edgar St	
MAURICE KRAU	22 EDGAR ST.	
SCOTT FORPETER	32 Weller Ave.	
Brian Dixon	45 Weller Ave	
Kathryn Dixon	45 Weller Ave	

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
Martha Barnes	32 Weller Ave	<i>Mo</i>
Kerri-Ann Gernica	501 Highland Gdns	<i>Kgerm</i>
FRED CHAPMAN	580 Nottingham	<i>Fred</i>
BRENT AUSTEN	11 HIGHLAND GDNS	<i>Brent</i>
Crystal Austen	11 Highland Gdns	<i>Crystal</i>
Wendy Tucker	195 Merritt St	<i>Wendy</i>
KEVIN SANTONE	195 Merritt St.	<i>Kevin</i>
AUREA BOGAR	199 MERRITT ST	<i>Aurea</i>
CLANG M'CAFFERTY	30 HIGHLAND GDNS	<i>Clang</i>
Tiffany McLaughlin	30 Highland Gdns	<i>Tiffany McLaughlin</i>
RYAN MCCLIMBER	56 Weller Ave	<i>Ryan</i>
Shannon McComber	56 Weller Ave.	<i>Shannon</i>
Crystal Doyle.	33 Glenview Ave	<i>Crystal Doyle</i>
Molly Doyle.	33 Glenview Ave.	<i>MOLLY</i>
Andrea Doherty	217 Merritt St.	<i>Andrea</i>
Drew Young	217 Merritt St.	<i>Drew</i>
ANDREW DOYLE	33 Glenview Ave	<i>Andrew</i>
Farrak Nordquist	35 Edgar St.	<i>FNordquist</i>
CHARLOTTE DUGUID	50 WELER AVE	<i>CDuguid</i>

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.



PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
c/o City Clerk
60 East Main Street
Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
PAMELA SWICK JANIAE	136 Elizabeth St. W. Welland L3C 4M4	<i>Pamela Swick Janiae</i>
SAMANTHA JANIAE	136 ELIZABETH ST. W WELLAND L3C 4M4	<i>Samantha Janiae</i>
KEITH HORTON	142 ELIZABETH ST W WELLAND L3C 4M4	<i>Keith W Horton</i>
DONNA SPRAGGE	144 ELIZABETH ST L3C 4M4	<i>Donna Spragge</i>
BOB SPRAGGE	11	<i>Bob Spragge</i>
MONIKA ARNOCKI	147 ELIZABETH ST WELLAND ON	<i>Monika Arnocki</i>
TIMOR TOKA	L3C 4M3 11	<i>Timor Toka</i>
Wendy Hetherington	139 Elizabeth St W Welland ON L3C 4M3	<i>Wendy Hetherington</i>
Eric Victorin	141 Elizabeth St Welland ON L3C 4M3	<i>Eric Victorin</i>
Donald Jones	141 Elizabeth Street Welland ON L3C 4M3	<i>Donald Jones</i>
Amber Lohnes	141 Elizabeth St Welland ON L3C 4M3	<i>Amber Lohnes</i>
Jennifer Powers	132 St Elizabeth St Welland ON L3C 4M4	<i>Jennifer Powers</i>
Sarah Mastromanni	130 Elizabeth St. L3C 4M4	<i>S. Mastromanni</i>
Chaundra Collin	124 Elizabeth St. L3C 4M4	<i>Chaundra Collin</i>
DAN COLLIN	" " "	<i>D. Collin</i>
Tina Buzzese	120 Elizabeth St L3C 4M4	<i>Tina Buzzese</i>
Luszo Boldis	" "	<i>Luszo Boldis</i>
JEFF HETHERINGTON	139 Elizabeth L3C 4M3	<i>Jeff Hetherington</i>


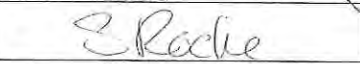


By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
 c/o City Clerk
 60 East Main Street
 Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

PRINTED NAME	PRINTED ADDRESS	SIGNATURE
JASON CAPP	222 CHURCH ST	
DAVE WILCOX	200 CHURCH ST.	
Speckie	200 Church	2 Roche
Frank Biro	199 Church St	Frank Biro
Nancy Biro	199 Church St	Nancy Biro
GAYLE CAPP	222 Church St	Gayle Capp
Paula Baylan	152 Church St	Paula Baylan
ROBERT SCHWAGER	152 Church St	
Julie Kuzmich	147 Church St	Julie Kuzmich
Holy Cross Father	117 Church St	Card for CSC
PATTI BERRY	176 CHURCH ST.	Patti Berry
KEN CASSAVOY	35 SHOTWELL ST.	
Kathleen Davies	206 Church St.	Kil Davies
Marcela Soukhan	150 Church St	Marcela Soukhan
Debbie Ulch	35 Agueda St	Debbie Ulch

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PREScribed FORM OF PETITION

To: The Council of the City of Welland
c/o City Clerk
60 East Main Street
Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

[illegible]

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

PRESCRIBED FORM OF PETITION

To: The Council of the City of Welland
c/o City Clerk
60 East Main Street
Welland, ON L3B 3X4

I/We the undersigned, petition the Council of the City of Welland as follows:

To replace the sidewalk on the south side of Church St. between Fell St. and Shotwell St. after removal of said sidewalk during construction of the Edgar/Elgin Sewer separation (Phase 2)

[illegible]

By signing this petition, I hereby acknowledge that this petition will become a record belonging to the City of Welland and that all information contained in this petition will be available for viewing by the public and may be reproduced in a future Council Agenda.

Administration

Office of the Regional Clerk

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

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

www.niagararegion.ca

June 21, 2019

CL 12-2019, June 20, 2019

PHSSC 6-2019, June 11, 2019

PHD 09-2019, June 11, 2019

AREA MUNICIPAL CLERKS**SENT ELECTRONICALLY**

Re: Notice of Passing of By-law to Amend By-law 112-2013 being a By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-Hand Smoke - Triple Majority Requirement
PHD 09-2019, June 11, 2019

Regional Council, at its meeting of June 20, 2019, approved the following recommendation of its Public Health and Social Services Committee:

1. That Regional Council **APPROVE** the proposed amendments to By-law No. 112-2013 being a Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke, outlined in the Consultation Recommendations section of Report PHD 09-2019;
2. That Regional Council **ADOPT** a bill to amend By-law No. 112-2013 being a Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke, to include the amendments found in the Consultation Recommendations section of Report PHD 09-2019, that will, if adopted, come into force and effect on August 1, 2019 provided that:
 1. A majority of the councils of the local area municipalities pass resolutions consenting to the By-law; and
 2. The total number of electors in the local municipalities that have passed resolutions in support of the Bill form a majority of all electors in the Region of Niagara as established in the revised list of electors for the municipal election held in the year 2018; and
3. That, subject to the adoption of the aforementioned Bill, a copy of the Bill and Report PHD 09-2019 **BE CIRCULATED** to the Clerks of the 12 local area municipalities with a request that their councils adopt the following resolution and advise the Regional Clerk of the results of that consideration, no later than July 31, 2019:

08-36

"That the Council of (name of municipality) consents to the passage of By-law No. 2019-52 of The Regional Municipality of Niagara, being a by-law to amend By-law 112-2013 - A Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke."

Pursuant to Section 115(5) of the *Municipal Act, 2001*, a by-law passed under subsection 115(1) shall not come into force unless:

- a) A majority of all votes on the Council of the upper-tier municipality are cast in its favour;
- b) A majority of the Councils of all the lower-tier municipalities forming part of the upper-tier municipality for municipal purposes have passed resolutions giving their consent to the by-law; and
- c) The total number of electors in the lower-tier municipalities that have passed resolutions under clause (b) form a majority of all the electors in the upper-tier municipality.

Section 219(5) of the *Municipal Act, 2001* defines "elector" as a person whose name appears on the voters' list, as amended up until the close of voting on voting day, for the last regular election preceding the coming into force of the by-law.

The number of electors as defined above for each area municipality is set out below. In the event your number is incorrect, please advise me as soon as possible.

Local Area Municipality	Population	Eligible Electors
Fort Erie	30,710	23,460
Grimsby	27,314	20,398
Lincoln	23,787	16,974
Niagara Falls	88,071	60,892
Niagara-on-the-Lake	17,511	14,237
Pelham	17,110	13,910
Port Colborne	18,306	15,208
St. Catharines	133,113	92,133
Thorold	18,801	14,471
Wainfleet	6,372	5,786

Welland	52,293	37,879
West Lincoln	14,500	11,336
Total for Region	447,888	326,684

*as of the 2018 Municipal Election

We respectfully request that you place this matter before your Council at your earliest opportunity to consider a resolution consenting to the by-law and advise accordingly of the action taken by your Council no later than July 31, 2019.

A copy of Report PHD 09-2019 and By-law No. 2019-52 are enclosed for your information.

Thanking you in advance for your assistance and should you require anything further, please do not hesitate to contact me.

Yours truly,



Ann-Marie Norio
Regional Clerk

CLK-C 2019-160

Subject: Amendments to By-law 112-2013 – A Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke

Report to: Public Health and Social Services Committee

Report date: Tuesday, June 11, 2019

Recommendations

1. That Regional Council **APPROVE** the proposed amendments to By-law No. 112-2013 being a Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke, outlined in the Consultation Recommendations section of Report PHD 09-2019;
2. That Regional Council **ADOPT** a bill to amend By-law No. 112-2013 being a Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke, to include the amendments found in the Consultation Recommendations section of Report PHD 09-2019, that will, if adopted, come into force and effect on August 1, 2019 provided that:
 - a. A majority of the councils of the local area municipalities pass resolutions consenting to the By-law; and
 - b. The total number of electors in the local municipalities that have passed resolutions in support of the Bill form a majority of all electors in the Region of Niagara as established in the revised list of electors for the municipal election held in the year 2018; and
3. That, subject to the adoption of the aforementioned Bill, a copy of the Bill and Report PHD 09-2019 **BE CIRCULATED** to the Clerks of the 12 local area municipalities with a request that their councils adopt the following resolution and advise the Regional Clerk of the results of that consideration, no later than July 31, 2019:

"That the Council of (name of municipality) consents to the passage of By-law No. <> of The Regional Municipality of Niagara, being a by-law to amend By-law 112-2013 - A Regional By-law to Protect Children and Vulnerable Persons from Exposure to Outdoor Second-hand Smoke.

Key Facts

- *Smoke-Free Ontario Act, 2017 (SFOA)* and *Cannabis Statute Law Amendment Act, 2018* incorporated cannabis and vaping products into SFOA's scope, and prohibited cannabis and e-cigarette places of use to be the same as tobacco products.

- The Outdoor Second-hand Smoking By-law Amendment Report (PHD 02-2019) sought to harmonize the existing Regional by-law with the amended *SFOA*, by including cannabis and vaping products. This amending by-law was approved as By-law 2019-07 and allowed for time to consult with the public, work with the municipalities to improve the by-law, and conduct a review of research to understand the health effects of second-hand exposure to cannabis and e-cigarette vapour. The amending by-law included a sunset clause in that it is only intended to be in force until a permanent by-law is enacted.
- Through the leadership of the area CAOs, fulsome consultation has occurred with municipal representatives and a survey was conducted to gauge public opinion.
- Public health is concerned that continued cannabis and e-cigarette use without policy to limit places of use could lead to normalization of use, second-hand exposure to smoke and vapour, and also trigger relapse through exposure of those individuals trying to quit.
- The review of research supports restricting cannabis use as a precautionary approach with cannabis smoke containing multiple known carcinogens already found in tobacco smoke. While e-cigarette vapour has shown minimal harm, youth are taking up e-cigarettes at an alarming rate and youth e-cigarette users have demonstrated a higher chance of switching to tobacco use.
- The local area municipalities (LAMs) were presented with the results from the public consultation survey and the review of research to guide decision making. The research, public and LAMs are supportive of including cannabis and vaping into the Regional by-law, while expanding the prohibited places of use to include
 - Nine metres from entrances or exits of public buildings
 - Municipal/regional recreational trails
 - Municipal/regional beaches

Financial Considerations

There are no financial implications from the amendments to the Regional by-law. Keeping the Regional by-law aligned with the *SFOA* will streamline enforcement and continue to keep costs minimal.

Analysis

Smoke-Free Legislative Updates

Upon legalization of recreational cannabis on October 17, 2018, new *SFOA* provisions were simultaneously proclaimed to prohibit cannabis and vaping use where tobacco is prohibited. With this update, Niagara Region By-law No. 112-2013 became misaligned by only applying to tobacco products. Subsequently, a by-law to amend By-law 112-2013 to include cannabis and vaping products with a one-year sunset clause, received triple majority support which allowed for harmonization while staff worked on reviewing

the latest research evidence on the topic, as well as a fulsome consultation with the public and LAMs.

Review of Latest Research Evidence:

Tobacco

Smoking tobacco remains the leading cause of preventable disease and preventable death in Ontario and Canada. Legislative smoking restrictions have been shown to have multiple beneficial effects, including

- Decrease exposure of non-smokers to second-hand tobacco smoke, and thereby decrease harmful effects of second-hand smoke¹
- Support for smokers in either increasing success in quit attempts or by decreasing the amount they smoke²
- Decrease the prevalence of smoking through deterring people from initiating use³
- Associated with increase in self-imposed restriction of smoking in the home, further decreasing the exposure of children to second-hand smoke⁴

Evidence supports legislation aimed at limiting exposure to second-hand smoke and protecting people's rights to smoke-free air.⁵ Such legislative examples could include the *SFOA* or local smoke-free by-laws. The Regional By-law has demonstrated Niagara's commitment to denormalization, i.e. decreasing the social acceptance of smoking, and making smoking an abnormal occurrence. Broader by-laws help with denormalization and supporting citizens who are trying to quit by reducing the volume of visual cues in areas of daily life.⁶

¹ Frazer K, Callinan JE, McHugh J, et al. Legislative smoking bans for reducing harms from secondhand smoke exposure, smoking prevalence and tobacco consumption. *Cochrane Database Syst Rev*. 2016; 2:CD005992. doi:10.1002/14651858.CD005992.pub3

² Monson E, Arsenault N. Effects of enactment of legislative (public) smoking bans on voluntary home smoking restrictions: A review. *Nicotine Tob Res*. 2017; 19(2): 141-148. doi:10.1093/ntr/ntw171

³ Monson E, Arsenault N. Effects of enactment of legislative (public) smoking bans on voluntary home smoking restrictions: A review. *Nicotine Tob Res*. 2017; 19(2): 141-148. doi:10.1093/ntr/ntw171

⁴ Monson E, Arsenault N. Effects of enactment of legislative (public) smoking bans on voluntary home smoking restrictions: A review. *Nicotine Tob Res*. 2017; 19(2): 141-148. doi:10.1093/ntr/ntw171

⁵ Holitzki H, Dowsett LE, Spakman E, Noseworthy T, Clement F. Health effects of exposure to second- and third-hand marijuana smoke: A systematic review. *CMAJ Open*. 2017; 5(4): E814-E822. doi:10.9778/cmajo.20170112

⁶ Robertson L, McGee R, Marsh L, Hoek J. A systematic review on the impact of point-of-sale tobacco promotion on smoking. *Nicotine Tob Res*. 2015;17(1):2-17. doi:10.1093/ntr/ntu168

Cannabis

Cannabis research in terms of second-hand exposure is very limited. However, two systematic reviews on the health impacts of significant second-hand exposure to cannabis^{7,8} found

- Metabolites of cannabis found in bodily fluids following second-hand exposure
- Psychoactive effects occur with sufficient exposure,
- Eye irritation occurs with sufficient exposure.

These limited studies assessed only short-term impacts and primarily utilized unventilated rooms; ventilation significantly reduced or completely eliminated the impacts. However, cannabis smoke has been found to contain known carcinogens, similar to tobacco smoke.^{9,10} Second-hand cannabis therefore carries risk for similar health consequences, such as increased rates of heart disease and lung disease, including lung cancer. Including cannabis in Niagara's smoke-free by-law represents a reasonable precautionary approach considering the potential harm from second-hand exposure, but especially in terms of denormalization for Niagara's children and youth.

E-cigarettes

Several systematic reviews have been conducted on the health impacts of second-hand e-cigarette vapour:^{11,12,13,14}

⁷ Holitzki H, Dowsett LE, Spakman E, Noseworthy T, Clement F. Health effects of exposure to second- and third-hand marijuana smoke: A systematic review. *CMAJ Open*. 2017; 5(4): E814-E822. doi:10.9778/cmajo.20170112

⁸ Berthet A, De Cesare M, Favrat B, et al. A systematic review of passive exposure to cannabis. *Forensic Sci Int*. 2016; 269: 97-112. doi: 10.1016/j.forsciint.2016.11.017

⁹ Maertens RM, White PA, Rickert W, et al. The genotoxicity of mainstream and sidestream marijuana and tobacco smoke condensates. *Chem Res Toxicol*. 2009; 22(8): 1406-1414. doi:10.1021/tx9000286

¹⁰ Moir D, Rickert WS, Levasseur G, et al. A comparison of mainstream and sidestream marijuana and tobacco cigarette smoke produced under two machine smoking conditions. *Chem Res Toxicol*. 2008; 21(2): 494-502. doi:10.1021/tx700275p

¹¹ Glasser AM, Collins L, Pearson JL, et. Al. Overview of electronic nicotine delivery systems: A systematic review. *Am J Prev Med*. 2017; 52(2):e33-e66. doi:10.1016/j.amepre.2016.10.036

¹² Hess IMR, Lachireddy K, Capon A. A systematic review of the health risks from passive exposure to electronic cigarette vapour. *Public Health Res Pract*. 2016; 26(2): e2621617. doi:10.17061/phrp2621617

¹³ Farsalinos KE, Polosa R. Safety evaluation and risk assessment of electronic cigarettes as tobacco cigarette substitutes: A systematic review. *Ther Adv Drug Safety*. 2014; 5(2): 67-86. doi:10.1177/2042098614524430

¹⁴ Grana R, Benowitz N, Glantz SA. E-cigarettes: A scientific review. *Circulation*. 2014; 129: 1972-1986. doi:10.1161/circulationaha.114.007667

- Second-hand exposure to vapour increases cotinine (a metabolite of nicotine) in blood^{15,16}
- E-cigarette vapour increases particulate matter, heavy metals, and nicotine in the air, however levels are significantly less than conventional cigarette smoke^{17,18,19}
- Second-hand exposure to vapour has a minimal to negligible potential to harm^{20,21,22}

One study found that e-cigarette use in adolescents and young adults increased the probability of beginning to smoke conventional cigarettes.²³ If a youth did not smoke and had never used an e-cigarette, there was found to be a 7.9% chance that they would begin to smoke in the future. However, if a youth began using an e-cigarette, there was a 30.4% chance of them beginning to smoke conventional cigarettes in the future.²⁴ Thus, a strong reason to include e-cigarettes in the by-law is to deter youth from initiating tobacco use.

Niagara Region Public Health and Emergency Services (NRPH & ES) is assessing our capacity to conduct a local evaluation on the impact of smoke-free policies, to understand how well the intended goals are being achieved and to inform possible improvements.

¹⁵ Glasser AM, Collins L, Pearson JL, et. Al. Overview of electronic nicotine delivery systems: A systematic review. *Am J Prev Med.* 2017; 52(2):e33-e66. doi:10.1016/j.amepre.2016.10.036

¹⁶ Grana R, Benowitz N, Glantz SA. E-cigarettes: A scientific review. *Circulation.* 2014; 129: 1972-1986. doi:10.1161/circulationaha.114.007667

¹⁷ Hess IMR, Lachireddy K, Capon A. A systematic review of the health risks from passive exposure to electronic cigarette vapour. *Public Health Res Pract.* 2016; 26(2): e2621617. doi:10.17061/phrp2621617

¹⁸ Farsalinos KE, Polosa R. Safety evaluation and risk assessment of electronic cigarettes as tobacco cigarette substitutes: A systematic review. *Ther Adv Drug Safety.* 2014; 5(2): 67-86. doi:10.1177/2042098614524430

¹⁹ Grana R, Benowitz N, Glantz SA. E-cigarettes: A scientific review. *Circulation.* 2014; 129: 1972-1986. doi:10.1161/circulationaha.114.007667

²⁰ Glasser AM, Collins L, Pearson JL, et. Al. Overview of electronic nicotine delivery systems: A systematic review. *Am J Prev Med.* 2017; 52(2):e33-e66. doi:10.1016/j.amepre.2016.10.036

²¹ Hess IMR, Lachireddy K, Capon A. A systematic review of the health risks from passive exposure to electronic cigarette vapour. *Public Health Res Pract.* 2016; 26(2): e2621617. doi:10.17061/phrp2621617

²² Farsalinos KE, Polosa R. Safety evaluation and risk assessment of electronic cigarettes as tobacco cigarette substitutes: A systematic review. *Ther Adv Drug Safety.* 2014; 5(2): 67-86. doi:10.1177/2042098614524430

²³ Soneji S, Barrington-Trimis JL, Wills TA, et al. Association between initial use of e-cigarettes and subsequent cigarette smoking among adolescents and young adults: A systematic review and meta-analysis. *JAMA Pediatr.* 2017; 171(8): 788-797. doi:10.1001/jamapediatrics.2017.1488

²⁴ Soneji S, Barrington-Trimis JL, Wills TA, et al. Association between initial use of e-cigarettes and subsequent cigarette smoking among adolescents and young adults: A systematic review and meta-analysis. *JAMA Pediatr.* 2017; 171(8): 788-797. doi:10.1001/jamapediatrics.2017.1488

Public Consultation

In order to conduct a fulsome consultation with the public, NRPH & ES developed a survey with the following objectives:

- a. To understand Niagara residents' opinions and attitudes toward smoking restrictions
- b. To determine the level of support or opposition to the amendments to Regional By-law No. 112-2013 in By-law No. 2019-07
- c. To determine the level of support or opposition toward possible by-law amendments

An online and paper survey was available between March 7 and April 5, 2019. The survey was promoted primarily through social media accounts (i.e. Facebook, Twitter, Instagram), and municipal/regional websites. Respondents to the survey resided both inside and outside of Niagara Region. There were a total of 5,578 surveys completed. See below for the breakdown of survey responses for residents within Niagara Region by municipality; this shows that a representative distribution of respondents was achieved.

Table 1-Number and Proportion of Respondents by Municipality

Municipality	Population Estimate (2016) ^a	Proportion of Total Niagara Population	Number of Respondents	Proportion of Total Survey Respondents
Niagara	447,888	100%	5,508	98.7%
St. Catharines	133,113	30%	1,677	30.1%
Niagara Falls	88,071	20%	1,035	18.6%
Welland	52,293	12%	691	12.4%
Fort Erie	30,710	7%	414	7.4%
Port Colborne	18,306	4%	300	5.4%
Lincoln	23,787	5%	298	5.3%
Niagara-on-the-Lake	17,511	4%	256	4.6%
Grimsby	27,314	6%	254	4.6%
Thorold	18,801	4%	220	3.9%
Pelham	17,110	4%	183	3.3%

West Lincoln	14,500	3%	109	2.0%
Wainfleet	6,372	1%	71	1.3%

^a Data source: Statistics Canada, 2016 Census of the Population. All data references are for the Census Division of Niagara.

Of the respondents, 35% used at least one tobacco or alternative product (i.e., cigarettes, cigars, little cigars and cigarillos, shisha/hookah, cannabis [medical & recreational], vapes [including JUUL] or Heat-Not-Burn tobacco products) at least once in the past 30 days.

Overall, 75.7% of respondents are supportive of the amendments to Regional By-law No. 112-2013, which includes tobacco, cannabis and vaping products. Furthermore, 84.7% of respondents are supportive of including additional prohibited locations, the list of which was selected from a scan of smoke-free by-laws in other jurisdictions.

Table 2-Number and Proportion of Respondents Who Support Additional Locations in By-Law

Location	<i>n</i>	%
Nine metre radius surrounding any entrance or exit of a public building	4,416	79.2%
Municipal recreational trails (including trail entrances/exits)	3,144	56.4%
Municipal beaches	3,377	60.5%
Outdoor community meeting areas	3,515	63.0%
Other	771	13.8%

NRPH & ES receives daily complaints to the Tobacco Hotline from Niagara region residents. Over the course of 2014 to 2018, NRPH & ES received 559 documented complaints related to smoking. Smoking in front of entrances or exits to public buildings is the highest complaint for outdoor spaces, and this finding is further supported through the recent public survey with 79.2% of respondents supportive of prohibiting smoking

and vaping within a nine-metre radius surrounding any entrance or exit of a public building.

Municipal Consultation

In January 2019, NRPH & ES had a meeting with the Chief Administrative Officers (CAOs) from the local area municipalities (LAMs) to discuss the smoke-free outdoor spaces by-law and the changes to the *SFOA*. The CAOs recommended that a representative group from each LAM work together to form a consensus on amendments to the Regional by-law in a collaborative approach.

Subsequent meetings were held between February and April with the 12 LAM representatives. Representatives included a cross section of disciplines including by-law enforcement, planning and development, parks and recreation, legal services, building, health and safety, and a CAO.

The group was provided with background information on the by-law, changes to the *SFOA*, current research and evidence on cannabis and vaping, and results of an environmental scan of recent smoke-free bylaw amendments. As a group, decisions and guidance were provided for the public consultation survey including planning, implementation, and communication.

Survey results from public consultation were shared with the LAM representatives, from the perspective of the entire sample size, as well as municipal-specific information. Each proposed amendment was based on the literature review, environmental scan, and/or public consultation results. The LAM group was presented with an individual item for consideration, given the opportunity to discuss whether the amendments should be added, and then each LAM was provided an opportunity to either support or oppose the amendment.

Consultation Recommendations

The LAM representatives with consensus recommend the following amendments to Niagara Region By-law No. 112-2013

1. Inclusion of tobacco, cannabis and vaping
2. Expanding the prohibit places of use to include
 - a. Nine metres from entrances or exits of public buildings
 - b. Municipal/regional recreational trails
 - c. Municipal/regional beaches

Exclusions to the by-law include highways, road allowances abutting a regional or municipal property, municipal sidewalks, designated parking areas, and rights-of-way.

The *Municipal Act* provides municipalities the authority to pass by-laws with respect to the health, safety, and well-being of persons and specifically with respect to smoking and vaping of tobacco, cannabis and vapour products (section 115).

Furthermore, the *Municipal Act* provides authority to prohibit use within public places and workplaces.

To be enacted, the by-law must pass a “triple majority”, meaning

1. A majority of votes in favour of the by-law are cast at Regional Council
2. A majority of the local area municipalities must pass their own resolutions consenting to the by-law
3. The number of electors in those municipalities that pass consenting resolutions must represent a majority of all electors in the Region. If the by-law fails on either (1) or (2) above, it will be deemed to have been repealed at the Regional level.

Enforcement

Enforcement of smoking and vaping restrictions is often raised as a fiscal concern, however research following the implementation of local tobacco by-laws demonstrates that new laws are manageable with the current staff and within operational budgets.²⁵ The amended by-law will utilize the existing five FTE Tobacco Control Officers (TCOs) that currently enforce the Smoke-Free Ontario Strategy and current Regional By-law. Responsibilities of the TCOs entail promotion, education, and enforcement. Since legalization on October 17, 2018 to May 1, 2019, NRPH & ES has received 17 complaints related to cannabis and 92 complaints related to vaping.

In Niagara, enforcement of any new legislation consists of an education phase, and then moves on to warnings and/or charges, as appropriate. Enforcement of this by-law will be performed on a complaint basis where the TCOs work in conjunction with existing municipal by-law officers. Municipal by-law officers will have the authority to issue charges if there is support and capacity from their LAM.

A complaint referral process will be in place based on what already exists through the Tobacco Hotline and the NRPH & ES website. Previous experience enforcing by-laws demonstrates that comprehensive education efforts are fundamental to ensuring successful implementation. It is important to ensure that people know about the changes and NRPH & ES will ease into this change process with a similar approach to any of the legislative amendments.

²⁵ Kennedy RD, Zummach D, Filsinger S, Leatherdale ST. Reported municipal costs from outdoor smoke-free by-laws-experience from Ontario, Canada. *Tobacco Induced Diseases*. 2014; 12(4): 1-6. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3944976/>

Public Education

NRPH & ES has developed a public education strategy that will ultimately increase awareness of the by-law and educate residents of the benefits of a smoke-free and vape-free environment. Strategies will include utilizing existing staff and support from a summer student to provide education and awareness through dissemination of information and resources to various stakeholders and using existing website and social media channels to engage Niagara residents. LAMs have agreed to support the communication efforts with updates to municipal website's and/or social media pages, and this collaboration will improve the campaign's reach.

Signage

Purchasing and distribution of signage will be managed through the existing operational budget. The Region will supply signs to the local area municipalities and/or property owners/operators with either metal signs or decals. Owners and operators of public buildings will have access to ordering signage online via the NRPH & ES website, as per our usual process.

It will be the responsibility of the municipality or property owner/operator to post or adhere the signs as appropriate.

Alternatives Reviewed

Through the consultation process, neither the public nor the LAMs supported excluding cannabis or vaping from the by-law. Consideration was given to fully expand the by-law to all public spaces, however due to the authority granted under the *Municipal Act*, application was limited to public places that did not include highways, roads, or sidewalks. Furthermore, the scope of the consultation limited expansion of the by-law beyond the current recommendations, as well as recommendations based on evidence in terms of excessive prohibition.

Relationship to Council Strategic Priorities

This work supports Doing Business Differently by proposing that Niagara continue to aim for simplicity and consistency while remaining among the leaders in Ontario in its smoke-free policies.

Other Pertinent Reports

- [PHD 02-2019 – Outdoor Second-Hand Smoking By-law Amendment - REVISED](#)
- [PHD 01-2019 – Cannabis Legalization](#)
- [PHD 13-2018 – Comprehensive Tobacco Control Report](#)

-
- [PHD 07-2018 – Cannabis Legalization](#)
 - [PHD 01-2018 – Smoke-Free Ontario Modernization](#)
 - [PHD 04-2017 - Ontario Student Drug Use and Health Survey Results](#)
 - [PHD 09-2016 Revised - Cannabis Regulation and Control](#)

Prepared by:

Diana Teng
Manager, Chronic Disease and Injury
Prevention
Public Health and Emergency Services

Recommended by:

M. Mustafa Hirji, MD MPH RCPC
Medical Officer of Health/Commissioner
(Acting)
Public Health and Emergency Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was prepared in consultation with Melanie Seguin, Health Promoter, Chronic Disease and Injury Prevention, Amanda Kirkwood, Program Evaluator, Organizational and Foundational Standards Division, Dr. Joanne Kearon, Medical Resident, David Lorenzo, Associate Director, Chronic Disease and Injury Prevention and reviewed by Dr. Andrea Feller, Associate Medical Officer of Health.

THE REGIONAL MUNICIPALITY OF NIAGARA

BY-LAW NO. 2019-52

A BY-LAW TO AMEND BY-LAW 112-2013 BEING A BY-LAW TO PROTECT CHILDREN AND VULNERABLE PERSONS FROM EXPOSURE TO OUTDOOR SECOND-HAND SMOKE AND VAPOUR

WHEREAS subsection 115(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (hereinafter the "Act") provides that a municipality may prohibit or regulate the smoking of tobacco or cannabis in public places;

WHEREAS subsection 11(2) of the Act provides The Regional Municipality of Niagara (hereinafter, "Niagara Region") broad authority to govern the health, safety and well-being of persons;

WHEREAS the *Smoke-Free Ontario Act, 2017*, S.O. 2017, c. 26 (hereinafter the "*Smoke-Free Ontario Act*") as amended prohibits smoking tobacco or cannabis, and vaping (the use of electronic cigarettes), but Regional By-Law No. 112-2013 prior to being amended in January 2019 only prohibited smoking tobacco;

WHEREAS pursuant to subsection 115(10) of the Act if there is a conflict between a by-law passed by a municipality and the provisions of any other statute or regulation of Ontario, the provision that is most restrictive of smoking of tobacco or cannabis prevails;

WHEREAS it has been determined that smoking, second-hand tobacco and cannabis smoke and vaping are health hazards and a discomfort for individuals residing in or visiting Niagara Region;

WHEREAS smoke-free policy interventions are effective mechanisms to reduce exposure to second-hand tobacco, prevent initiation of smoking, encourage cessation of smoking, support recent quitters, and contribute to the denormalization of smoking;

WHEREAS Niagara Region therefore wishes to prohibit tobacco and cannabis smoking and vaping (use of electronic cigarettes) in additional outdoor public places for the health of the public generally, and particularly for the benefit of young persons, and vulnerable populations, to improve the environmental and social conditions in public places; and,

WHEREAS Section 115(5) of the said Act provides that a by-law passed under subsection 115(1) shall not come into force unless,

- (a) a majority of all votes on the Council of the upper-tier municipality are cast in its favour;
- (b) a majority of the Councils of all the lower-tier municipalities forming part of the upper-tier municipality for municipal purposes have passed resolutions giving their consent to the by-law; and
- (c) the total number of electors in the lower-tier municipalities that have passed resolutions under clause (b) form a majority of all the electors in the upper-tier municipality;

WHEREAS on January 17, 2019, Regional Council passed By-law 2019-07, to amend By-law 112-2013, to temporarily include provisions respecting cannabis and vaping subject to consultation with the local area municipalities.

NOW THEREFORE the Council of The Regional Municipality of Niagara enacts as follows:

1. That the following definitions are added to subsection 1(1) of By-law 112-2013 in alphabetical order within the context of all definitions currently contained in said by-law:

“cannabis” has the same meaning as in subsection 1 (1) of the Smoke-Free Ontario Act, 2017”

“electronic cigarette” has the same meaning as in subsection 1 (1) of the Smoke- Free Ontario Act, 2017”

“public place” means

- a. Any property owned, leased, or controlled by Niagara Region or any area municipality, including without limitation parks, playgrounds, sports or playing fields, recreational trails, beaches, arenas, recreational centers, community meeting areas, special events, farmers markets, bus shelters, splash pads, and pools;
- b. Any outdoor area within a nine-metre radius of an entrance to or exit from a building located on any property owned, leased or controlled by Niagara Region or any area municipality; and

- c. any outdoor area that is within a nine-metre radius of an entrance to or exit from a public building or building generally accessible to the public, whether or not the building is leased, or controlled by Niagara Region or any area municipality, including places of employment, condominium buildings, apartment buildings and other similar residential buildings;

Provided "public place" does not include:

- (1) Highways;
- (2) Road allowances abutting a regional or municipal property;
- (3) Municipal sidewalks, save, and except for that portion of any municipal sidewalk that is within a nine-metre radius of an entrance to or exit from a building located on any property owned, leased, or controlled by the Niagara Region or any area municipality;
- (4) Rights-of-way; and
- (5) Residential dwellings owned, operated, or subsidized by Niagara Regional Housing or an area municipality.

"use" with respect to electronic cigarettes includes any of the following:

- a. Inhaling vapour from an electronic cigarette;
- b. Exhaling vapour from an electronic cigarette;
- c. Holding an activated electronic cigarette;

"vape" means to use an electronic cigarette;

- 2. That the definition of "outdoor public place" contained in subsection 1(1) of By-law 112-2013 be removed.
- 3. That the word "outdoor" in section 2(1) of By-law 112-2013 be deleted.
- 4. That the definition of "smoke or smoking" contained in subsection 1(1) of By-law 112- 2013 shall have the words "or cannabis" added following the word "tobacco" and prior to the word "or".

5. That section 2(1) of By-law 112-2013 shall be amended by adding after the word "tobacco" and prior to the word "upon" the following words:

"or cannabis or vape"
6. That the invalidity or unenforceability of a provision of this by-law or part of a provision of this by-law shall not negate the effectiveness or validity of the remaining provisions or parts thereof of this by-law.
7. That this bylaw shall come into force and effect on August 1, 2019, provided that:
 - a. A majority of the councils of the lower-tier municipalities forming part of the region of Niagara have passed resolutions consenting to the bylaw; and,
 - b. The total number of electors in the lower-tier municipalities that have passed resolutions form a majority of all electors in The Regional Municipality of Niagara.
8. That By-law 2019-07 be repealed effective August 1, 2019.

THE REGIONAL MUNICIPALITY OF NIAGARA

James Bradley, Regional Chair

Ann-Marie Norio, Regional Clerk

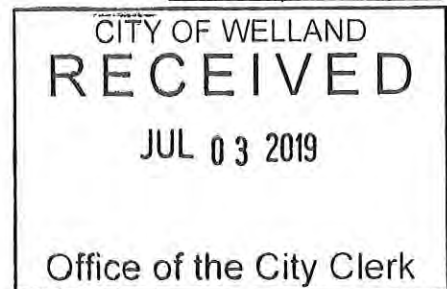
Passed: June 20, 2019



City of Welland Heritage Advisory Committee
 Le Comité Consultatif du Patrimoine de la Ville de
 Welland
 60 East Main Street
 Welland, Ontario
www.wellandheritage.ca
info@wellandheritage.ca

Tara Stephens, City Clerk
 Legislative Services, Office of the City Clerk
 Corporation of the City of Welland
 60 East Main Street, Welland, Ontario L3B 3X4

July 3, 2019



Dear Ms. Stephens:

The City of Welland Heritage Advisory Committee is pleased to have Councillor Bonnie Fokkens as a member of this Committee.

We would like to request that in addition to Councillor Fokkens, a member of the City's Planning Department be appointed as staff liaison to the Committee to attend monthly Committee meetings.

It has come to our attention that the municipalities of St. Catharines, Niagara Falls, Niagara-on-the-Lake, Fort Erie, Grimsby and Port Colborne within the Niagara Region all have a policy whereby a member of the municipality's planning staff - all Heritage Planners or Planners - act as staff liaison and attend their Heritage Advisory Committee meetings. In some municipalities this staff member also sets the agenda for and calls the meetings.

We feel, as these other municipalities evidently do, that it would be very advantageous to have a member of the Planning staff attend meetings as liaison, as it would allow for expert guidance and timely answers to Committee members' questions regarding City Bylaws and regulations that may affect Heritage Designated properties or properties of potential cultural heritage value.

We are looking forward with anticipation to hearing who our new staff liaison will be.

Best regards,

John Mastroianni, Chair
 City of Welland Heritage Advisory Committee
 c.c. Mayor Frank Campion
 Welland City Council

05-50