

REGULAR COUNCIL REVISED AGENDA

C-06/2023

Wednesday, March 22, 2023

9:00 AM

Meridian Community Centre - Accursi A and B

100 Meridian Way

Fonthill, ON

L0S 1E6

The Town of Pelham is holding hybrid meetings of Council and Committee in accordance with Procedure By-law 4507(2022). Public access to meetings will be provided in-person at the location indicated on the agenda, via Livestream: www.youtube.com/townofpelham/live and subsequent publication to the Town's website at www.pelham.ca.

Pages

1. Call to Order and Declaration of Quorum

2. Land Recognition Statement

We begin this meeting by acknowledging the land on which we gather is the traditional territory of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is within the land protected by the Dish With One Spoon Wampum agreement. Today this gathering place is home to many First Nations, Metis, and Inuit peoples and acknowledging reminds us that our great standard of living is directly related to the resources and friendship of Indigenous people.

3. Approval of the Agenda

4.	Disclosure of Pecuniary Interests and General Nature Thereof	
5.	Hearing of Presentation, Delegations, Regional Report	
5.1	Delegations	
5.1.1	Fonthill Platform Tennis Club - Request for Lease Renewal	6 - 10
	Terry Molkoski, President	
5.1.2	Climate Analysis and Strategic Planning	11 - 28
	Nima Vaez-zadeh Asadi, Research Assistant and MSc. Candidate, Brock University Department of Earth Sciences	
5.1.3	Best Practices for Anticipating Weather and Climate Events	29 - 42
	Pierre Simiganoschi, Research Assistant and MSc. Candidate, Brock University Department of Earth Sciences	
6.	Adoption of Council Minutes	
6.1	RC-05/2023 - Regular Council - March 1, 2023	43 - 49
7.	Request(s) to Lift Consent Agenda Item(s) for Separate Consideration	
8.	Consent Agenda Items to be Considered in Block	
8.1	Presentation of Recommendations Arising from Committee of Council, for Council Approval	50 - 51
	1. SCOW-04/2023 - Special Committee of the Whole, Strategic Planning Session - February 25, 2023	
8.2	Minutes Approval - Committee of Council	52 - 56
	1. SCOW-04/2023 - Special Committee of the Whole, Strategic Planning Session - February 25, 2023	

8.3 Staff Reports of a Routine Nature for Information or Action

8.3.1 Earth Week Activities April 16th - 22nd 2023, 2023-0067-Recreation 57 - 59

8.3.2 Single Source Purchase for an Electric Vehicle, 2023-0078-Corporate Services 60 - 60

8.4 Action Correspondence of a Routine Nature

8.5 Information Correspondence

8.5.1 Pelham Cares - Thank you Card 61 - 61

***8.5.2 City of Welland - Report CS-2023-10 YMCA Operating Contribution Agreement 2023-2027** 62 - 90

8.6 Regional Municipality of Niagara Correspondence for Information or Action

8.6.1 Niagara Region Report no. PDS 2-2023 re: Niagara Region Climate Change Projections 91 - 103

8.6.2 Niagara Region Report no. CLK-C 2023-019 re: Motion Respecting Declarations of Emergency of Homelessness, Mental Health and Opioid Addiction 104 - 107

8.7 Advisory Committee Correspondence for Information or Action

8.8 Advisory Committee Minutes for Information

8.8.1 Pelham Finance and Audit Committee Minutes - May 22, 2022 108 - 120

8.8.2 Committee of Adjustment 121 - 128
February 2, 2023
February 7, 2023

9. Consent Agenda Item(s) Lifted for Separate Consideration, if any

10. Presentation and Consideration of Reports

10.1 Staff Reports Requiring Action

10.1.1	Special Event Permit Application - DeVries Fruit Farm Mother's Day Market 2023 , 2023-0061-Clerks	129 - 135
10.1.2	Planting of 4m wide wild flower buffer at River Estates Park , 2023-0068-Public Works	136 - 139
10.1.3	Execution of Subdivision Agreement for Emerald Trail (File no. 26T19-01-2021, 2023-0062-Planning	140 - 143
10.1.4	Fonthill Platform Tennis Club Lease Agreement Renewal, 2023-0075-Recreation	144 - 148
10.1.5	Potential Funding Options for Welland YMCA, 2023-0063-Chief Administrator Officer	149 - 174
10.1.6	Capital Budget - Pumper Tanker 3, 2023-0079-Fire Dept	175 - 175

11. Unfinished Business

12. New Business

13. Presentation and Consideration of By-Laws

14. Motions and Notices of Motion

14.1 Councillor Wayne Olson - Pelham Cares 40th Anniversary

Mover: Councillor Olson

Seconder: Councillor Eckhardt

WHEREAS Pelham Cares Inc. is a non-profit charitable organization serving the community of Pelham since April 18, 1983;

AND WHEREAS Pelham Cares endeavors to improve the quality of life and well-being of Pelham residents by offering food and hygiene products, youth sponsorship programs and a range of social services not provided for by other organizations or agencies;

AND WHEREAS more residents are calling upon the support of Pelham Cares as a result of the global pandemic, financial insecurity and increased cost of living;

AND WHEREAS Pelham residents, service clubs, businesses and the Town generously support and contribute to Pelham Cares through a variety of donations;

AND WHEREAS The Town of Pelham recognizes the dedication of Pelham Cares volunteers for their time and effort in enhancing the Town and encouraging residents to support one another;

AND WHEREAS Pelham Cares will celebrate its 40th anniversary on April 18, 2023, with a volunteer appreciation night to follow on May 24, 2023;

NOW THEREFORE BE IT RESOLVED THAT the Town of Pelham hereby proclaims May 24, 2023, as Pelham Cares Day in celebration of 40 years of service to the Pelham community.

15. Resolution to Move In-Camera

16. Rise From In Camera

17. Confirming By-Law

176 - 176

18. Adjournment



Request to Appear Before Council

Administration Services

Please fill out and return no later than 12 p.m. noon ten (10) days prior to the Meeting you wish to appear. Completed forms, including presentation materials are to be submitted to the Clerk's department and can be dropped off or emailed to clerks@pelham.ca

Name or Organization or Firm: Fonthill Platform Tennis Club	
Name and Title of Presenter(s): Terry Molkoski-President (Volunteer) - FPTC	
Address: 1120	
Telephone: 416-606-6711	Email: tmolkoski@gmail.com

Date of Meeting Requested: March 22, 2023

How will you attend Council? ☒ In-person ☐ Electronically
*The delegate shall notify the Clerk at least five (5) business Days in advance.

Subject matter to be discussed:	Fonthill Platform Tennis Club - Lease Renewal
If not for information, identify the desired action requested:	

Have you previously spoken on this issue?

☐ Yes ☒ No

If a group or individual has previously appeared as a delegate, a further delegation from the same group or individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

Do you have presentation material or speaking notes?

☒ Yes ☐ No

Delegations are required to provide the Clerk's department presentation materials for publication in Council's agenda package. Materials must be provided no later than 12 p.m. noon ten (10) days prior to the Meeting.

I have read and understand the Delegation Protocol attached to this form and understand that the information contained on this form, including any attachments submitted, will become public documents and listed on the Town's meeting agenda and posted to the Town's website. I also understand that as a participant of this meeting, I will be recorded and further understand that this recording will be posted to the Town of Pelham's YouTube Channel.

Signature

Date



Fonthill Platform Tennis Club

*Celebrating 50 Years in
Pelham*

1972-2022



Background

- Located at old arena grounds for last 30 years. (1120 Haist Street)
- Celebrating 50 Years in Fonthill. A great Milestone!
- Third generation members.
- 100 Full Time members plus 50- 100 Guests use the facility, including high schools. Ages 10 to 80 years old.
- Non-Profit Organization.
- Run by Board of Volunteers.
- Club has always paid for all expenses to the facility through annual dues.

Current Situation

- Club needs major Capital upgrades.
- We intend to submit a grant application to the Ontario Trillium Fund Capital Grant Program.
- Applications open in May 2023.
- In order to qualify we need a fully executed lease.
- Minimum of 5 year term.

Lease Renewal

- FPTC is requesting a lease renewal from the Town of Pelham for the facility for 10 years or a minimum of 5 years with options for renewal.
- This funding from the OTF will allow us to make necessary repairs and upgrades so we can support recreation and a healthy lifestyle for the residents of Pelham for the next 50 years.
- Thank you for your support !

Please fill out and return no later than 12 p.m. noon ten (10) days prior to the Meeting you wish to appear. Completed forms, including presentation materials are to be submitted to the Clerk's department and can be dropped off or emailed to clerks@pelham.ca

Name or Organization or Firm: Department of Earth Science, Brock University	
Name and Title of Presenter(s): Nima Vaez-zadeh Asadi Research Assistant & MSc. Candidate	
Address: 1812 Sir Isaac Brock Way, St. Catharines, L2S 3A1	
Telephone: 226-201-1443	Email: nvaezzadehasadi@brocku.ca

Date of Meeting Requested: March 22, 2023

How will you attend Council? ☒ In-person ☐ Electronically
 *The delegate shall notify the Clerk at least five (5) business Days in advance.

Subject matter to be discussed:	Creating a Foundation for Climate Analysis and Strategic Planning at the Municipal Level.
If not for information, identify the desired action requested:	Developing a foundation based on measurements from 1900 to 2020 of temperature and precipitation to assist the town in infrastructure planning.

Have you previously spoken on this issue? ☐ Yes ☒ No
 If a group or individual has previously appeared as a delegate, a further delegation from the same group or individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

Do you have presentation material or speaking notes? ☒ Yes ☐ No
 Delegations are required to provide the Clerk's department presentation materials for publication in Council's agenda package. Materials must be provided no later than 12 p.m. noon ten (10) days prior to the Meeting.

I have read and understand the Delegation Protocol attached to this form and understand that the information contained on this form, including any attachments submitted, will become public documents and listed on the Town's meeting agenda and posted to the Town's website. I also understand that as a participant of this meeting, I will be recorded and further understand that this recording will be posted to the Town of Pelham's YouTube Channel.

Nima Vaez-zadeh Asadi Digitally signed by Nima Vaez-zadeh Asadi
Date: 2023.03.07 12:15:01 -05'00'

Signature

10-03-2023

Date

Delegation Protocols

The Clerk shall list a maximum of four (4) delegations per meeting. Delegations will be considered on a first come first serve basis, unless prioritized otherwise at the discretion of the Clerk, in consultation with the Chief Administrative Officer.

The purpose of the delegation process is to allow residents to make their views known to Council, based on the requirements of the Town of Pelham Procedural By-law. The views of interested citizens are valued and input is welcome, along with comments and constructive suggestions. Council must consider a large number of issues and concerns at any given time, thus the following protocol is observed:

1. The delegate shall arrive to the meeting by 8:45 am.
2. A presentation by a delegate, who is a member of the public, shall be a maximum of five (5) minutes (whether the Delegation consists of an individual or a group). A presentation by a delegate, who is a member of Town or Regional staff, shall be a maximum of twenty (20) minutes.
3. Where the delegate is a group of persons, a primary speaker is to be assigned to address Council.
4. Discussion topics, other than the subject matter of the written request to appear as a delegation, will not be permitted. Subsequent delegations on the same topic, without significant new information, will not be permitted.
5. A delegate shall not speak disrespectfully, use offensive language and/or disobey the rules of procedure or a decision of the Chair. Remarks or questions concerning topics identified within Section 28.7 of the Procedural By-law shall be immediately ruled out of order. A subsequent offense during the same presentation will result in the speaker forfeiting their right to speak. The Chair reserves the right to immediately end the delegation if the remarks are considered severe.
6. Upon completion of remarks, the speaker(s) will remain in position to allow for any questions from Members. Members may ask questions for clarification purposes. After completion of any questions, the speaker will be asked to be seated or will be placed into the waiting room of the Zoom meeting.
7. Delegations will not be permitted on items that will be the subject of an upcoming or closed public meeting pursuant to the *Planning Act*, unless exceptional circumstances apply, which have been reviewed and approved by Council. Persons should present their concerns and opinions at the scheduled Public Meeting where their comments can be considered along with other submissions.



Niagara Municipalities:

Best practice mitigation of weather and climate – current state

Nima Vaez-zadeh Asadi (nvaezzadehasadi@brocku.ca)



IPCC warns of irreversible impacts of warming above 1.5°C globally*

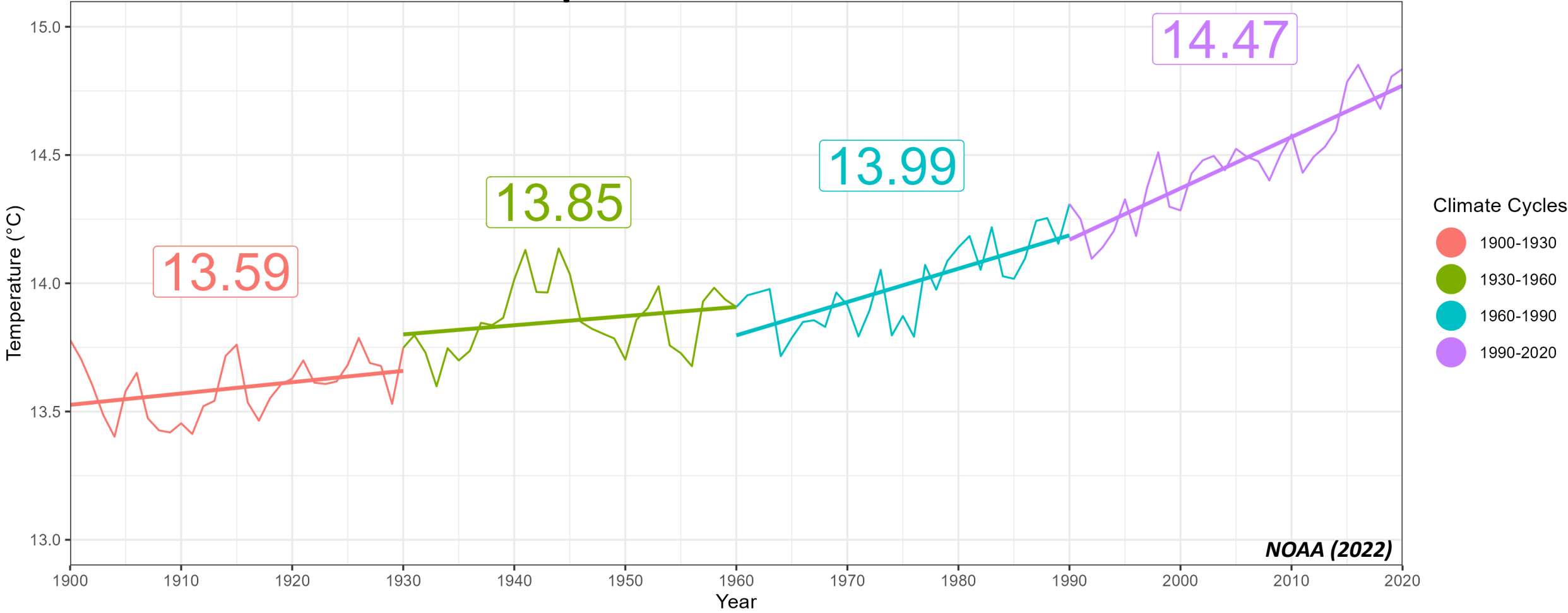
*Global: Land and Ocean

Purpose

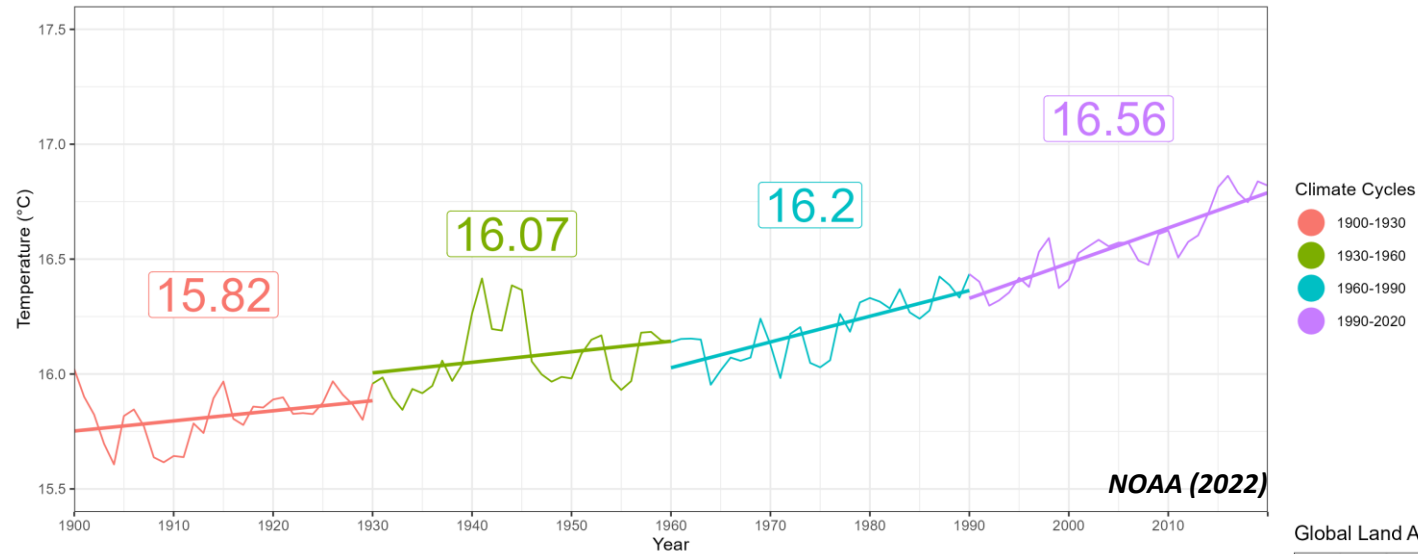
To discuss the effects of weather and climate change at the municipal level

To provide a solid foundation for formulating municipal policies.

Global Annual Mean Temperature



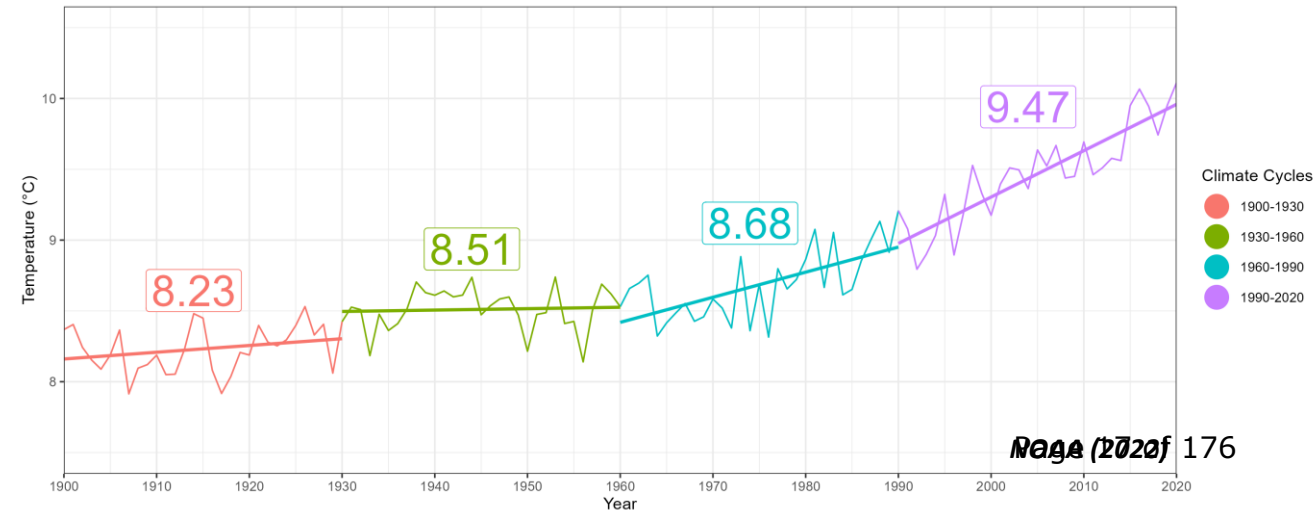
Global Ocean Annual Temperatures



- Land ~ 29%
- Lower thermal capacity
 - Land heats up faster.

- Oceans ~71%
- Higher thermal capacity than land
 - Water heats up slower

Global Land Annual Temperatures



NEW NIAGARA OFFICIAL PLAN

Climate Change Discussion Paper

Niagara Region

November 2019

Canada is warming at twice the global rate

According to *Canada's Changing Climate Report* (2019), Canada is warming at twice the global rate due to local conditions. Canada's loss of snow and sea ice is reducing reflectivity of the surface, which increases the absorption of solar radiation, causing larger surface warming than southern regions.

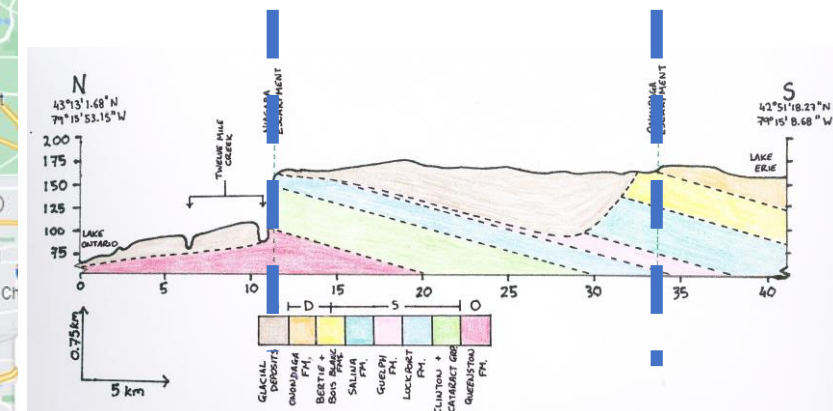
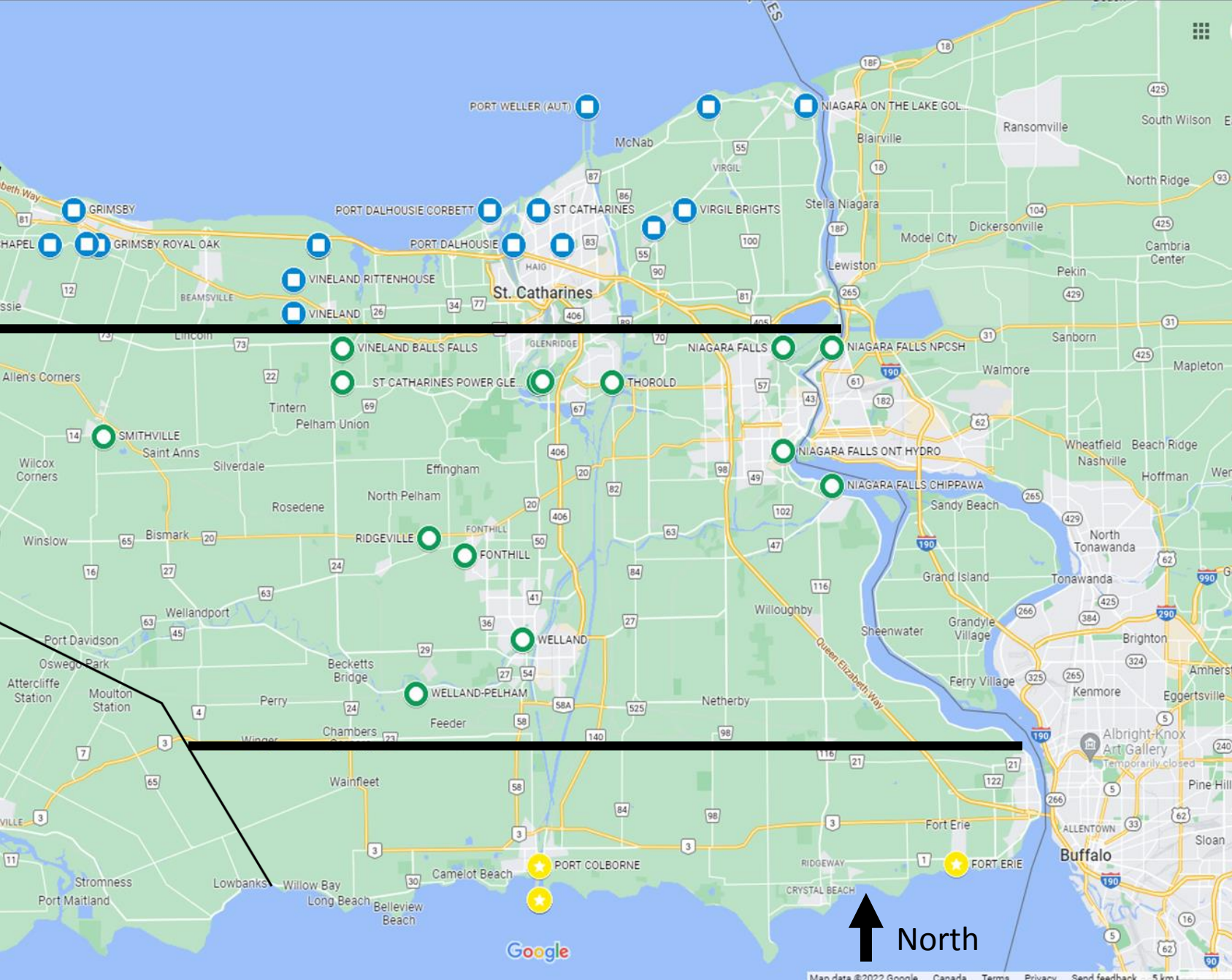
Map of the Niagara Region

- All weather stations used are shown separated by tier (north, central, and south)

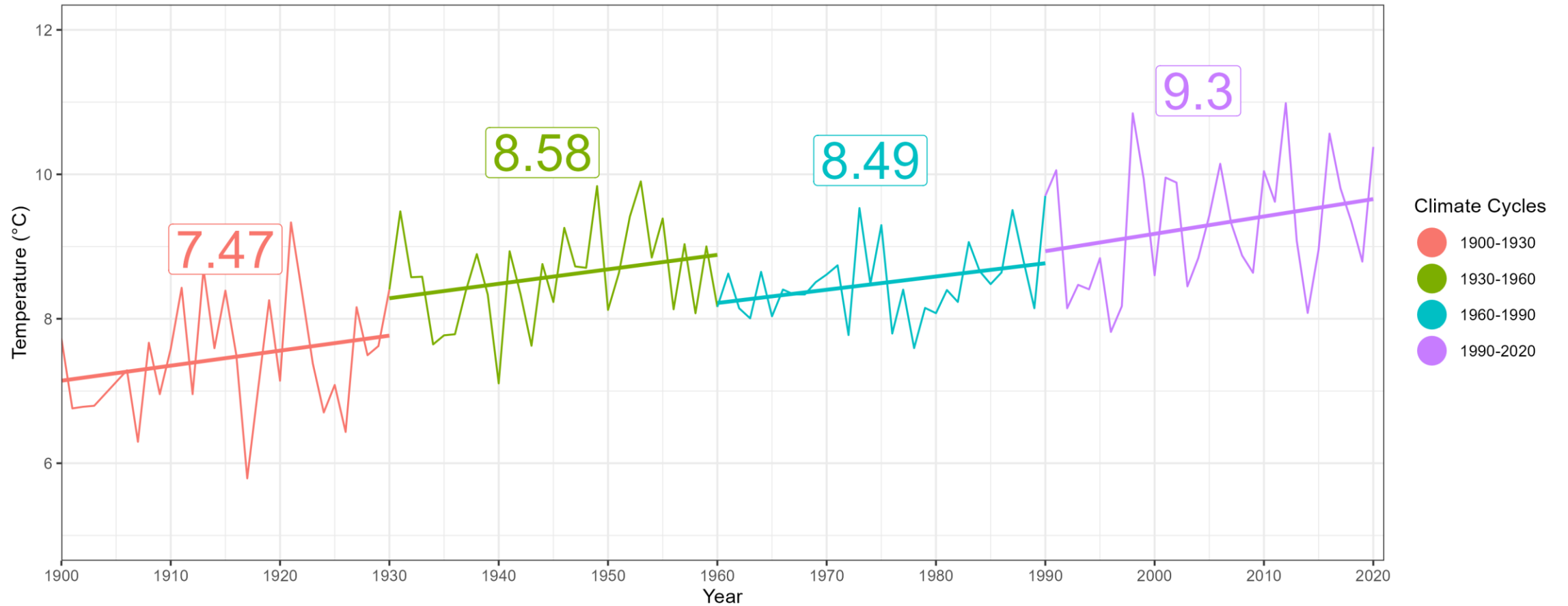
□ = North tier stations

○ = Central tier stations

★ = South tier stations

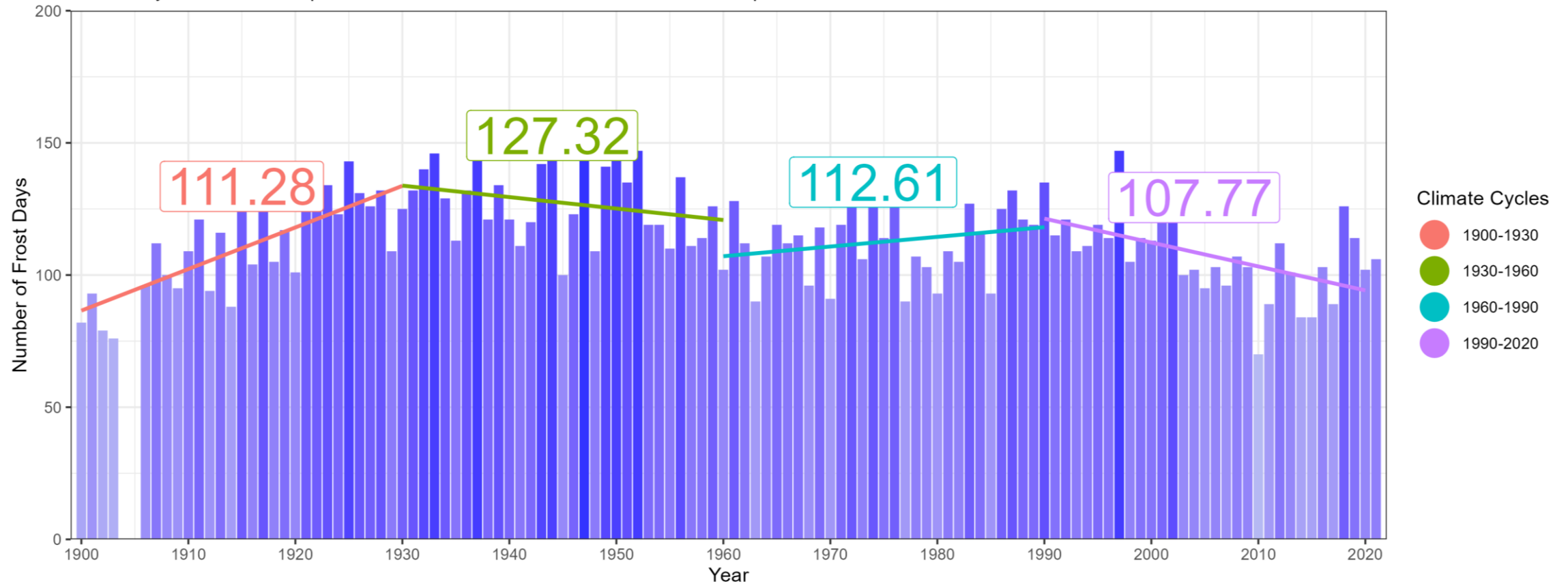


Niagara Region Annual Mean Temperature

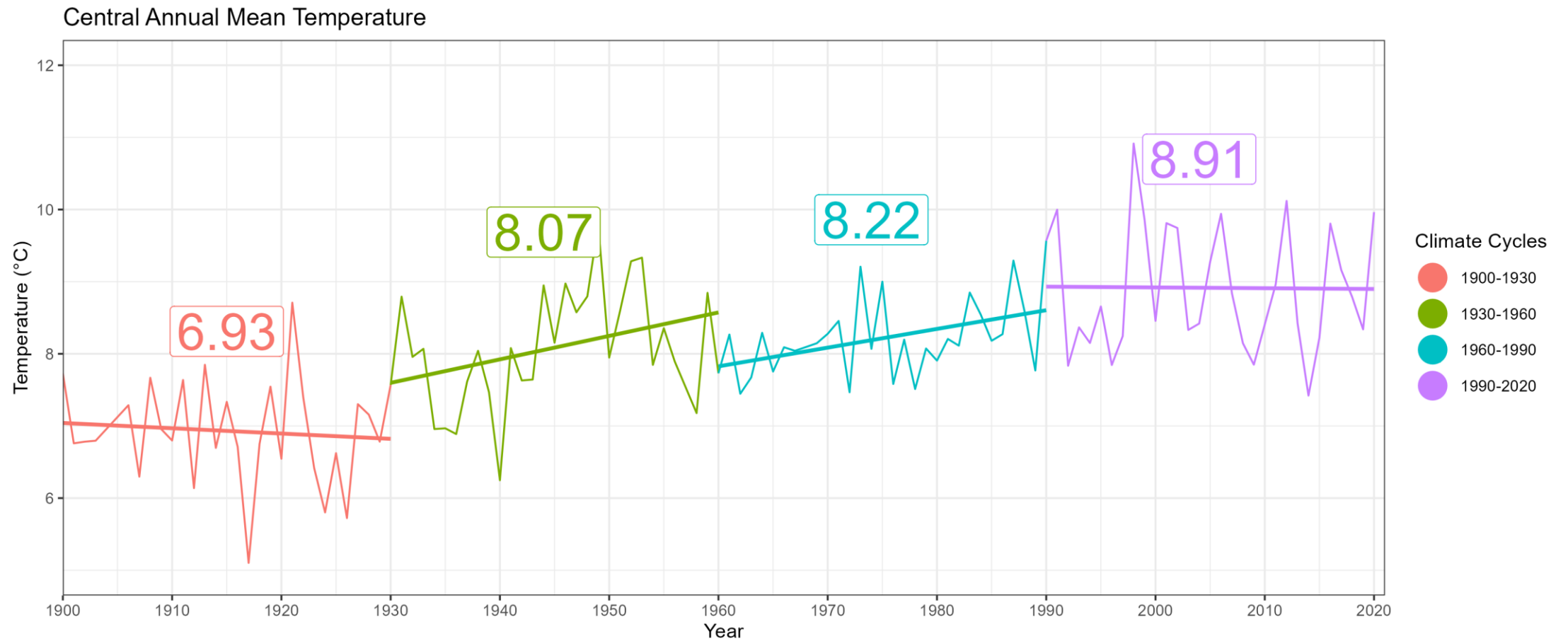


Frost Days/Annum in the Niagara Region

A frost day is when the temperature fluctuates above and below 0°C in a 24h period

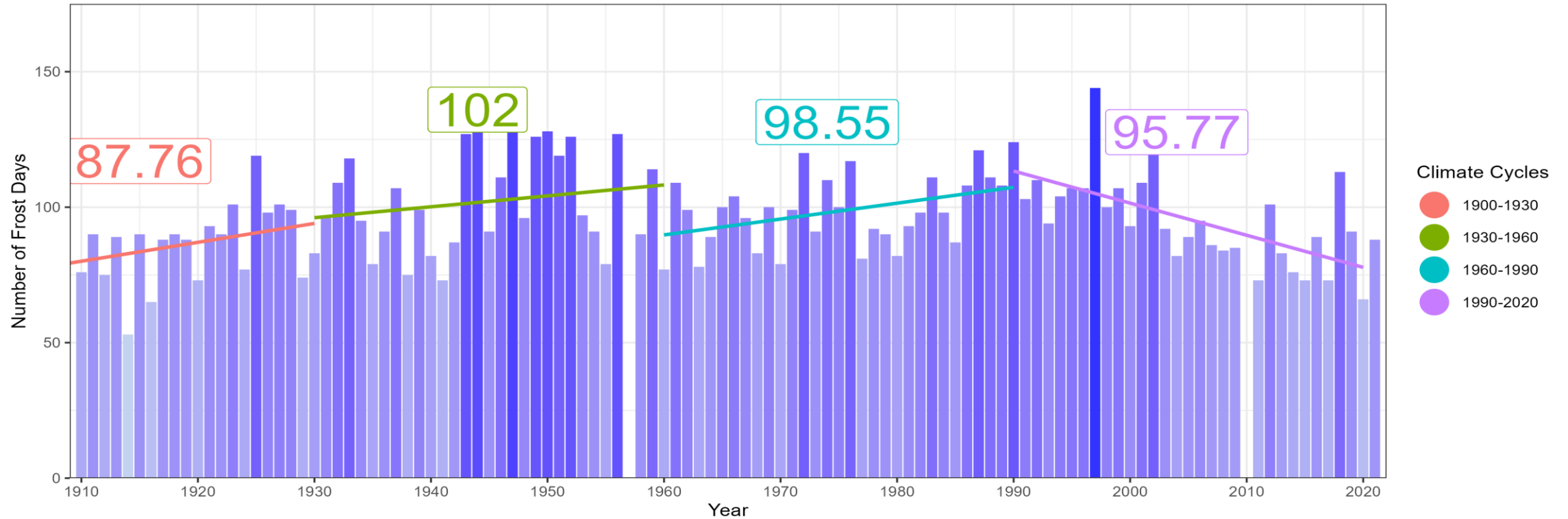


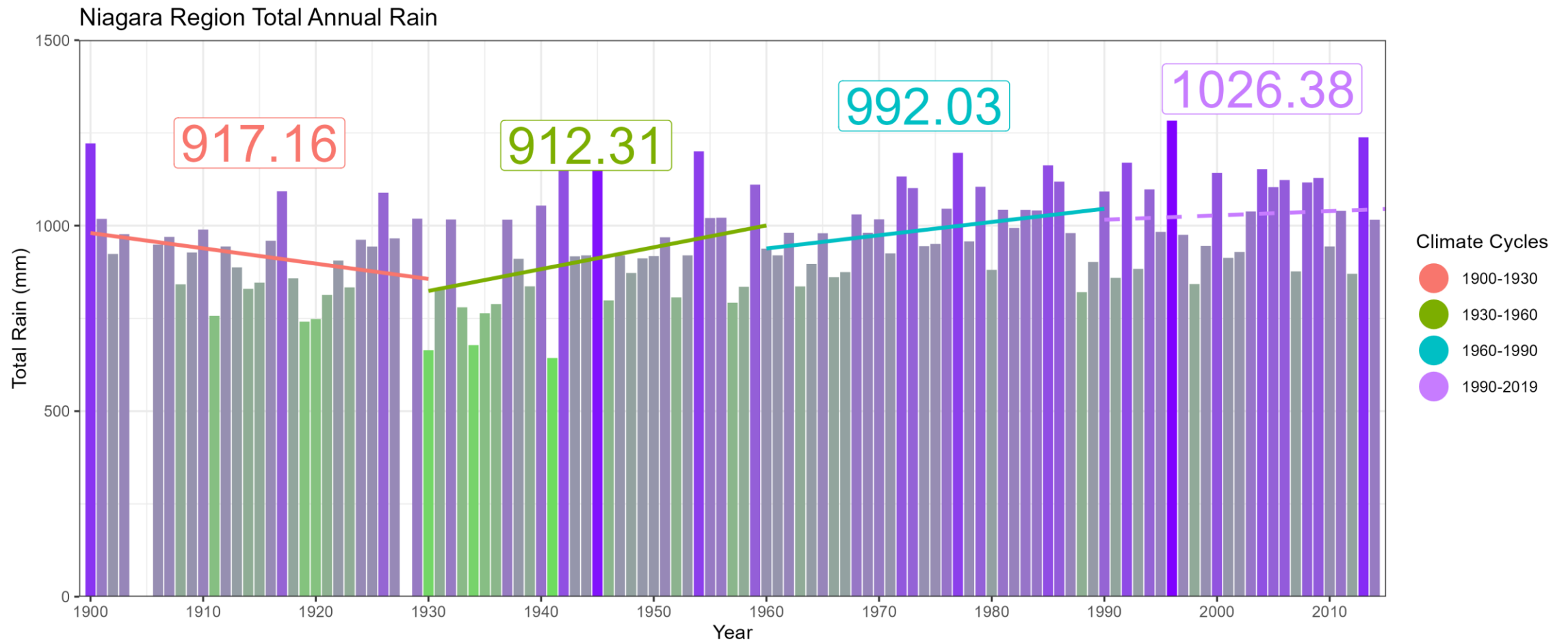
Where Pelham is located



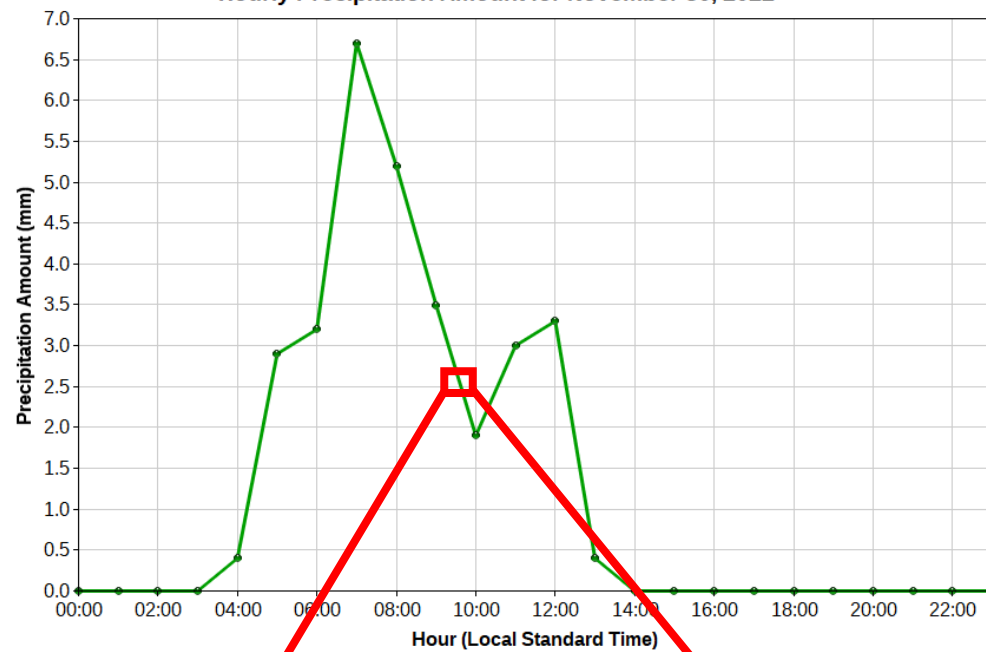
Frost Days/Annum in the Central Tier

A frost day is when the temperature fluctuates above and below 0°C in a 24h period





Hourly Precipitation Amount for November 30, 2022

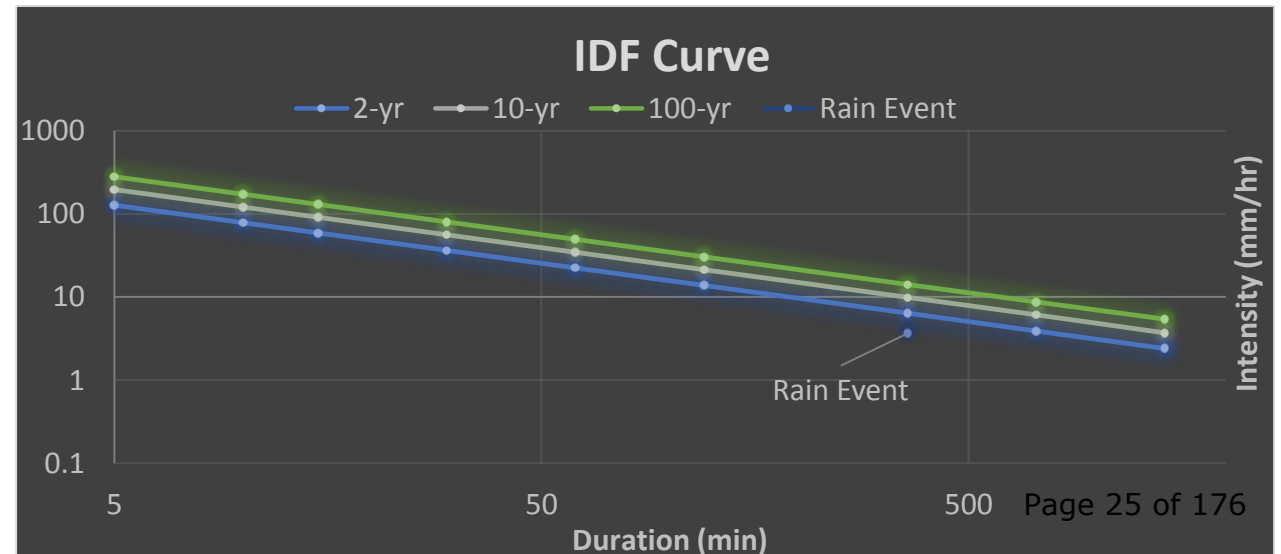


Rain event - 30th November 2022
floods Merrittville Hwy.
West side and north of Hwy 20.

21.9 mm of rain over 6 hours.

Questions???

- 1- Weather event?
- 2- Climate event?
- 3- Design?
- 4- Combo?



The Erosion Mitigation project at Rice Road and Highway 20 hits stumbling block

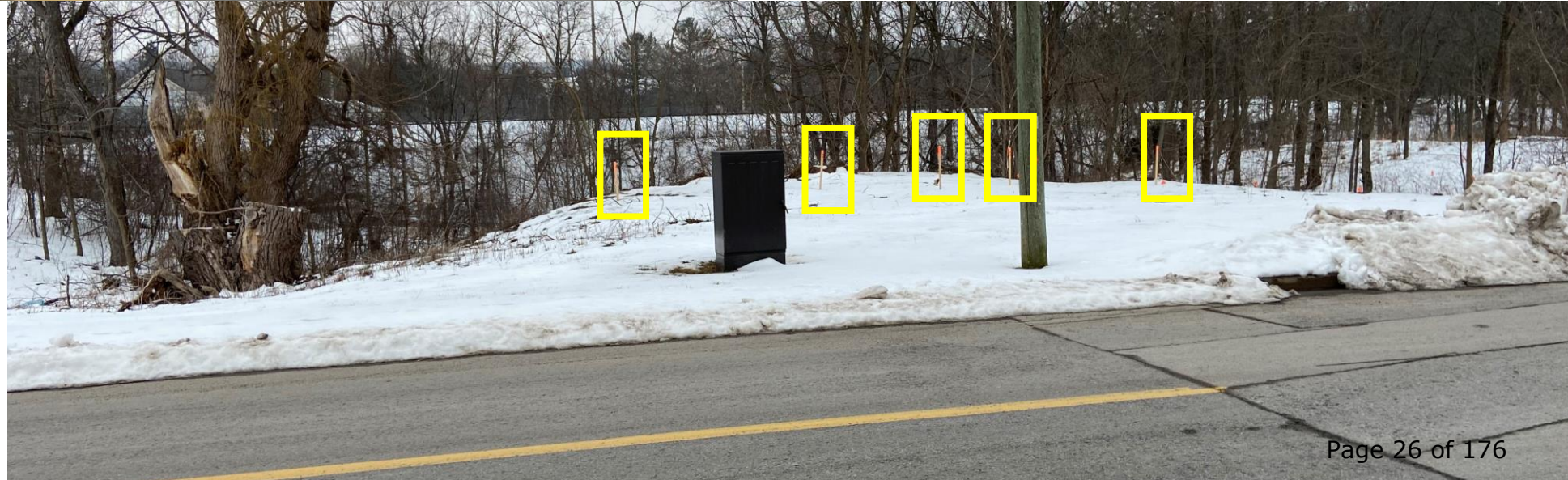
The Welland Tribune
(30 July 2022)



If there is an erosion problem...

Why is the area staked out for development?

Should we build in
floodplains and ravines?



To distinguish between weather and climate, attribution studies must be done.

Therefore, this presentation is a **foundation** for modelling future weather and climate change

Thank-you

Sources: Government of Canada and NOAA databases.

~2 million temperature points.

~2 million precipitation points.

Please fill out and return no later than 12 p.m. noon ten (10) days prior to the Meeting you wish to appear. Completed forms, including presentation materials are to be submitted to the Clerk's department and can be dropped off or emailed to clerks@pelham.ca

Name or Organization or Firm: Department of Earth Sciences, Brock University	
Name and Title of Presenter(s): Pierre Simiganoschi, Research Assistant & Graduate Student	
Address: 1812 Sir Isaac Brock Way, St Catharines, L2S 3A1	
Telephone: 289-241-9834	Email: psimiganoschi@brocku.ca

Date of Meeting Requested: March 22, 2023

How will you attend Council? ☒ In-person ☐ Electronically
 *The delegate shall notify the Clerk at least five (5) business Days in advance.

Subject matter to be discussed:	Best practices for anticipating weather and climate events.
If not for information, identify the desired action requested:	Assist the town in fulfilling goals 3 and 8 (Corporate Climate Change Adaptation Plan, 2021, p.3).

Have you previously spoken on this issue? ☐ Yes ☒ No
 If a group or individual has previously appeared as a delegate, a further delegation from the same group or individual on the same topic will not be permitted, unless there is significant new information to be brought forward.

Do you have presentation material or speaking notes? ☒ Yes ☐ No
 Delegations are required to provide the Clerk's department presentation materials for publication in Council's agenda package. Materials must be provided no later than 12 p.m. noon ten (10) days prior to the Meeting.

I have read and understand the Delegation Protocol attached to this form and understand that the information contained on this form, including any attachments submitted, will become public documents and listed on the Town's meeting agenda and posted to the Town's website. I also understand that as a participant of this meeting, I will be recorded and further understand that this recording will be posted to the Town of Pelham's YouTube Channel.

Pierre Simiganoschi Digitally signed by Pierre Simiganoschi
Date: 2023.03.07 12:18:04 -05'00'

Signature

March 3rd, 2023

Date

Delegation Protocols

The Clerk shall list a maximum of four (4) delegations per meeting. Delegations will be considered on a first come first serve basis, unless prioritized otherwise at the discretion of the Clerk, in consultation with the Chief Administrative Officer.

The purpose of the delegation process is to allow residents to make their views known to Council, based on the requirements of the Town of Pelham Procedural By-law. The views of interested citizens are valued and input is welcome, along with comments and constructive suggestions. Council must consider a large number of issues and concerns at any given time, thus the following protocol is observed:

1. The delegate shall arrive to the meeting by 8:45 am.
2. A presentation by a delegate, who is a member of the public, shall be a maximum of five (5) minutes (whether the Delegation consists of an individual or a group). A presentation by a delegate, who is a member of Town or Regional staff, shall be a maximum of twenty (20) minutes.
3. Where the delegate is a group of persons, a primary speaker is to be assigned to address Council.
4. Discussion topics, other than the subject matter of the written request to appear as a delegation, will not be permitted. Subsequent delegations on the same topic, without significant new information, will not be permitted.
5. A delegate shall not speak disrespectfully, use offensive language and/or disobey the rules of procedure or a decision of the Chair. Remarks or questions concerning topics identified within Section 28.7 of the Procedural By-law shall be immediately ruled out of order. A subsequent offense during the same presentation will result in the speaker forfeiting their right to speak. The Chair reserves the right to immediately end the delegation if the remarks are considered severe.
6. Upon completion of remarks, the speaker(s) will remain in position to allow for any questions from Members. Members may ask questions for clarification purposes. After completion of any questions, the speaker will be asked to be seated or will be placed into the waiting room of the Zoom meeting.
7. Delegations will not be permitted on items that will be the subject of an upcoming or closed public meeting pursuant to the *Planning Act*, unless exceptional circumstances apply, which have been reviewed and approved by Council. Persons should present their concerns and opinions at the scheduled Public Meeting where their comments can be considered along with other submissions.

Niagara Municipalities: Best Practice Mitigation of Weather and Climate - Projections

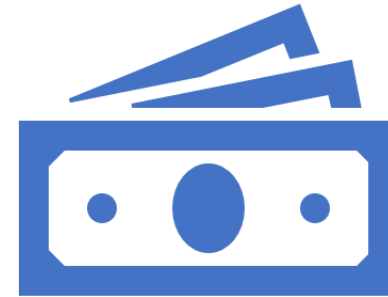
Pierre Simiganoschi

Brock Earth Sciences Department Graduate Student

Obligations



Protect the people of the
Niagara Region against
potential climate hazards



Prevent those hazards from
having a substantial
economic impact

Goals



FIND AN APPROPRIATE
REGIONAL CLIMATE MODEL
FOR THE NIAGARA REGION



IMPLEMENT
ADAPTATION AND
MITIGATION STRATEGIES

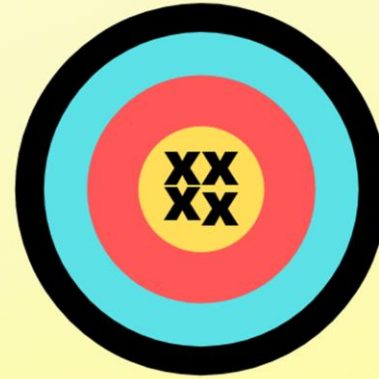


Mission Statement - Niagara

- “...climate change is increasingly impacting Niagara communities, making it crucial to mitigate and adapt to current and future changes in order to grow and protect the community into the future.”
- “The purpose of the Climate Change Discussion Paper is to provide information on climate change in order to develop policies for the new Niagara Official Plan.”
- New Niagara Official Plan: Climate Change Discussion Paper, 2019

Accuracy & Precision

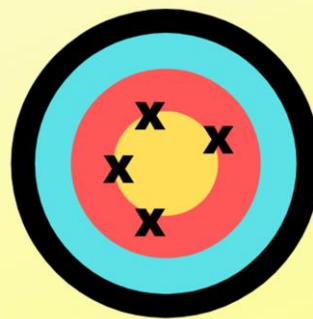
**Accurate
Precise**



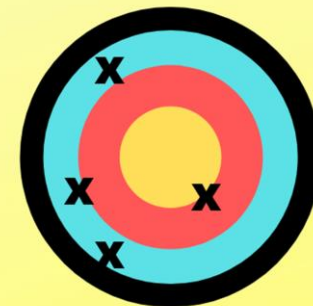
**Not Accurate
Precise**

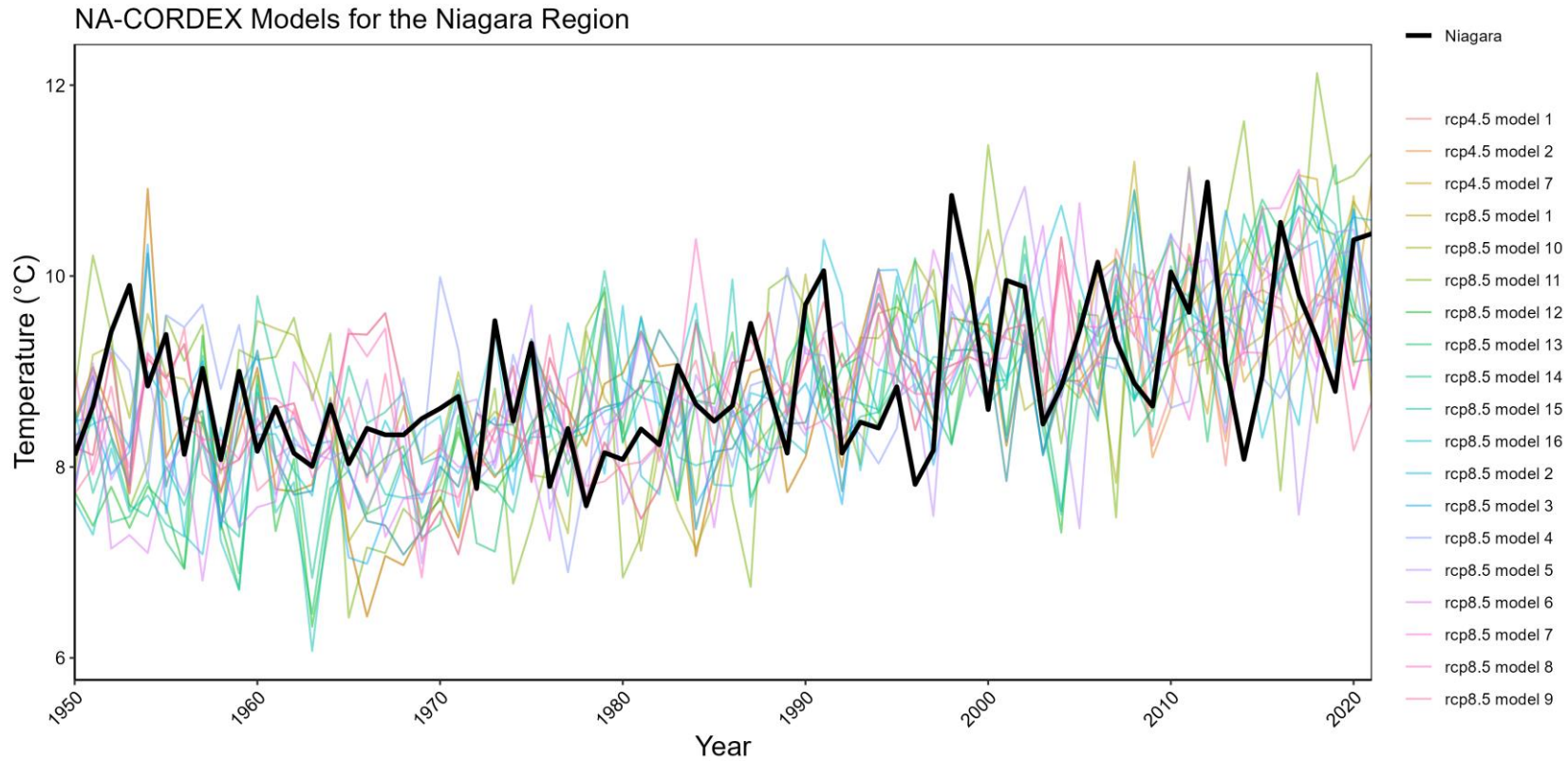


**Accurate
Not Precise**



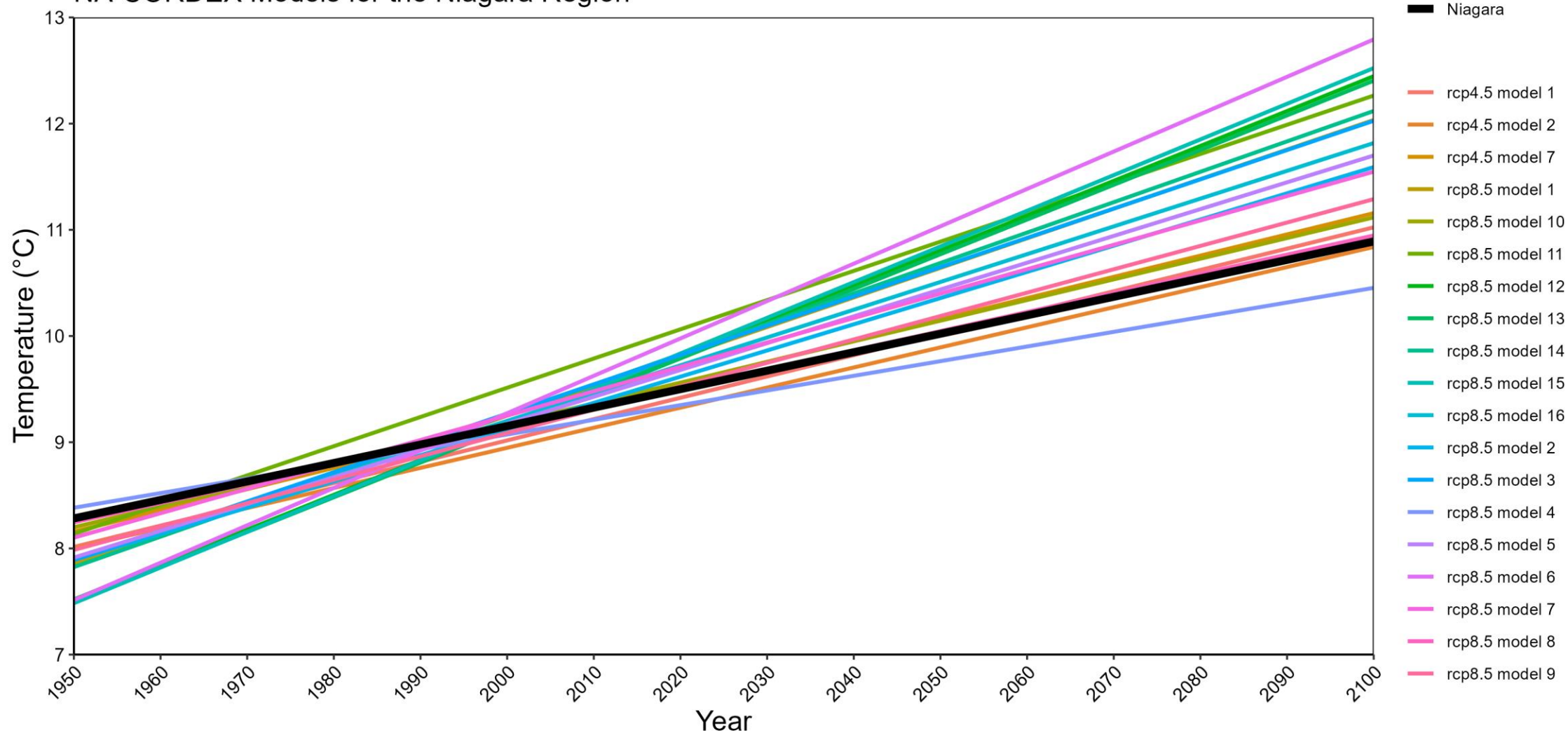
**Not Accurate
Not Precise**



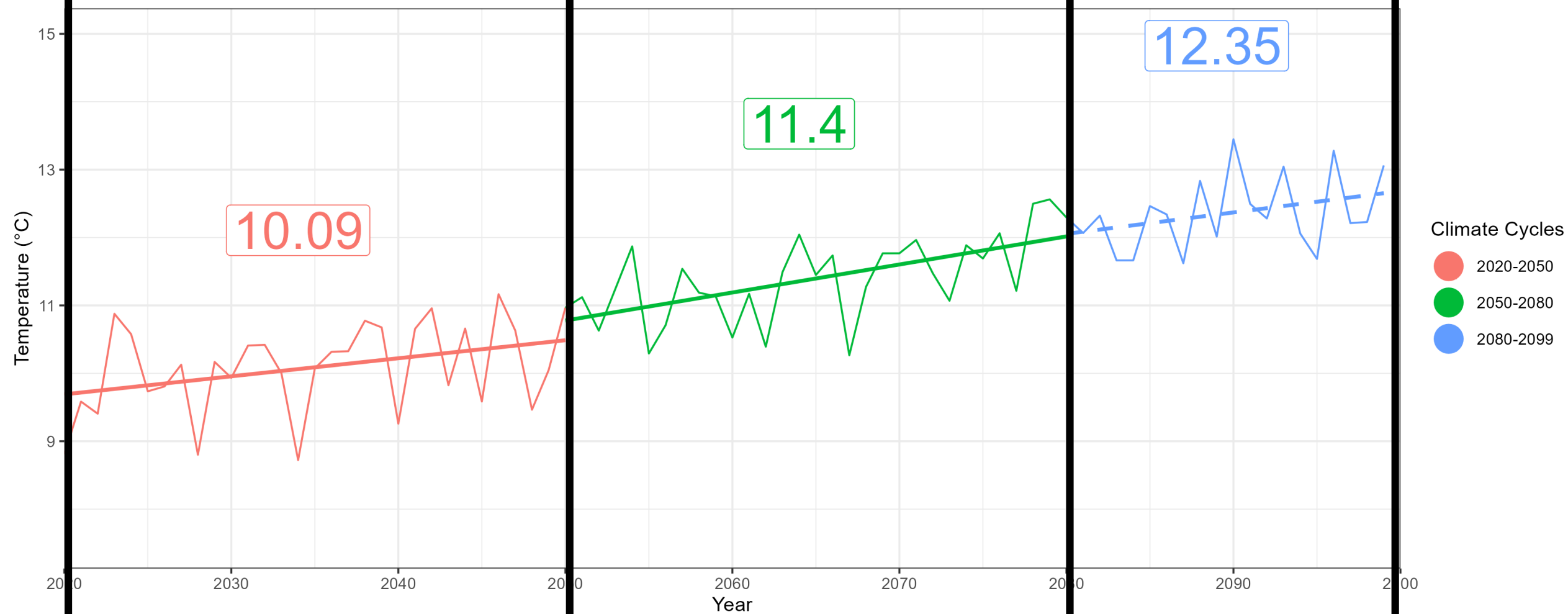


Which
models do
we pick?

NA-CORDEX Models for the Niagara Region



Best Regional Climate Model



Climate Variable	1976 – 2005	2021 – 2050	2071 – 2100
Mean Temperature °C	8.8	10.13	12.2
Hot days/Year (Maximum daily temperature reaches 30°C or more once in a 24-hour period)	26	46.1	67.6
True hot days/Year (Maximum daily temperature reaches 30°C or more and minimum temperature in greater than 20°C or more once in a 24-hour period)	9.1	23.4	44.2
Heat waves/Year (2 or more true hot days in a row)	2.5	5.1	8.4

Economic & Health-related Impacts

Health-related trends:

- Hot days (temperature reaches 30°C+ in a 24-hour period)
- Heat waves (two or more true hot days in a row)
- Cold days (temperature reaches -15°C in a 24-hour period)



Wine production-related trends:

- Frost days (temperature fluctuates above and below 0°C in a 24-hour period)



Recommendations

Planting trees

Attribution studies

Paving over less area when building subdivisions

Make buses hybrid

- Shut off the engine if they are stopped for a long time.

Best Info & Best Data \Rightarrow
Best Projection \Rightarrow
Best Mitigation Solutions

REGULAR COUNCIL MINUTES

Meeting #: C-05/2023
Date: Wednesday, March 1, 2023
Time: 9:00 AM
Location: Meridian Community Centre - Accursi A and B
100 Meridian Way
Fonthill, ON
L0S 1E6

Members Present: Mayor Marvin Junkin
Councillor Bob Hildebrandt
Councillor Wayne Olson
Councillor John Wink
Councillor Kevin Ker
Councillor Shellee Niznik
Councillor Brian Eckhardt

Staff Present: David Cribbs
Bob Lymburner
Jason Marr
Teresa Quinlin-Murphy
Jennifer Stirton
Vickie vanRavenswaay
Barbara Wiens
Holly Willford
Sarah Leach
Ryan Cook

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 9:00am.

2. Land Recognition Statement

The Councillor Ker read the land acknowledgement into the record.

3. Approval of the Agenda

Moved By Councillor Bob Hildebrandt

Seconded By Councillor Wayne Olson

BE IT RESOLVED THAT the agenda for the March 1, 2023 Regular meeting of Council be adopted, as circulated.

Amendment:

Moved By Councillor Bob Hildebrandt

Seconded By Councillor Wayne Olson

THAT the agenda be amended to include the addendum package.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

Motion as Amended:

Moved By Councillor Bob Hildebrandt

Seconded By Councillor Wayne Olson

BE IT RESOLVED THAT the agenda for the March 1, 2023 Regular meeting of Council be adopted, as amended.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

4. Disclosure of Pecuniary Interests and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

5. Adoption of Council Minutes

Moved By Councillor Shellee Niznik

Seconded By Councillor Kevin Ker

BE IT RESOLVED THAT the following minutes be adopted as printed, circulated and read:

1. RC-04/2023 - February 21, 2023 - Regular Council

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

6. Request(s) to Lift Consent Agenda Item(s) for Separate Consideration

7. Consent Agenda Items to be Considered in Block

Moved By Councillor John Wink

Seconded By Councillor Brian Eckhardt

BE IT RESOLVED THAT the Consent Agenda items as listed on the March 1, 2023 Council Agenda be received and the recommendations contained therein be approved:

7. Consent Agenda Items to be Considered in Block

7.1 Presentation of Recommendations Arising from Committee of Council, for Council Approval

BE IT RESOLVED THAT Council hereby approves the Recommendations Resulting from the following:

PCOW-02/2023 - February 13, 2023 - Public Meeting under the Planning Act

7.2 Minutes Approval - Committee of Council

BE IT RESOLVED THAT the following minutes be adopted as printed, circulated and read:

PCOW-02/2023 - February 13, 2023 - Public Meeting under the Planning Act

7.3 Staff Reports of a Routine Nature for Information or Action

7.3.1 November 2022 Financial Reports, 2023-0059-Corporate Services

BE IT RESOLVED THAT Council receive Report #2023-0059-Corporate Services, November 2022 Financial Reports, for information.

7.3.2 2022 Bridge and Culvert Inspection Program Report, 2023-0043-Public Works

BE IT RESOLVED THAT Council receive Report #2023-0043-Public Works - 2022 Bridge and Culvert Inspection Program and Rehabilitation and Replacement Needs Analysis, for information.

7.3.3 2023 Spongy Moth Management Program, 2023-0057-Public Works

BE IT RESOLVED THAT Council receive Report #2023-0057, Spongy Moth Management Program, for information.

7.3.4 Proposed 2023 Municipal Grant Allocation, 2023-0060-Recreation

BE IT RESOLVED THAT Council receive Report #2023-0060 Recreation- Proposed 2023 Municipal Grant Allocation,

AND THAT Council approve the 2023 Municipal Grant allocations of \$13,450 waived facility fees; \$28,550 cash allocations; and \$10,400 estimated in-kind labor requests, as outlined in the 2023 Municipal Grant allocation summary.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

8. Consent Agenda Item(s) Lifted for Separate Consideration, if any

9. Presentation and Consideration of Reports

9.1 Members of Council Reports

9.1.1 Councillor Kevin Ker - Maple Acre Waffle Breakfast Fundraiser March 11, 2023

Councillor Ker provided information to Council and the public regarding the Maple Acre Waffle Breakfast Fundraiser on March 11, 2023.

Moved By Councillor Brian Eckhardt

Seconded By Councillor Wayne Olson

BE IT RESOLVED THAT Council receive Councillor Ker's verbal report regarding the Maple Acre Waffle Breakfast Fundraiser March 11, 2023, for information.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

9.2 Staff Reports Requiring Action

9.2.1 Deferral of Emerald Trails Subdivision Agreement, 2023-0065-Planning

Moved By Councillor John Wink

Seconded By Councillor Bob Hildebrandt

BE IT RESOLVED THAT Council receive Memo re: Deferral of Emerald Trails Subdivision Agreement, for information.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

9.2.2 Execution of Subdivision Agreement for Emerald Trail (File no. 26T19-01-2021, 2023-0062-Planning

Moved By Councillor Wayne Olson

Seconded By Councillor John Wink

BE IT RESOLVED THAT Council receive Report #2023-62 – Execution of Subdivision Agreement – Emerald Trail (File no. 26T19-01-21);

AND THAT Council direct staff to prepare the By-law to authorize execution of the Subdivision Agreement for final approval of Emerald Trail Subdivision.

Moved By Councillor Wayne Olson

Seconded By Councillor John Wink

BE IT RESOLVED THAT Council defer consideration of this matter to the March 22, 2023 Council meeting.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

10. Unfinished Business

11. New Business

12. Presentation and Consideration of By-Laws

Moved By Councillor Brian Eckhardt

Seconded By Councillor Bob Hildebrandt

BE IT RESOLVED THAT the Council of the Town of Pelham, having given due consideration to the following By-law do now read a first, second and third time and do pass same, and

THAT the Mayor and Clerk be and are hereby authorized to sign and seal the by-law:

1. By-law 20-2023 - Being a by-law authorizing the borrowing of money to meet current expenditures of the Council of the Corporation of the Town of Pelham and to repeal and replace By-law #4312 (2021).

2. By-law 21-2023 - Being a By-law to appoint an Acting Town Clerk for the Corporation of the Town of Pelham (William Tigert).

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

13. Motions and Notices of Motion

13.1 Notice of Motion - Councillor Olson

Councillor Olson stated his intent to bring a motion at the next week regarding Pelham Cares 40th Anniversary.

14. Resolution to Move In Camera

Moved By Councillor Shellee Niznik

Seconded By Councillor Wayne Olson

BE IT RESOLVED THAT the next portion of the meeting be closed to the public in order to consider one housekeeping matter (Closed Session Minutes).

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

15. Rise From In Camera

Moved By Councillor John Wink

Seconded By Councillor Kevin Ker

BE IT RESOLVED THAT Council adjourn the In Camera Session and that Council do now Rise: With No Report.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

16. Confirming By-Law

Moved By Councillor Kevin Ker

Seconded By Councillor Shellee Niznik

BE IT RESOLVED THAT the following By-law be read a first, second and third time and passed:

Being a By-law No. 22-2023 to Adopt, Ratify and Confirm the proceedings of Council of the Town of Pelham at its Regular Meeting held on the 01 day of March, 2023.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

17. Adjournment

The meeting was adjourned at 9:29 am.

Moved By Councillor Bob Hildebrandt

Seconded By Councillor Brian Eckhardt

BE IT RESOLVED THAT this Regular Meeting of Council be adjourned until the next regular meeting scheduled for March 22, 2023 at 9:00 am.

For (7): Mayor Marvin Junkin, Councillor Bob Hildebrandt, Councillor Wayne Olson, Councillor John Wink, Councillor Kevin Ker, Councillor Shellee Niznik, and Councillor Brian Eckhardt

Carried (7 to 0)

Mayor: Marvin Junkin

Town Clerk: Holly Willford

Recommendations of the SCOW-04/2023 Special Meeting of Committee of the Whole, Strategic Planning Session held February 25, 2023

BE IT RESOLVED THAT COUNCIL HEREBY approves the following
Recommendations Resulting from the SCOW-04/2023 Special Meeting of
Committee of the Whole, Strategic Planning Session held February 25, 2023:

1. THAT the agenda for the February 25, 2023 Special Meeting of Committee be adopted, as circulated.

2. THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended as they pertain to Rules of Debate and that Town of Pelham Staff be permitted to participate in the discussion;

AND THAT this permission be recognized for the input and debate portion only and not be deemed to include making motions or for voting privileges.

3. THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended;

AND THAT the specified meeting curfew time of 1:00 p.m. be and is hereby waived;

AND THAT the remainder of the business listed on the agenda for this meeting continue to be considered until all matter have been concluded, or until a set time of 1:45 p.m., whichever occurs first.

4. THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended;

AND THAT the specified meeting curfew time of 1:45 p.m. be and is hereby waived;

AND THAT the remainder of the business listed on the agenda for this meeting continue to be considered until all matter have been concluded, or until a set time of 1:55 p.m., whichever occurs first.

5. THAT Committee receive and recommend that Council receive the Chief Administrative Officer's 2023-2027 Strategic Planning Session presentation, for information.

6. THAT Committee direct staff to prepare a 2023-2027 Strategic Plan document for Council's consideration, which shall include the discussed:

- **Mission statement;**
- **Vision statement;**
- **Values;**
- **Strategic focus items; and**
- **Strategic action items.**

COMMITTEE OF THE WHOLE MINUTES

Meeting #: SCOW-04/2023
Date: Saturday, February 25, 2023
Location: Pelham Fire Station #2
766 Welland Road

Members Present: Marvin Junkin
Bob Hildebrandt
Wayne Olson
John Wink
Kevin Ker
Shellee Niznik
Brian Eckhardt (part time)

Staff Present: David Cribbs
Bob Lymburner
Jason Marr
Teresa Quinlin-Murphy
Jennifer Stirton
Vickie vanRavenswaay
Barbara Wiens
Sarah Leach
Holly Willford
Leah Letford
Belinda Ravazzolo

1. Call to Order and Declaration of Quorum

Noting that a quorum was present, the Mayor called the meeting to order at approximately 9:04am.

2. Land Recognition Statement

Mr. David Cribbs, Chief Administrative Officer read the land acknowledgement into the record.

3. Adoption of Agenda

Moved By Bob Hildebrandt

THAT the agenda for the February 25, 2023 Special Meeting of Committee be adopted, as circulated.

For (7): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, Shellee Niznik, and Brian Eckhardt

Carried (7 to 0)

4. Disclosure of Pecuniary Interest and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

5. Motion to Suspend the Rules for the Full and Free Participation of Town Staff in the Strategic Planning Process

Moved By Shellee Niznik

THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended as they pertain to Rules of Debate and that Town of Pelham Staff be permitted to participate in the discussion;

AND THAT this permission be recognized for the input and debate portion only and not be deemed to include making motions or for voting privileges.

For (7): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, Shellee Niznik, and Brian Eckhardt

Carried (7 to 0)

6. 2023-2027 Strategic Planning Session

Mr. Cribbs provided Committee with a presentation regarding the 2023-2027 strategic plan. A copy of the presentation is on record with the Clerk.

Through discussion Committee unanimously determined the Town's 2023-2027 mission statement would be:

- Pelham - a caring, active and sustainable community.

Through discussion Committee unanimously determined the Town's 2023-2027 vision statement would be:

- Pelham promotes and exceptional quality of life, and values its people, their experiences and the environment.

Through discussion Committee unanimously determined the Town's 2023-2027 values would be:

- Integrity;
- Inclusion;
- Collaborative;
- Respectful; and
- Resilient.

Through discussion Committee unanimously determined the Town's 2023-2027 strategic focus would be:

- Enhancing Capacity & Future Readiness;
- Financial Health;
- Environmental & Climate Adaptation;
- Community Development & Growth; and

- Infrastructure Renewal & Management.

Through discussion Committee unanimously determined the Town's 2023-2027 strategic action items would be:

- New Official Plan;
- East Fenwick & South Fonthill Secondary Plans;
- Update of Code of Conduct;
- Future of Fonthill Library;
- Parking/MCC Lands;
- Future of Investment in Hydro;
- Airport Governance, Financing & Capital Needs Assessment;
- Shared Service Model (Building Inspection, ACC, Purchasing);
- Governance Model (Elections, Committee Structure, Council Meetings);
- Environmental and/or Sustainability Advisory Committee;
- Community Gardens/Communities in Bloom, Green Public Participation;
- Tice Road Expansion/Reno/Relocation;
- Formal Debt Targets & Discussion of Financial Positioning;
- Revised Engineering Standards;
- Facilities Master Plan;
- Policy & Operations re Stormwater Management Ponds;
- Electric Vehicle Fleet & Charging Stations;
- New System for Special Events;
- Mobile Parking/Ticketing Solutions;
- Insurance Review;
- Improved Recycling at Municipal Events;
- Evolution of fire fleet (Heavy Rescue);
- Tech Improvements for Public Works (i.e. Inspection Software, Water System Records, GIS Plow Tracking, etc.);
- Tech Improvements for Corp. productivity (e-permitting, SAP Concur, MuniPass, e-billing, property taxes);
- Tree Canopy & Reforestation;
- Fire Station #1 Refurbish/Expansion;
- RCW Report Future;
- Eco/Energy Building Standards Report;
- Recreation Master Plan;

- Lathrop Trail System (Haist Street Access Point);
- Community Safety Zones/Traffic;
- Net Zero Facilities Report; and
- Roads Standards Recycle/Innovation.

Moved By Wayne Olson

THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended;

AND THAT the specified meeting curfew time of 1:00 p.m. be and is hereby waived;

AND THAT the remainder of the business listed on the agenda for this meeting continue to be considered until all matter have been concluded, or until a set time of 1:45 p.m., whichever occurs first.

For (6): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, and Shellee Niznik

Carried (6 to 0)

Moved By John Wink

THAT the Rules of Procedure as contained in the Town of Pelham Procedural By-law, be suspended;

AND THAT the specified meeting curfew time of 1:45 p.m. be and is hereby waived;

AND THAT the remainder of the business listed on the agenda for this meeting continue to be considered until all matter have been concluded, or until a set time of 1:55 p.m., whichever occurs first.

For (6): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, and Shellee Niznik

Carried (6 to 0)

Moved By John Wink

THAT Committee receive and recommend that Council receive the Chief Administrative Officer's 2023-2027 Strategic Planning Session presentation, for information.

For (6): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, and Shellee Niznik

Carried (6 to 0)

Moved By John Wink

THAT Committee direct staff to prepare a 2023-2027 Strategic Plan document for Council's consideration, which shall include the discussed:

- **Mission statement;**
- **Vision statement;**
- **Values;**
- **Strategic focus items; and**
- **Strategic action items.**

For (6): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, and Shellee Niznik

Carried (6 to 0)

7. Adjournment

The meeting was adjourned at 1:52 pm.

Moved By Kevin Ker

THAT this Special Meeting of Committee be adjourned.

For (6): Mayor Junkin, Bob Hildebrandt, Wayne Olson, John Wink, Kevin Ker, and Shellee Niznik

Carried (6 to 0)

Mayor: Marvin Junkin

Town Clerk: Holly Willford

Subject: Pelham Earth Week Activities

Recommendation:

BE IT RESOLVED THAT Council receive Report #2023-0067-Recreation Pelham Earth Week Activities, for information.

Background:

The Town of Pelham is gearing up for another year of Earth Week programming and activities. 2022's Earth Week events were positively received and heavily participated in after a two-year hiatus from in-person events due to Covid-19. The purpose of this report is to identify planned events for 2023.

Analysis:

**Rain Barrel Sale and Pick-up at the Meridian Community Centre:
April 22nd, 9:00am – 1:00pm:**

Town of Pelham residents can pre-order a rain barrel for a subsidized price of \$40.00. On April 22nd, facilities staff will be on-site at the Meridian Community Centre to assist residents with the pick-up of their rain barrel. The rain barrel pre-order can be accessed through the following link:

<https://fcmponline.com/products/rain-barrel-sale-for-residents-of-the-town-of-pelham>

**Community Eco-Expo at the Meridian Community Centre: April 22nd,
9:00am – 1:00pm:**

The Community Eco-Expo will feature local environmental organizations including the Pelham Advocates for Trees and Habitats, the Bruce Trail Club and Niagara Aspiring Geopark. The community eco-expo provides residents the opportunity to learn about local environmental organizations and the importance of Earth Week initiatives.

Community Tree Planting at Marlene Stewart Streit Park: April 21st, 10:00am

Through collaborative efforts, recreation and public works staff will be running the community tree planting event on April 21st at 10:00am. This event will be taking place at Marlene Stewart Streit Park and will allow residents, families and schools to participate in a guided tree planting experience. Staff will also be giving away saplings to all participants to encourage tree planting in Pelham.

Community Clean-up Kickoff at the Meridian Community Centre: April 22nd, 9:00am

The annual team-up to clean-up event will kick off at the Meridian Community Centre where residents will receive all necessary supplies to complete their clean up in the community along roadways and parks. Through the online form linked below, residents can sign-up and select their designated clean up location.

<https://www.cognitoforms.com/TownOfPelham1/2023CommunityCleanupRegistrationForm>

Adopt-a-Road Program:

The Town of Pelham offers an Adopt-a-Road program which is a public service opportunity that allows residents to adopt a 2-kilometre stretch of a town road, trail or park. Adoptees will assume responsibility for litter pick-up three times annually. Through the link below, more information and applications can be found.

<https://www.pelham.ca/en/recreation-and-leisure/team-up-to-clean-up.aspx#Adopt-a-Road-Participant-Resources--Information>

Earth Week GooseChase Challenge: April 16th – 22nd

From April 16th to 22nd, Pelham Residents will have the opportunity to participate in Earth Week focused missions through the goosechase app.

Compost Bin Sale at the Meridian Community Centre: April 22nd, 9:00am – 1:00pm

Compost bins will be available to purchase for \$21.00 during the Earth Day event taking place at the Meridian Community Centre.

Financial Considerations:

The rain barrel program provides residents the opportunity to purchase rain barrels at a 50% subsidized price of \$40.00. This subsidy is made possible through the 2023 Water and Wastewater Budget. The use of rain barrels can help to reduce pollution runoff as well as water consumption.

Total cost of Rain Barrels to the Town including delivery charges:
\$10,575.32.

Alternatives Reviewed:

Staff are continuously reviewing opportunities for environmental improvement surrounding Earth Week programming.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

Through the participation in Earth Week events, Pelham residents can work together to enhance the environmental movements within the community and work towards a greener municipality.

Consultation:

Jason Marr, Director of Public Works
Public Works, Beautification Department
Teresa Quinlin-Murphy, Director of Corporate Services

Other Pertinent Reports/Attachments:

N/A

Prepared and recommended by:

Lauren Phillips
Culture and Community Enhancement Programmer

Vickie vanRavenswaay, RRFA
Director of Recreation, Culture and Wellness

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer

Memo

To: Town of Pelham Council

From: Teresa Quinlin-Murphy, Director Corporate Services & Treasurer

Date: March 22, 2023

RE: Single Source Purchase for Electric Vehicle

Recommendation: BE IT RESOLVED THAT Council receive memo – Single Source Purchase for Electric Vehicle, for information.

In 2022, VEH-01-22 (electric vehicle) was tendered and there were no bids received. Council approved to obtain 3 quotes for the vehicle. Performance Hyundai provided the lowest quote, and a purchase order was issued.

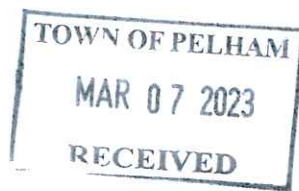
This vehicle has been delivered to Performance Hyundai and will be released to the Town once it passes dealer inspection.

In 2023, VEH-01-23 (electric vehicle) a second electric vehicle (EV) identical to the 2022 purchase has been identified for purchase. Performance Hyundai has a second identical uncommitted EV on route that does not yet have a buyer and they will honour the 2022 quote if the Town of Pelham wishes to purchase it.

The tender for the 2nd EV has been prepared and is waiting for posting. It needs to be posted for 2 weeks. By going to tender, there is a risk that the uncommitted EV will be sold, and the Town won't receive a vehicle until 2024. The tender value would then be significantly higher as it will be for a 2024 model. It is also an advantage for fleet standardization that the vehicles are the same.

The Town's Procurement Policy- Purchasing Goods and Services Policy No: S402-00 under Schedule H: Non-Competitive Procurement section a (i) Single Source: a procurement method in which a Purchase is directed to one source of supply, supported by a sound business case, notwithstanding that other competitive sources may be available and capable of providing Goods and Services within the necessary timeframe. The above purchase of the EV does meet the definition of Single Source. It is important for the Town to obtain this vehicle in a timely manner (for the 2023 year) and at a reasonable price.

The Treasurer and Town Solicitor have authorized this Single Source Purchase of the second electric vehicle from Performance Hyundai.






February/23

*Thank you very much
for your generous donation to
Pelham Cares in January.
We are so grateful for
all your caring and
constant support!*

- Pelham Cares -

COUNCIL
COMMUNITY SERVICES
RECREATION, SPORT & CULTURE DIVISION

APPROVALS	
DIRECTOR	
CFO	
CAO	

23-64

REPORT CS-2023-10
MARCH 21, 2023

SUBJECT: YMCA OPERATING CONTRIBUTION AGREEMENT (2023-2027)

AUTHOR: ROB AXIAK, DIRECTOR OF COMMUNITY SERVICES

APPROVING DIRECTOR: STEVE ZORBAS, CPA, CMA, B.Comm, DPA,
CHIEF ADMINISTRATIVE OFFICER

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND approves entering into a Tri-Party Contribution Agreement (Appendix C - Draft) between the City of Welland, Town of Pelham, and the Niagara Centre YMCA (Welland location) as outlined in report CS-2023-10, and further

THAT Welland City Council directs the City Clerk to prepare all necessary and appropriate by-laws to enter into a Tri-Party Contribution Agreement to be signed by the Mayor and City Clerk.

ORIGIN AND BACKGROUND:

The Niagara YMCA has worked closely with the City of Welland for many years. Currently, the YMCA provides a multitude of opportunities for Welland residents to access and enjoy. The YMCA of Niagara Centre is a local registered charity-based organization (Reg no. 119307064-RR-0001) led by a volunteer Board of Directors. Proudly, the YMCA's legacy of service in Welland began in 1907 and has continued with an innovative approach to strengthening community-based partnerships which resulted in the development of the Niagara Centre (Welland facility). Today, the YMCA delivers a variety of programs and services to the Niagara community operating from 50+ locations across the region. Along with health and fitness programs, Niagara residents and their families are served by the YMCA through Child Care, Newcomer Services, Youth Outreach, and Day Camps.

As the result of an evolving operating and facility model, the community hub exemplifies a shared commitment to bring health, fitness, and community services together to best serve the residents of Niagara with a significant portion of the Welland location attributed to the residents of the City of Welland.

The City of Welland and YMCA leadership worked together over multiple years to provide oversight in facility design and construction and operational partnership agreement design. The result of this work was a 56,000-square-foot state-of-the-art community centre. The Niagara Centre is designed to operate as a community hub and service connector for Welland residents and surrounding communities. It is important to note the history, initial commitment, and investment made by the City at the onset of the YMCA in Welland in 2002.

In 2002/03, two by-laws were passed by Welland City Council, which include:

By-law Number 2003-34	Comprehensive Agreement between the City of Welland, the Town of Pelham, and the YMCA of Niagara, to formalize development and financing, appoint a Project Coordinator Committee, and provide terms for public access to the new YMCA Facility.
By-law Number 2003-33	For the City of Welland to contribute the sum of \$1,500,000 towards the construction of a new YMCA facility at Niagara College on Woodlawn Road.

Within the Niagara Region, three YMCA locations have permanently closed which include: Fort Erie, St. Catharines, and Niagara Falls. Fort Erie is now operated through the Boys and Girls Club organization, and the Niagara Falls location is now operated as a community centre through the City of Niagara Falls (McBain CC). The St. Catharines location closed in 2022 and is owned by a developer and is not in operation. The remaining YMCA locations in the Niagara region are Port Colborne which operates a section of the facility within a municipal community centre (Vale Health & Wellness Centre), and the Grimsby and Welland locations, which remain as standalone YMCA facilities.

Attached as Appendix A is the YMCA Case for Support providing greater detail of the YMCA program, service delivery, and financial position.

COMMENTS AND ANALYSIS:

Over the last 10 years, a series of emerging community challenges and site-based issues have evolved which test the financial viability and sustainability of the Niagara Centre

YMCA. Rising utility costs coupled with a reduction in local market penetration have meant that the Niagara Centre has had to reimagine its operating model to ensure it can remain relevant in the community of Welland. Moreover, the pandemic had a significant impact on the YMCA and its recovery. At the present time, the YMCA is roughly at 64% when compared to pre-pandemic levels and continues to see a positive trend in participation moving forward.

There are many reasons why staff is recommending this continued partnership and operating contribution arrangement with the YMCA. The top three reasons for the city of Welland are:

- Continuation, and access-for-all, to a multitude of highly valued programs and services provided by the YMCA for all Welland residents, and
- Continued access for Welland residents to the only indoor and year-round aquatics facility within the City of Welland, and
- Continuation of support of the City's initial capital investment made in 2002/03.

Tri-Partnership Contribution Agreement Framework

The Tri-Party Contribution Agreement that is recommended in this report is prefaced on the expectation that the YMCA will return to a self-sustainable operation over time. The five-year annual contribution amounts are intended to help the YMCA in Niagara recover to a more optimal position. Shown in Appendix B is the contribution framework established between the YMCA, the Town of Pelham, and the City of Welland to ensure all parties were guided on a set of core principles.

To help the YMCA of Niagara (Welland location) reach a self-sustainable level, this Contribution Agreement will ensure the following:

- Structured over a 5-year term (April 1, 2023 – April 1, 2028) with declining annual contributions made by Welland as the YMCA begins to find further efficiencies, return to a more robust membership level, and increase revenues.
- Contingent on both the City of Welland and the Town of Pelham to be in support and aligned within the tri-party contribution agreement with the Niagara YMCA.
- A secured land lease with Niagara College.
- Proportionate amount of support from Welland based on 2022 membership data which shows Welland residents make up 66% of the total use of the facility.
- Financial contribution to only support operating deficits and associated overheads that are allotted only to the Welland location.

- Identify a series of membership and program enhancements demonstrating a continued shift in programming and service delivery that will need to evolve on an annual basis.
- The direct intention to improve utility costs and consumption.
- No-membership-required and value-added programming options for Welland residents to be worked on annually in partnership with City staff.
- New and innovative marketing approaches to reach new audiences and have past members reconsider the YMCA.
- Annual financial and program/participation reporting to the City with expected improvements to be highlighted.

Further details of the above items are captured in the Contribution Framework shown in Appendix C. Should any of these criteria not be fully satisfied at the onset of a contribution agreement, staff will report back to Council with an update and potential new recommendations. The YMCA of Niagara is committed to working with the City of Welland and the Town of Pelham which will enable the YMCA to continue to provide Welland residents with valued programs and services delivered at the Niagara Centre, Welland location.

Other Options Considered

Staff has been in direct dialogue with the Niagara YMCA for over a year discussing the future and program/service restart efforts after the pandemic. Another option explored by City staff over the past year was to forgo a contribution model and allow the natural evolution and fate to occur at the Niagara Centre YMCA (Welland location) that has occurred throughout the Niagara region. This could have then resulted in the closure of the YMCA in Welland and the displacement of many of its users who rely on their programs and services. Time would be required without the services being offered by the YMCA, before the City or any other service provider could then operate the facility.

City staff had considered a model that the City of Welland could own and operate the facility. Significant capital investment could be required to acquire the facility and operating costs would be significantly higher than the contribution amounts recommended in this report. As noted in a public presentation by the City of Niagara Falls when considering a full takeover of the operation of the now-named McBain Community Centre, the approximate net operating cost inclusive of new positions (FTE's) required to operate the facility was 1.7 million annually to the base operating budget.

Given the significant financial burden of direct ownership and delivery of programs and services on the City of Welland, in comparison to the five-year contribution arrangement recommended in this report, staff do not recommend this option at this time.

FINANCIAL CONSIDERATIONS:

As previously mentioned, the contribution agreement proposed in this report is designed to help the YMCA reach a self-sustainable level. Five years (2023-2028) have been carved out to help the YMCA recover. Over the past year, City staff, including the Chief Financial Officers (CFO) from both municipalities and the YMCA have worked together to better understand the YMCA's financial positions. Audited financial statements were shared with the City to confirm historical data, the current financial position, and the holdings of the YMCA of Niagara, including how the YMCA is forecasting. The utilization of reserve fund holdings of the YMCA of Niagara will be approved through the YMCA Board of Directors. This will include, but is not limited to, capital upkeep of the Niagara locations (Welland and Grimsby) and any foreseen emergencies that may arise. Given the aging infrastructure and work required at these locations, the YMCA capital holding, coupled with potential grant opportunities, will be necessary for the YMCA to maintain.

As shown in the table below (and found in Appendix A) is the financial summary for the YMCA Niagara Centre (Welland location), dating back to 2017 and forecast forward to 2027 (10-year illustration). As the recommended contribution agreement is for the years 2023-2028 (April to April), the corresponding section of the table below is framed in red. More specifically, the YMCA's net loss for each of the five respective years is framed in yellow. This loss is shown to decrease over the five-year period as new revenues are realized, the growth of membership base continues, and further operational efficiencies are had.

Niagara Centre Summary						Year 1	Year 2	Year 3	Year 4	Year 5
	Actual	Actual	Actual	Actual	Actual	Budget	Project Budget	Project Budget	Project Budget	Project Budget
	2017-2018	2018-2019	2019-2020	2020-2021	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Revenue										
Membership and Program Revenue	2,458,526	2,255,023	1,185,984	43,787	689,439	1,506,739	1,622,607	1,738,461	1,862,587	1,995,576
Rental Income, Facility Fees and others	4,146	6,061	2,245	20,116	78,042	74,700	78,327	81,971	85,783	89,772
Stronger Together Donations	42,243	45,028	31,877	15,670	19,299	28,306	33,260	39,090	45,919	53,955
Financial Assistance	(248,225)	(228,434)	(123,202)	(889)	(25,928)	(84,789)	(91,309)	(97,829)	(104,814)	(112,298)
Total Revenue	2,256,690	2,077,678	1,096,904	78,684	760,852	1,524,956	1,642,885	1,761,683	1,889,475	2,027,004
Expenses										
Wages and Benefits	1,331,438	1,415,998	949,737	306,762	690,312	858,908	901,853	946,946	961,150	975,587
Utilities	503,712	570,460	421,787	263,513	356,517	538,500	554,655	571,295	591,290	611,985
Property Taxes	9,977	9,298	6,666	11,113	8,984	9,000	9,270	9,548	9,882	10,228
Cleaning, Repairs and Maintenance	311,095	326,456	281,875	138,637	138,090	183,276	188,774	194,438	201,243	208,287
Program and Office Expenses	60,584	61,558	43,591	33,488	88,818	56,367	58,058	59,800	61,893	64,059
Total Expenses	2,216,806	2,383,770	1,703,656	753,513	1,282,721	1,646,051	1,712,610	1,782,027	1,825,459	1,870,127
Operating Contribution (Loss)	39,884	(306,092)	(606,752)	(674,829)	(521,869)	(121,095)	(69,725)	(20,344)	64,016	156,877
Administrative Overhead	333,744	360,159	368,444	239,461	235,572	291,776	300,529	309,545	318,831	328,396
Net Contribution (Loss)	(293,860)	(666,251)	(975,196)	(914,290)	(757,441)	(412,871)	(370,254)	(329,889)	(254,816)	(171,519)
YMCA Capital Investment	138,518	196,291	105,599	93,862	210,230	217,000	255,000	269,000	211,000	207,000
Net Contribution (Loss)	(432,378)	(862,542)	(1,080,795)	(1,008,152)	(967,671)	(629,871)	(625,254)	(598,889)	(465,816)	(378,519)

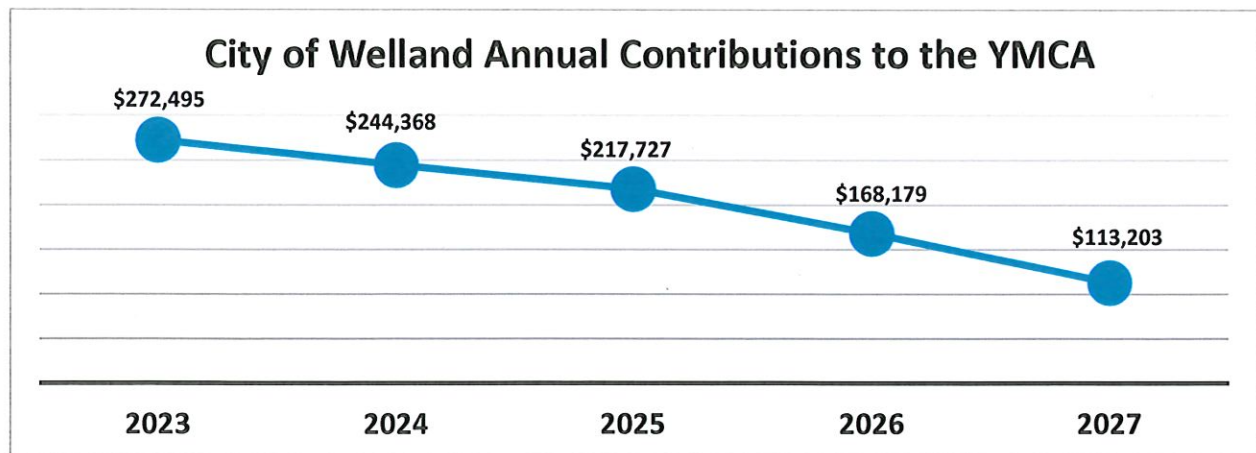
As shown above, the net loss is shown in year one (2022-23) at \$412,871 and decreases to \$171,519 in year 5 (2026-27). Proportionally and based on the 2022 membership data, Welland accounts for 66% of the total use of the Niagara Centre YMCA (Welland location)

whereas Pelham represents 21%. These percentages were used against the net operating loss to determine the contribution amount for each of the two municipalities. Below identifies the City of Welland's annual contribution amount, trending downwards over the five-year term.

		2023	2024	2025	2026	2027	TOTAL
YMCA Net Operating Loss		\$412,871	\$370,254	\$329,889	\$254,816	\$171,519	
Welland	66%	\$272,495	\$244,368	\$217,727	\$168,179	\$113,203	\$1,015,970
Pelham	21%	\$86,703	\$77,753	\$69,277	\$53,511	\$36,019	\$323,263
Other*	13%	\$53,673	\$48,133	\$42,886	\$33,126	\$22,297	\$200,115

*To be absorbed by the YMCA

As previously mentioned, annual financial reporting will be required as part of the contribution agreement. It is expected that improvements to the contribution amount are made as further advancements are realized (e.g., increased revenues, improved utility costs, etc.). Below highlights the annual contribution amounts over the five-year term.



Funding Source

Should Council approve this contribution agreement between the City of Welland and the Niagara Centre YMCA (Welland location), staff are proposing the first year (2023) of funding be sourced from the Operating Surplus Reserve Account. The subsequent years of the five-year term (2024, 2025, 2026, 2027) would be placed into the base operating budget at the time of budget preparation.

SUMMARY AND CONCLUSION

The YMCA Niagara Centre has been a valued hub for an abundance of recreational, health, and social service in the City of Welland for close to twenty years. The recovery from the pandemic has had a tremendous impact on many of the YMCA locations across the country, with the Welland location being no different. Staff understands the positive impacts that the YMCA has made on our community and were interested to create a proactive approach to ensure the YMCA remained in Welland. We believe moving into an operating contribution agreement working towards self-sustainability is the best approach for the City of Welland and our residents. As the YMCA has a broad reach into other communities, a tri-partnership approach, established for a set number of years, working in direct collaboration with each other, has the potential to create an even stronger and widely accessible YMCA facility here in Welland.

ATTACHMENTS:

Appendix A: YMCA Case for Support

Appendix B: Contribution Framework

Appendix C: Operating Contribution Agreement (April 2023- April 2028) – DRAFT

Appendix D: Town of Pelham Potential Funding Options for Welland, March 22, 2023



Confidential Discussion Paper

February 8, 2023

Bolstering Partnership for a Sustainable Future

Our YMCA through the Niagara Centre is:

Open to All

- YMCA Financial Assistance supported 5% of YMCA members of all ages to participate
- The annual value of financial assistance is over \$35,593
- Open public swims, day fees, special events and promotions, and membership offer varied options to access YMCA services
- Services to the Welland community are amplified through partnerships with various community agencies or groups including Niagara Catholic District School Board, District School Board of Niagara, Niagara Health System, Big Brothers Big Sisters, Niagara Region Mental Health and Gateway Community Support Services of Niagara.

Building leaders

- Youth Action Drop-Ins and school programs resulted in 1,380 visits by youth
- Making Waves Scholarship provided over \$9,000 in funding to help 36 youth obtain their Lifeguard/Swim Instructor certifications.
- 50 staff receive training and provide leadership, of which over 25% are students

Enhancing Health and Strengthening Families

- An average of 2000 members were active per month
- 46% of members joined as a family
- 10,591 YMCA visits on the average per month

Healthy Development of Children and Adolescents

- Children and adolescents represent 12% or 240 kids of YMCA membership
- 300+ Children participated at YMCA Summer, and Holiday Day Camps
- Community participation in branch activities through Open Swim, Family Swim, Day Passes, YMCA Youth Action Drop-In and Dances, YMCA Birthday Parties, Babysitting and more.

BACKGROUND

The YMCA of Niagara is a local charity lead by a volunteer Board of Directors. We are proud of the service legacy in Welland that began in 1907, and proud of the innovative approach to strengthening community-based partnerships which resulted in the development of the Niagara Centre.

Today, the YMCA delivers a variety of programs and services to the Niagara community operating from 50+ locations across the city. Along with health and fitness programs, Niagara residents and their families are served by the YMCA through Child Care, Newcomer Services, Youth Outreach and Day Camp.

A community connector for residents in Niagara, is the Niagara Centre YMCA.

The result of an innovative operating and facility model, the community hub exemplifies a shared commitment to bring health, fitness, and community services together to best serve the residents of Niagara. Bringing the project from vision to fruition required a shared fundraising campaign which ultimately included a \$1.75 million capital campaign led by the YMCA. The City of Welland and YMCA leadership worked together over multiple years to provide oversight in facility design and construction and operational partnership agreement design.

The result of this work was a 56,000 square foot state-of-the-art community centre. The Niagara Centre is designed to operate as a community hub and service connector for the Welland residents and surrounding communities.

Over the few years, a series of emerging community challenges and site-based issues have evolved which test the financial viability and sustainability of the Niagara Centre YMCA. The YMCA of Niagara is committed to working with their partners at the City of Welland to explore responsive solutions to address these emerging issues to ensure Niagara residents continue to benefit from the important programs and services delivered at the Niagara Centre.

NIAGARA CENTRE YMCA KEY BENEFITS:

1) Ensuring Accessible Health & Fitness Programming for Niagara Centre Residents

YMCA Health, Fitness & Aquatics Centres are places of inclusiveness, welcoming people of all backgrounds, and financial position. The YMCA is also recognized as a place for families of all ages and abilities to get active and stay healthy.

The YMCA provides approximately 400 hours of programs weekly through 320 program offerings that include 120 hours of preschool and youth recreational programs. Swim instructions offered at different developmental levels are provided through an estimated 150 program groupings. These program offerings are coupled with provision for open use of YMCA facilities and equipment.

As part of the YMCA's commitment to ensure health equity for all of Niagara residents, particularly children and youth, the Niagara Centre YMCA provides financial assistance for 4 per cent of its

membership base. In 2021-22, over 100 members participated at the YMCA who required financial assistance support.

2) Improving Social Connectedness for Niagara Residents

Social isolation and mental health are now recognized as a major barrier to good health and strong communities. Statistics Canada's report identified social isolation as the number one issue facing seniors. The YMCA provides an accessible space for seniors of all ages, economic circumstances and abilities to build social connections while getting active. Typically, 15% of active Niagara Centre members are ages 55 and over.

The surge in mobile technologies and online social platforms has also contributed to rising social isolation among Canada's youth. As a safe, inclusive space for Niagara Centre youth, the YMCA Swim Enrichment and YMCA Youth Action programs offer school and evening programs, and dances designed to promote healthy behaviors, foster social connections and positive role models.

3) Supporting Aquatic Leadership Development & Personal Growth

The YMCA of Niagara provides accessible Aquatic leadership to the community through our Making Waves Swimming Bursary. The program provides a complementary child or youth membership and access to YMCA swim lessons and aquatic leadership programs. Youth can apply for a bursary covering the costs to take the Aquatic qualification courses to become a lifeguard.

Providing safe, inclusive spaces that nurture the development of local youth is an important goal of the YMCA. In Niagara Centre, youth accessed local YMCA Youth Action programs a total of 1,380 times last year alone. YMCA Camp Counsellor-In-Training provides another venue for youth leadership development.

Working or volunteering for the YMCA ensures meaningful opportunities for individuals looking to improve their local community. The Niagara Centre YMCA employs more than 50 people through health, fitness, and aquatics, day camp, and community development programming, of which approximately 25 are youth often joining the work force for the first time.

4) Asset & Risk Management Expertise

In recent years, many municipalities across Canada have engaged local YMCA's as they consider the development and construction of recreational centres and community hubs. A recognized leader in the development, care, cleaning and maintenance of recreational centres, particularly complex indoor Aquatics centres, the YMCA values these important partnerships that bring critical health, fitness and aquatics amenities to support the development of healthy communities.

The YMCA has developed well-established quality control mechanisms, including the YMCA-trademarked Serving All Members [SAM] standards, best practices and protocols for maintaining and serving members at their YMCA. In more recent years, the YMCA has directed significant investment, attention and training to enhance child protection practices including security of YMCA facilities.

EMERGENT ISSUES

Rising Utility & Operational Costs

Increasing costs associated with rising energy rates continue to affect numerous households and businesses across the province of Ontario. At the Niagara Centre YMCA, these costs are compounded by significant energy inefficiencies of the current facility.

Since first opening over 17 years ago, the YMCA has absorbed the high overhead costs associated with the building utility inefficiencies.

The YMCA of Niagara is responsible for assuming 100% of the utility costs associated with the 56,000 square feet of space that they utilize for direct program delivery including the aquatics centre, indoor track, fitness floor, 3 change rooms, 1 gymnasium, studio, multi-purpose space.

The following chart provides a breakdown of utility costs over multiple years

YMCA of Niagara Niagara Centre Utilities					
	2018	2019	2020	2021	2022
Heat	77,420	106,278	62,421	47,475	76,063
Hydro	290,141	317,728	261,166	200,654	232,399
Water	136,151	146,454	98,200	15,383	48,055
Total	503,712	570,460	421,787	263,512	356,517

 Closures and Reduced Capacity

A comparison of utility costs across YMCA branches of sizes and energy loads highlights the significant financial pressures associated with bearing the utility costs of the Niagara Centre YMCA. You can find this information in Appendix 1

Shifting Trends in the Health, Fitness, Recreation & Aquatics Market

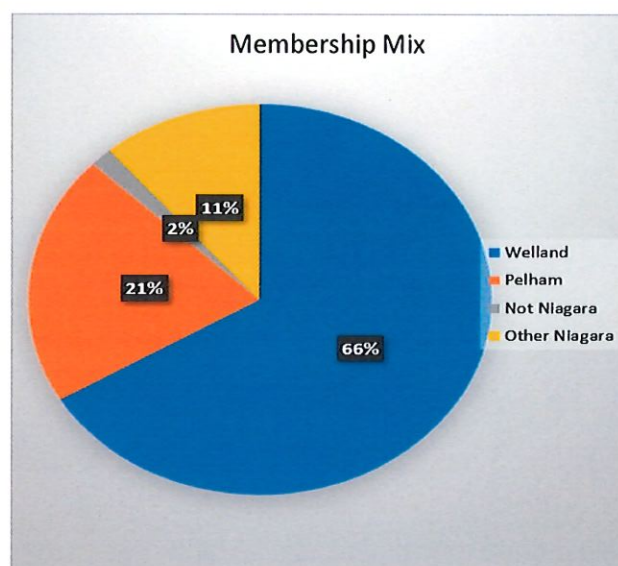
The Canadian health, fitness and aquatics market place is also undergoing dramatic change including increasing market saturation, consumer confidence based on closures and fragmentation. Both nationally and locally in Niagara, 5 categories of health and fitness offerings emerged including:

- a) Growth and expansion of 'big box' fitness franchises such as Goodlife
- b) Low-cost, no frills fitness providers such as Anytime Fitness and Crunch Fitness
- c) Boutique fitness providers delivering one-to-one training, custom programming
- d) Online fitness solutions delivering at home fitness options
- e) Pandemic uncertainty

Over the many years and with the pandemic exacerbating these challenges, the Niagara area has seen significant oversaturation and market fragmentation in the local health, fitness and recreation market, corresponding depletion of membership at the Niagara Centre YMCA and significant loss in overall market share.

The Niagara Centre YMCA experienced 50% loss in overall membership based on the forced closures and impact of local competition. Based on current trends, looking forward to 2022/23, the YMCA is forecast to just over 2,400 members monthly average-on-roll. To ensure a sustainable membership model, the Niagara Centre YMCA requires a total membership base of 3,200 members monthly average-on-roll.

In response to dramatic and continued shifts in the market, the YMCA recently conducted its own local market research to better understand these shifts. This research supported the formulation of a market response strategy based on the unique value proposition of the YMCA, particularly for local Niagara families.



A Changing Community & Changing Demands

The YMCA of Niagara is proud of the long-term partnership established with the City of Welland and of the capacity of the partners to ensure responsiveness to shifts at the Niagara market over the past decade.

It is exciting to hear that there continues to be growth in our community, and we look forward to an increase of an average of 4% growth in the coming years. This influx of families will help support and bolster the potential impact of the Niagara Centre. With continued residential development the Niagara Centre has potential to reemerged as the local community hub.

Prior to 2020, Niagara Centre would receive more than 250,000 visits by residents of all ages. Following pandemic closures and the changing landscape, a membership that historically would site between 4000 and 5000 members is now around 2000 members. Of these members, with 46 percent of YMCA members are linked as families.

In response to these changes, we have been focusing our time on partnering with community agencies in hopes to have more integration of services operate at the Niagara Centre location. The introduction of the Niagara Children's Centre partnership will help stabilize and utilize some of the vacant space.

Financial Analysis

Ensuring access to quality-based, affordable, sustainable health and fitness activities for residents of Welland is a shared goal of both the YMCA and the City of Welland. As a result of the confluence of emerging issues, the Niagara Centre YMCA operation now faces sustainability and long-term viability risks. With the rising maintenance and utility costs, coupled with the revenue losses associated with serving fewer members the YMCA of Niagara is projecting a revenue loss for the 2022/23 year of \$412,871. With the addition of the required capital investment for the 2022/23 year, the overall loss for the Niagara Centre YMCA is over \$629,871.

YMCA of Niagara - Niagara Centre Budget 2022-23**Revenue**

Membership and Program Revenue	\$	1,506,739
Rental Income and Facility Fees		74,700
Strong Kids Donations		28,306
Financial Assistance		<u>(84,789)</u>
Total Revenue		<u>1,524,956</u>

Expenses

Wages and Benefits	\$	906,389
Utilities		538,500
Cleaning, Repairs and Maintenance		183,276
Property Tax		9,000
Program and Office Expenses		<u>56,367</u>
Total Expenses		<u>1,693,532</u>

Operating Contribution (Loss) (168,576)

Administrative Overhead 244,295

Net Contribution (Loss) (412,871)

2022/23 YMCA Capital Investment \$ 217,000

Net Contribution (Loss) \$ (629,871)

The majority of the expenses in the Niagara Centre can be contributed to the maintenance and operation of the Aquatic facility. We have applied some assumptions to determine the impact of the Aquatics facility in relation to the overall net contribution position.

YMCA of Niagara - Aquatic Centre Budget 2022-23**Revenue**

Membership and Program Revenue	\$	752,900
Rental Income and Facility Fees		1,200
Strong Kids Donations		2,035
Financial Assistance		<u>(54,507)</u>
Total Revenue		<u>701,628</u>

Expenses

Wages and Benefits	\$	555,267
Utilities		307,775
Cleaning, Repairs and Maintenance		99,526
Property Tax		5,000
Program and Office Expenses		<u>21,015</u>
Total Expenses		<u>953,608</u>

Operating Contribution (Loss) (290,254)

Administrative Overhead 88,407

Net Contribution (Loss) (378,661)

2022/23 YMCA Capital Investment \$ 150,000

Net Contribution (Loss) \$ (528,661)





YMCA SUSTAINABILITY RESPONSE PLAN

In 2021, to support a long-term strategic response and understand recent shifts in the health, fitness and aquatics market, the YMCA of Niagara completed an analysis in the area of market research, the project was to conduct both an overall evaluation and analysis of the local trade market area, as well as detailed market research regarding local resident health, fitness and recreation behaviours and perceptions in Niagara.

The YMCA is engaged in detailed analysis of this trade market research and data and using it to inform both short-term and long-term strategic plans in the delivery of health, fitness, and aquatics programs and services. The research clearly identifies that families are the key market segment for the YMCA to focus on from a strategic perspective.

As part of this overall strategy, our YMCA made changes to service delivery model. We introduced four

different packages for individuals/facilities to choose from – which allow the member to have more choice in terms of the programs & services they pay for. The pricing model for swim lessons was modified to allow more accessibility to our programs and a family discount was applied to membership.

All-Inclusive	Fitness Only	Fitness, Group & Rec	Aquatic Programming
Fitness Floor	Fitness Floor	Fitness Floor	AquaFit
Open Gym	Open Gym	Open Gym	Lane Swimming
Indoor Track	Indoor Track	Indoor Track	Indoor Track
Virtual Programs	Virtual Programs	Virtual Programs	Recreational Swimming
Aquatics		Group Fitness	
Group Fitness		Drop-in Sport & Rec	
Drop-in Sport & Rec		Fitness & Goal Setting	
Fitness & Goal Setting			
Multi-Branch Access			

The Niagara Centre YMCA secured a grant to invest \$160,000 into state-of-the-art flooring to ensure that members had the best possible experience at the Niagara Centre. This along with staff training related to strengthening customer service and sales have help position the YMCA for positive change.

The Niagara Centre YMCA has introduced new programming targeting the family, including a new fitness and weight management program, *Ythrive* for local residents to build long-term sustainable lifestyle changes. This self paced workout program is available for free and targets all users of the Niagara Centre, from Youth to Active older adults. The YMCA will also be introducing new specialty physical literacy based programming for children at the Niagara Centre YMCA including Kids Yoga, Kids Drum Fit, and Kids Cardio.

CONSIDERATIONS

As the YMCA of Niagara identifies strategies to respond to the emerging issues and opportunities facing the Niagara Centre YMCA, we are requesting our partners at the City of Welland to consider options to provide financial relief from some of the current pressures impacting the operational costs of managing the facility.

Until energy conservation concepts are investigated and explored, the health, fitness and aquatics market stabilizes, the YMCA seeks consideration for bridging the YMCA costs. Also, the YMCA seeks a more permanent, long-term support that contributes to the YMCA's commitment to ensure “access to all” through financial assistance, plus compensation for increased human resources related to emergency and safety response demands.

This may be achieved through the development of a companion document-an Agreement between the City of Welland and the YMCA. This Agreement would provide support a positive transition and

cover a 5 year space with the opportunity to reassess at the end of that term. This Amendment Agreement can include but is not limited to:

- **Niagara Centre Financial Support**

The financial impact of operating the Niagara Centre in 2022/23 is -\$412,871 (before capital) and given the engagement in membership for Welland residents is 66% of the total Niagara Centre membership. We are proposing that the City of Welland supports the Niagara Centre for 66% of the deficit in net contribution for the fiscal year and 4 subsequent years.

The Net contribution position is compromised of the operating deficit/surplus for that year and included in this number is the essential Association overhead costs that directly support the Niagara Centre.

City of Welland – Support Structure



We have engaged in conversations with the City of Pelham (21%) to financially support the Niagara Centre YMCA utilizing the same model and rationale as the above approach.

The subsidy received from each Municipality can be reviewed yearly based on performance but will require a 5-year commitment of support.

As our commitment to increase community connections, Niagara Centre will introduce a community day each month. On this day Welland residents will have free access to the YMCA to utilize the services available. In partnership with the City of Welland, the YMCA will **deliver high quality programs, services, and activities that encourage people of all ages and abilities to engage in healthy and active lifestyles.**

COMMITMENT

The YMCA is committed to supporting the community of Welland and surrounding areas. This is represented in our recent request to Niagara College to renew our lease for the Niagara Centre commencing April 15, 2023 and ending on April 14, 2043 (20 years). This commitment will be supported by the right compliment of YMCA operating model, partnerships and Municipal supports that will ensure we can continue to deliver health and wellness services to Niagara residents.

Prior to and including the pandemic period, YMCA of Niagara has endured some challenges times. We have worked diligently and are now set with a strong foundation to move forward with. Our physical footprint in Niagara may have contacted, but it has allowed the YMCA to be nimbler and more adaptable to our current market. It also has given us the opportunity to reduce overheads and carrying costs. Accompanying the changes to our organisational infrastructure, there have been the rightsizing of the organisation and reduction

of our debt level. This puts the YMCA in a position of strength to maintain its current operations for many years to come.

As we continue to explore new ways of adapting our services that reflect our new YMCA model and footprint, we will look for strategic partnerships like the City of Welland and other Municipalities to align our visions with to support our communities.

The YMCA is committed to strengthening community in Niagara Centre and working with our partners to ensure a sustainable, relevant service now and in the future.

Appendix 1

Niagara West	2018	2019	2020	2021	2022
Heat	\$ 68,766	\$ 62,037	\$ 46,867	\$ 43,501	\$ 68,810
Hydro	\$ 210,770	\$ 236,275	\$ 210,937	\$ 141,982	\$ 178,210
Water	\$ 35,507	\$ 36,183	\$ 21,042	\$ 4,187	\$ 13,968
Total	\$ 315,043	\$ 334,495	\$ 278,846	\$ 189,670	\$ 260,988

Closures and Reduced Capacity

Niagara Centre	2018	2019	2020	2021	2022
Heat	\$ 77,420	\$ 106,278	\$ 62,421	\$ 47,475	\$ 76,063
Hydro	\$ 290,141	\$ 317,728	\$ 261,166	\$ 200,654	\$ 232,399
Water	\$ 136,151	\$ 146,454	\$ 98,200	\$ 15,383	\$ 48,055
Total	\$ 503,712	\$ 570,460	\$ 421,787	\$ 263,512	\$ 356,517

Closures and Reduced Capacity

Variance	2018	2019	2020	2021	2022
Heat	\$ 8,654	\$ 44,241	\$ 15,554	\$ 3,974	\$ 7,253
Hydro	\$ 79,371	\$ 81,453	\$ 50,229	\$ 58,672	\$ 54,189
Water	\$ 100,644	\$ 110,271	\$ 77,158	\$ 11,196	\$ 34,087
Total	\$ 188,669	\$ 235,965	\$ 142,941	\$ 73,842	\$ 95,529

Appendix 2

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Actual 2020-2021	Actual 2021-22	Year 1 Budget 2022-23	Year 2 Project Budget 2023-24	Year 3 Project Budget 2024-25	Year 4 Project Budget 2025-26	Year 5 Project Budget 2026-27
Revenue										
Membership and Program Revenue	2,458,526	2,255,023	1,185,984	43,787	689,439	1,506,739	1,622,607	1,738,461	1,862,587	1,995,576
Rental Income, Facility Fees and others	4,146	6,061	2,245	20,116	78,042	74,700	78,327	81,971	85,783	89,772
Stronger Together Donations	42,243	45,028	31,877	15,670	19,299	28,306	33,260	39,080	45,919	53,955
Financial Assistance	(248,225)	(228,434)	(123,202)	(889)	(25,928)	(84,789)	(91,309)	(97,829)	(104,814)	(112,298)
Total Revenue	2,256,690	2,077,678	1,096,904	78,684	760,852	1,524,956	1,642,885	1,761,683	1,889,475	2,027,004
Expenses										
Wages and Benefits	1,331,438	1,415,998	949,737	306,762	690,312	858,908	901,853	946,946	961,150	975,567
Utilities	503,712	570,460	421,787	263,513	356,517	538,500	554,655	571,295	591,290	611,985
Property Taxes	9,977	9,298	6,666	11,113	8,984	9,000	9,270	9,548	9,882	10,228
Cleaning, Repairs and Maintenance	311,095	326,456	281,875	138,637	138,090	183,276	188,774	194,438	201,243	208,287
Program and Office Expenses	60,584	61,558	43,591	33,488	88,818	56,367	58,058	59,800	61,893	64,059
Total Expenses	2,216,806	2,383,770	1,703,656	753,513	1,282,721	1,646,051	1,712,610	1,782,027	1,825,459	1,870,127
Operating Contribution (Loss)	39,884	(306,092)	(606,752)	(674,829)	(521,869)	(121,095)	(69,725)	(20,344)	64,016	156,877
Administrative Overhead	333,744	360,159	368,444	239,461	235,572	291,776	300,529	309,545	318,831	328,396
Net Contribution (Loss)	(293,860)	(666,251)	(975,196)	(914,290)	(757,441)	(412,871)	(370,254)	(329,889)	(254,816)	(171,519)
YMCA Capital Investment	138,518	196,291	105,599	93,862	210,230	217,000	255,000	269,000	211,000	207,000
Net Contribution (Loss)	(432,378)	(862,542)	(1,080,795)	(1,008,152)	(967,671)	(629,871)	(625,254)	(598,889)	(465,816)	(378,519)



CONTRIBUTION FRAMEWORK

BOLSTERING SUSTAINABILITY THROUGH PARTNERSHIP

NIAGARA CENTRE YMCA

AGENDA

1. EXECUTIVE SUMMARY

2. BACKGROUND

3. KEY BENEFITS

- ACCESSIBILITY
- MEMBERSHIP AND PROGRAM ENHANCEMENTS
- COMMUNITY PARTNERSHIPS
- LEADERSHIP DEVELOPMENT

4. ASSET MANAGEMENT

- NIAGARA COLLEGE LEASE
- CAPITAL INFRASTRUCTURE

5. SUSTAINABILITY MODEL

- MARKETING PLAN
- FINANCIAL MODEL
- FUNDING SUPPORT

EXECUTIVE SUMMARY

The YMCA of Niagara is a local charity lead by a volunteer Board of Directors. We are proud of the service legacy in Welland that began in 1907, and proud of the innovative approach to strengthening community-based partnerships which resulted in the development of the Niagara Centre.

Today, the YMCA delivers a variety of programs and services to the Niagara community operating from 50+ locations across the city. Along with health and fitness programs, Niagara residents and their families are served by the YMCA through Child Care, Newcomer Services, Youth Outreach and Day Camp.

The result of an innovative operating and facility model, the community hub exemplifies a shared commitment to bring health, fitness, and community services together to best serve the residents of Niagara. Bringing the project from vision to fruition required a shared fundraising campaign which ultimately included a \$1.75 million capital campaign led by the YMCA. The City of Welland and YMCA leadership worked together over multiple years to provide oversight in facility design and construction and operational partnership agreement design.

The result of this work was a 56,000 square foot state-of-the-art community centre. The Niagara Centre is designed to operate as a community hub and service connector for the Welland residents and surrounding communities.

Over the last 10 years, a series of emerging community challenges and site-based issues have evolved which test the financial viability and sustainability of the Niagara Centre YMCA. Rising utility costs coupled with a reduction in local market penetration has meant that the Niagara Centre has had to reimagine its operating model to ensure it can remain relevant in the community of Welland.

The YMCA of Niagara is committed to working with their partners at the City of Welland and Town of Pelham to explore the option of a funding strategy to address these emerging issues. This partnership will enable the YMCA to continue to provide the Niagara residents important programs and services delivered at the Niagara Centre.

Regards,



Christian Wulff
Chief Executive Officer – Interim
YMCA of Niagara

BACKGROUND

The Canadian health, fitness and aquatics marketplace is also undergoing dramatic change including increasing market saturation, consumer confidence based on the pandemic and fragmentation. Both nationally and locally in Niagara, 5 categories of health and fitness offerings emerged including: Growth and expansion of 'big box' fitness franchises such as Goodlife, Low-cost, no frills fitness providers such as Anytime Fitness and Crunch Fitness, Boutique fitness providers delivering custom programming and Pandemic uncertainty.

Over the many years and with the pandemic exacerbating these challenges, the Niagara area has seen significant oversaturation and market fragmentation in the local health, fitness and recreation market, corresponding depletion of membership at the Niagara Centre YMCA and significant loss in overall market share.

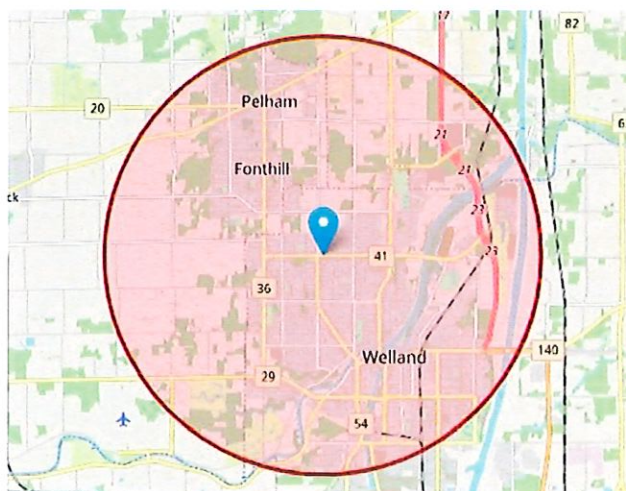
The Niagara Centre YMCA experienced 50% loss in overall membership based on the forced closures and impact of local competition. Based on current trends, looking forward to 2022/23, the YMCA is forecast to just over 2,400 members monthly average-on-roll. To ensure a sustainable membership model, the Niagara Centre YMCA requires a total membership base of 3,200 members monthly average-on-roll.

In response to dramatic and continued shifts in the market, the YMCA recently conducted its own local market research to better understand these shifts. This research supported the formulation of a market response strategy based on the unique value proposition of the YMCA, particularly for local Niagara families.

It is exciting to hear that there continues to be growth in our community, and we look forward to an increase of an average of 4% growth in the coming years. This influx of families will help support and bolster the potential impact of the Niagara Centre. With continued residential development the Niagara Centre has potential to reemerged as the local community hub.

Prior to 2020, Niagara Centre would receive more than 250,000 visits by residents of all ages. Following pandemic closures and the changing landscape, a membership that historically would site between 4000 and 5000 members is now around 2000 members. Of these members, with 46 percent of YMCA members are linked as families.

In response to these changes, we have been focusing our time on partnering with community agencies in hopes to have more integration of services operate at the Niagara Centre location. The introduction of the Niagara Children's Centre partnership will help stabilize and utilize some of the vacant space.



KEY BENEFITS

ACCESSIBILITY

YMCA Health, Fitness & Aquatics Centres are places of inclusiveness, welcoming people of all backgrounds, and financial position. The YMCA is also recognized as a place for families of all ages and abilities to get active and stay healthy.

The YMCA provides approximately 400 hours of programs weekly through 320 program offerings that include 120 hours of preschool and youth recreational programs. Swim instructions offered at different developmental levels are provided through an estimated 150 program groupings. These program offerings are coupled with provision for open use of YMCA facilities and equipment.

The YMCA of Niagara is committed to increasing programming for marginalized communities including




- Older populations
- Persons with disabilities
- Low income families

As part of the YMCA's commitment to ensure health equity for all of Niagara residents, particularly children and youth, the Niagara Centre YMCA currently provides financial assistance for 5 per cent of its membership base.

MEMBERSHIP AND PROGRAM ENHANCEMENTS

In 2021, to support a long-term strategic response and understand recent shifts in the health, fitness and aquatics market, the YMCA of Niagara completed an analysis in the area of market research, the project was to conduct both an overall evaluation and analysis of the local trade market area, as well as detailed market research regarding local resident health, fitness and recreation behaviours and perceptions in Niagara.

As a result of this research, our YMCA made changes to service delivery model. We introduced four different packages for individuals/facilities to choose from – which allow the member to have more choice in terms of the programs & services they pay for. The pricing model for swim lessons was modified to allow more accessibility to our programs and a family discount was applied to membership.

			
All-Inclusive	Fitness Only	Fitness, Group & Rec	Aquatic Programming
Fitness Floor	Fitness Floor	Fitness Floor	AquaFit
Open Gym	Open Gym	Open Gym	Lane Swimming
Indoor Track	Indoor Track	Indoor Track	Indoor Track
Virtual Programs	Virtual Programs	Virtual Programs	Recreational Swimming
Aquatics		Group Fitness	
Group Fitness		Drop-in Sport & Rec	
Drop-in Sport & Rec		Fitness & Goal Setting	
Fitness & Goal Setting			
Multi-Branch Access			

COMMUNITY PARTNERSHIP

The YMCA has established a strong working partnership with the Niagara Children's Centre at our Niagara Centre location. We are committed to supporting other Not for Profits in the endeavor to impact the community in Welland.

In 2023/24 we will be extending an opportunity to increase our partnerships by the utilization of some of our current program spaces. The goals are to create a community hub location where more than just one organization exists under the roof at the Niagara Centre. We will be initiating an RFP search for organizations that can utilize our Café and also Childminding space.

As a commitment to the municipality and in order to continue to engage the community, we will be introducing further "free" community days including

- Demonstration / Try the Y days
- Family swim days
- YMCA Carnival Events

These events will occur at minimum once a quarter to support an increase in accessibility for community members to access the YMCA.

We are also committed to exploring the opportunity of offering Municipality staff a YMCA membership to support engagement in the facility.

LEADERSHIP DEVELOPMENT

The YMCA of Niagara provides accessible Aquatic leadership to the community through our Making Waves Swimming Bursary. The program provides a complementary child or youth membership and access to YMCA swim lessons and aquatic leadership programs. Youth can apply for a bursary covering the costs to take the Aquatic qualification courses to become a lifeguard.



Providing safe, inclusive spaces that nurture the development of local youth is an important goal of the YMCA. In Niagara Centre, youth accessed local YMCA Youth Action programs a total of 1,380 times last year alone. YMCA Camp Counsellor-In-Training provides another venue for youth leadership development.

Working or volunteering for the YMCA ensures meaningful opportunities for individuals looking to improve their local community. The Niagara Centre YMCA employs more than 50 people through health, fitness, and aquatics, day

camp, and community development programming, of which approximately 25 are youth often joining the work force for the first time.

ASSET MANAGEMENT

NIAGARA COLLEGE LEASE

The YMCA is committed to supporting the communities of Welland and Pelham. This is represented in our recent request to Niagara College to renew our lease for the Niagara Centre commencing April 15, 2023 and ending on April 14, 2043 (20 years).

CAPITAL INFRASTRUCTURE

The Niagara Centre YMCA be investing in a consultant in the 2023 financial year to complete an efficiency audit of the Centre. This audit will guide our decision-making process on where best to invest capital dollars to reduce costs related to utilities.

The outcome of our investment in capital infrastructure will be to become a more efficient facility which in turn will help to move Niagara Centre towards a sustainable operating model.

In 2022, Niagara Centre received a grant that provided the financial resources to invest in state-of-the-art flooring and accessible doors. These upgrades were an investment of \$150,000 into the Niagara Centre .

SUSTAINABILITY MODEL

MARKETING PLAN

The Niagara Centre is engaged with a YMCA Federation wide growth movement. The “MGI” program is the program that drives growth through tactics though industry best practices. The program compliments these growth tactics with a marketing approach to increase lead capture and prospect conversion.



With the anticipated growth in the communities through new developments, the YMCA will explore opportunities to partner with the developers and engage with all new residents. This will allow us to highlight the benefits to

becoming a resident of Welland and Pelham.

FINANCIAL MODEL

The Niagara Centre YMCA has projected budget for the next 5 years. You will note that the Net contribution result moves from a position of -\$421,871 in year 1, to -\$171,519 in year 5. This positive movement will be achieved through a revenue increase while managing expenses. This, coupled with investing in the areas that arise as a part of the efficiency audit, we are hopeful move the Niagara Centre closer to a break-even financial position.

Niagara Centre Summary

	Actual 2017-2018	Actual 2018-2019	Actual 2019-2020	Actual 2020-2021	Actual 2021-22	Year 1 Budget 2022-23	Year 2 Project Budget 2023-24	Year 3 Project Budget 2024-25	Year 4 Project Budget 2025-26	Year 5 Project Budget 2026-27
Revenue										
Membership and Program Revenue	2,458,526	2,255,023	1,185,984	43,787	689,439	1,506,739	1,622,607	1,738,461	1,862,587	1,995,576
Rental Income, Facility Fees and others	4,146	6,061	2,245	20,116	78,042	74,700	78,327	81,971	85,783	89,772
Stronger Together Donations	42,243	45,028	31,877	15,670	19,299	28,306	33,260	39,080	45,919	53,955
Financial Assistance	(248,225)	(228,434)	(123,202)	(889)	(25,928)	(84,789)	(91,309)	(97,829)	(104,814)	(112,298)
Total Revenue	2,256,690	2,077,678	1,096,904	78,684	760,852	1,524,956	1,642,885	1,761,683	1,889,475	2,027,004
Expenses										
Wages and Benefits	1,331,438	1,415,998	949,737	306,762	690,312	858,908	901,853	946,946	961,150	975,567
Utilities	503,712	570,460	421,787	263,513	356,517	538,500	554,655	571,295	591,290	611,985
Property Taxes	9,977	9,298	6,666	11,113	8,984	9,000	9,270	9,548	9,882	10,228
Cleaning, Repairs and Maintenance	311,095	326,456	281,875	138,637	138,090	183,276	188,774	194,438	201,243	208,287
Program and Office Expenses	60,584	61,558	43,591	33,488	88,818	56,367	58,058	59,800	61,893	64,059
Total Expenses	2,216,806	2,383,770	1,703,656	753,513	1,282,721	1,646,051	1,712,610	1,782,027	1,825,459	1,870,127
Operating Contribution (Loss)	39,884	(306,092)	(606,752)	(674,829)	(521,869)	(121,095)	(69,725)	(20,344)	64,016	156,877
Administrative Overhead	333,744	360,159	368,444	239,461	235,572	291,776	300,529	309,545	318,831	328,396
Net Contribution (Loss)	(293,860)	(666,251)	(975,196)	(914,290)	(757,441)	(412,871)	(370,254)	(329,889)	(254,816)	(171,519)
YMCA Capital Investment	138,518	195,291	105,599	93,862	210,230	217,000	255,000	269,000	211,000	207,000
Net Contribution (Loss)	(432,378)	(862,542)	(1,080,795)	(1,008,152)	(967,671)	(629,871)	(625,254)	(598,889)	(465,816)	(378,519)

FUNDING SUPPORT

The financial impact of operating the Niagara Centre in 2022/23 is -\$412,871 (Appendix A.) We also know that the engagement in membership for Welland residents is 66% , and Pelham residents is 21% of the total Niagara Centre membership (Appendix B.) Therefore, we are proposing that each Municipality financially supports the Niagara Centre for respective percentage of the deficit in Net contribution. We believe that a 5-year commitment is required to ensure that the Niagara Centre has enough time to make the required capital and operating changes to achieve the above financial results.

The Net contribution position is comprised of the operating deficit/surplus for that year and included in this number is the essential Association overhead costs that directly support the Niagara Centre.

Commencing April 2023 , the subsidy received from the Municipality will be reviewed each year and modified based on the previous years Net contribution results.

		2023	2024	2025	2026	2027	
YMCA DATA		\$ 412,871	\$ 370,254	\$ 329,889	\$ 254,816	\$ 171,519	TOTAL
Welland	66%	\$ 272,495	\$ 244,368	\$ 217,727	\$ 168,179	\$ 113,203	\$ 1,015,970
Pelham	21%	\$ 86,703	\$ 77,753	\$ 69,277	\$ 53,511	\$ 36,019	\$ 323,263
*Other	13%	\$ 53,673	\$ 48,133	\$ 42,886	\$ 33,126	\$ 22,297	\$ 200,115
	100%						
*To be absorbed by the YMCA							

APPENDIX A

YMCA of Niagara - Niagara Centre Budget 2022-23

Revenue

Membership and Program Revenue	\$ 1,506,739
Rental Income and Facility Fees	74,700
Strong Kids Donations	28,306
Financial Assistance	<u>(84,789)</u>
Total Revenue	<u>1,524,956</u>

Expenses

Wages and Benefits	\$ 906,389
Utilities	538,500
Cleaning, Repairs and Maintenance	183,276
Property Tax	9,000
Program and Office Expenses	<u>56,367</u>
Total Expenses	<u>1,693,532</u>

Operating Contribution (Loss) (168,576)

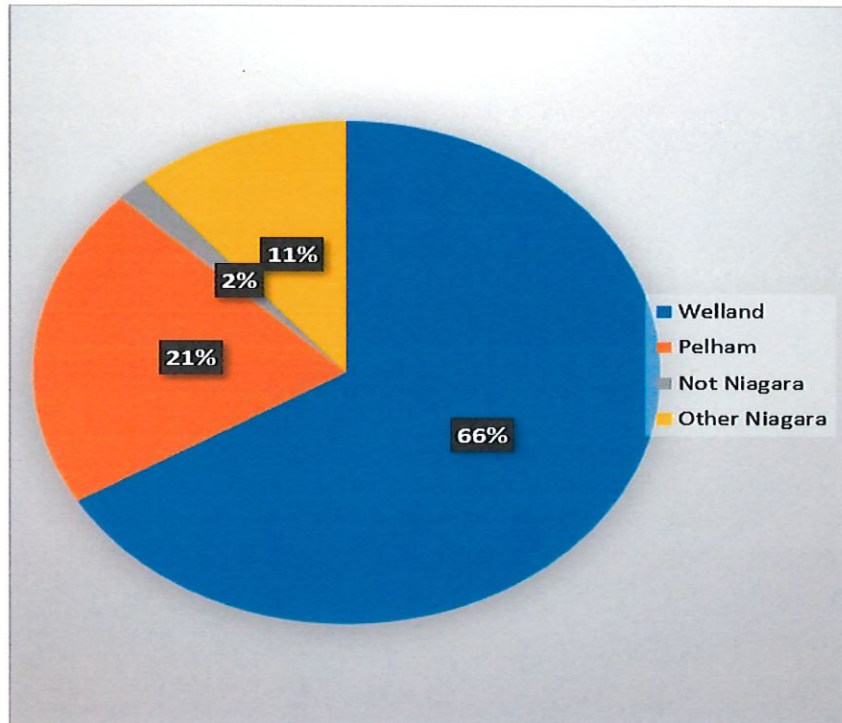
Administrative Overhead 244,295

Net Contribution (Loss) **(412,871)**

2022/23 YMCA Capital Investment \$ 217,000

Net Contribution (Loss) \$ 629,871

APPENDIX B



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

February 24, 2023

CL 3-2023, February 23, 2023**PEDC 2-2023, February 15, 2023****PDS 2-2023, February 15, 2023*****DISTRIBUTION LIST******SENT ELECTRONICALLY***Niagara Region Climate Change Projections

PDS 2-2023

Regional Council, at its meeting held on February 23, 2023, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 2-2023, dated February 15, 2023, respecting Niagara Region Climate Change Projections, **BE RECEIVED** and **BE CIRCULATED** to Local Area Municipalities, the Niagara Peninsula Conservation Authority (NPCA) and Niagara Adapts.

A copy of PDS 2-2023 is enclosed for your reference.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann-Marie".

Ann-Marie Norio

Regional Clerk

js

CLK-C 2023-022

cc: Susan McPetrie, Planner, Planning & Development Services
Michelle Sergi, Commissioner, Planning & Development Services
Nicole Oakes, Executive Assistant to the Commissioner, Planning and
Development Services

Distribution List:

Local Area Municipalities
Niagara Peninsula Conservation Authority (NPCA)
Niagara Adapts

Subject: Niagara Region Climate Change Projections

Report to: Planning and Economic Development Committee

Report date: Wednesday, February 15, 2023

Recommendations

1. That Report PDS 2-2023 **BE RECEIVED** for information; and
2. That a copy of Report PDS 2-2023 **BE CIRCULATED** to the Local Area Municipalities, the Niagara Peninsula Conservation Authority (NPCA) and Niagara Adapts.

Key Facts

- The purpose of this report is to provide an overview and a summary of key findings of the Climate Modeling and Projections project completed by the Ontario Climate Consortium (OCC) on behalf of Niagara Region.
- Niagara Region retained the OCC in February of 2021 to deliver:
 - a climate projections report, including an analysis of regional climate trends and impacts on economic sectors (Appendix 1); and
 - a training session for staff and interested parties to build capacity and facilitate integration of the climate data into future projects, policies and initiatives.
- The OCC modelled region-specific climate data for various climate parameters in the short-term (2021-2050) and the long-term (2051-2080), relative to baseline values (1971-2000), using both a business-as-usual (increasing greenhouse gas emissions) scenario and a stabilized emissions scenario.
- Based on the analysis completed by the OCC, under the business-as-usual scenario, Niagara Region is expected to experience a wetter and warmer climate with more extreme precipitation and temperature events, which may pose threats to the health of communities, natural systems, infrastructure, agriculture, economy, and services within the region.

- The projections provide critical data about Niagara's changing climate that can be used to inform the planning and implementation of strategies to help communities prepare for the impacts of climate change. This data was also used to inform the policies of the newly approved Niagara Official Plan.

Financial Considerations

There are no financial considerations directly related to this report. The costs associated with completing the Climate Modeling and Projections project were accommodated within the Council approved project budget for the Niagara Official Plan (NOP) (2017-2021).

Analysis

Climate models use computer programs to simulate the earth's weather patterns over time and generate predictions about future climate conditions under different scenarios, such as increasing greenhouse gas emissions. These predictions provide data that can inform the planning and implementation of adaptation strategies to help communities prepare for the impacts of climate change.

In January 2021, the Planning and Economic Development Committee endorsed an updated climate change work program for the new NOP (PDS 6-2021). A key pillar of that work program was to develop regional climate models and projections as a means of providing critical data about Niagara's changing climate, which can be used to inform policy decisions at the Regional and local municipal levels.

Project Overview and Milestones

Niagara Region engaged the OCC, a branch of the Toronto and Region Conservation Authority, as the technical lead on the Climate Modeling and Projections project, with the NPCA as a project partner. Work began on the study in February 2021.

The project work plan included two key deliverables:

- The first was a climate projections report that provided an overview of the methodology, an analysis of predicted climate trends and impacts throughout the region, as well as maps and graphs for key climate variables. The report also included discussion of the differences between climate projections for Niagara's northern and southern regions.

- The second deliverable was a training session for staff and other interested parties to help enhance understanding of the climate data and how this information can be applied and integrated into future work. Upon completion of the climate projections report, a training session was held for Regional, local and NPCA staff on February 15, 2022. The presentation slides and a recording of the session were made publicly available on [Niagara Region's Official Plan](http://www.niagararegion.ca/official-plan/) website (www.niagararegion.ca/official-plan/).

In addition to the report and training session, the project team also held working sessions to confirm the methodology and climate parameters used in the project and to provide preliminary findings for comment and feedback. Local area municipalities and agencies were invited to participate in the sessions.

One of these sessions included a meeting with the Brock University staff members leading Niagara Adapts, a partnership between the University and municipalities in the region focused on climate change adaptation planning.

Methodology

Using an ensemble of climate models, the OCC developed region-specific projections for selected climate parameters for short-term (2021-2050) and long-term (2051-2080) periods, and compared them to values for a baseline (1971-2000) period. There were 52 climate parameters analyzed including, mean annual temperature, annual average number of days above 35 degrees Celsius, annual average number of days below -20 degrees Celsius, total average annual precipitation and maximum precipitation in one day.

For each of the future periods, short- and long-term, the climate data were modelled for two different socio-economic scenarios of greenhouse gas emissions: business-as-usual and stabilized emissions. The business-as-usual scenario projects continued increases to greenhouse gas concentrations beyond the end of this century. In the stabilized scenario, emissions would decline by mid-century and then stabilize by 2100. This scenario assumes implementation of climate policies limiting emissions and shifts in the current energy and transportation system. Given the challenges in anticipating global climate action, the climate projections report focuses on the business-as-usual scenario results and includes summary tables for the stabilized scenario in an appendix.

Results

The tables in this section provide a summary of findings for key climate parameters under the business-as-usual emissions scenario. A full description and discussion of the projections for all 52 climate parameters analyzed in the project is contained in the Climate Projections for Niagara Region report in Appendix 1.

Temperature

Based on the analysis completed by the OCC, daily mean, maximum and minimum temperatures are expected to increase throughout Niagara (Table 2). The region will likely experience an average annual temperature increase of 2 degrees Celsius from the baseline to short-term climate period and 3.6 degrees Celsius from the baseline to long-term climate period. The most significant impact will be observed in areas in the northwest portion of the region, where average annual temperatures are expected to be the highest in all three climate periods.

Increasing winter temperatures will result in more variable weather, including the timing and amount of precipitation and an increasing shift from snowfall to rainfall. Rainfall during winter months, when soils may be frozen and less permeable to infiltration, can contribute to more runoff and flooding conditions.

Table 1: Daily Mean, Maximum and Minimum Temperature Projections for the Business-as-Usual Emissions Scenario for the Niagara Region

Climate Parameters	Baseline (1971-2000) (°C)	Short-Term (2021-2050) (°C)	Long-Term (2051-2080) (°C)	Trend
Mean Annual Temperature	8.7	10.7	12.3	Increasing
Summer Mean Maximum Daily Air Temperature	24.9	26.7	28.4	Increasing
Winter Mean Maximum Daily Air Temperature	0.7	3.3	4.7	Increasing
Summer Mean Minimum Daily Air Temperature	15.23	17.1	18.6	Increasing
Winter Mean Minimum Daily Air Temperature	-7.09	-5.0	-2.3	Increasing

During the summer, increased temperatures will result in more extreme heat days where temperatures are above 30 degrees Celsius. The number of days above 30 degrees Celsius is projected to increase from 10.4 days per year in the baseline period to 23.9 days per year in the short-term and 39.4 days per year in long-term (Table 3). Extreme heat events can intensify existing health conditions and trigger a variety of heat-stress conditions, particularly in vulnerable populations.

Extreme cold conditions are expected decline. Annual average minimum daily temperatures will increase from the baseline period by 1 to 3 degrees Celsius during 2021-2050 and by 3 to 4.5 degrees Celsius during the 2051-2080 climate period. The number of days below -10 degrees Celsius is expected to decrease from 32.4 days per year in the baseline period to 20.3 days per year in the short-term and 7.6 days per year in the long-term (Table 3). Increasing temperatures in both the winter and summer, may have ecological impacts, including reduced habitat suitability and an increase in the northward migration of invasive species.

Table 2: Extreme Temperature Projections for the Business-as-Usual Emissions Scenario for the Niagara Region

Climate Parameters	Baseline (1971-2000) (days/year)	Short-Term (2021-2050) (days/year)	Long-Term (2051-2080) (days/year)	Trend
Days Above 35°C	0.3	2.1	7.1	Increasing
Days Above 30°C	10.4	23.9	39.4	Increasing
Days Above 25°C	53.5	77.7	95.8	Increasing
Tropical Nights (days with min. temps. above 20°C)	9.4	24.5	46.2	Increasing
Days Below -20°C	4.2	2.2	0.1	Decreasing
Days Below -15°C	12.3	6.5	1.0	Decreasing
Days Below -10°C	32.4	20.3	7.6	Decreasing
Days Below 0°C	125.1	105.7	83.8	Decreasing

Precipitation

Total precipitation is projected to increase over the next two climate periods (2020-2051 and 2051- 2080) relative to the baseline (Table 4). An increase between 0.1 – 0.9 mm and 0.2 – 1 mm is expected for the short and long-term future periods, respectively. The southern part of the region has a higher annual precipitation than northern areas across all climate periods. However, the northern part of the region will see a slightly higher increase (12 per cent) in precipitation than the southern region (11 per cent).

The maximum precipitation falling in one day is expected to increase by about 10 per cent in the long-term period. The maximum amount of precipitation falling over three consecutive days is expected to increase by 6 per cent from the baseline to the long-term period. The frequency of extreme precipitation days (i.e., daily precipitation greater than 25 mm) is projected to increase by 21 per cent and 47 per cent in the short and long-term periods, respectively, relative to the baseline (Table 4).

These extreme precipitation events can lead to flooding, riverbank erosion, negative impacts on water quality and infrastructure damage. In particular, heavy precipitation combined with warmer temperatures in the winter may result in greater runoff and flooding due to the potentially frozen ground.

Table 3: Precipitation Projections for the Business-as-Usual Emissions Scenario for the Niagara Region

Climate Parameters	Baseline (1971-2000)	Short-Term (2021-2050)	Long-Term (2051-2080)	Trend
Total Average Annual Precipitation (mm)	1080.6	1135.0	1192.0	Increasing
Maximum Precipitation in 1 day (mm)	70.7	72.7	78.1	Increasing
Maximum Precipitation in 3 days (mm)	112.4	109.3	119.5	Increasing
Extreme Precipitation Days (# days/year where precipitation exceeds 25 mm)	4.8	5.8	7.1	Increasing

Agricultural Parameters

The results from the growing season analysis indicate that the total increase from 1971-2000 to 2051-2080 in the growing season will be approximately 15 days under the business-as-usual emissions scenario (Table 5). However, the modeling showed occurrence of cold snaps following onset of the growing season and instances of warmer temperatures returning after the growing season end day. Therefore, growing season length will be impacted by the ability of the crops to withstand temperature fluctuations.

With the temperature rise, the region is expected to have more ideal days for growing crops including corn, canola, forage crops and beans. The number of Growing Degree Days above zero degrees Celsius are predicted to increase by 30 per cent by the long-term future climate period (2051-2080) compared to the baseline period (1971 -2000). However, with an increase in temperature comes the risk of more pests. The number of Growing Degree Days for pest occurrence in the region is expected to increase two-fold by the long-term climate period compared to the baseline period (Table 5).

Table 4: Projections for Agricultural Parameters for the Business-as-Usual Emissions Scenario for the Niagara Region

Climate Parameters	Baseline (1971-2000)	Short-Term (2021-2050)	Long-Term (2051-2080)	Trend
Growing Season Length (days/year) (annual # of days after 5 consecutive days above 5°C and before 5 consecutive days below 5°C)	186	194	201	Increasing
Growing Degree Days (days/year) (index of the amount of heat available for the growth and maturation of plants and insects)	3584.1	4104.0	4641.7	Increasing
Growing Degree Days at Risk of Presence of Pests (days/year)	594.2	911.9	1128.2	Increasing
Freeze-Thaw Cycles (events/year)	76.6	67.4	55.8	Decreasing
Ice Potential (days/year)	19.0	16.1	11.7	Decreasing

With increased temperatures, it is expected that there will be fewer freeze-thaw cycles and less occurrence of ice. The freeze-thaw cycle in the region is expected to decline by 27 per cent during the long-term climate period compared to the baseline period. Ice potential is predicted to decrease over 35 per cent from the baseline until the long-term climate period (Table 5). While there may be an overall increase in growing season length, the expected increase in intense heat and precipitation events, as well as the increased presence of pests, may post a risk to crops and have a negative impact on production.

Next Steps

In September of 2021, Regional Council passed a motion declaring a climate change emergency. The Climate Modeling and Projections project provides critical information that will support policies and action to respond and adapt to this emergency. This dataset will be shared with Regional staff and local area municipalities and agencies (i.e. Niagara Adapts, NPCA), to ensure that policy-makers and resource managers have access to a consistent source of information to support decisions.

At the Regional level, the climate data has already been utilized by Niagara Region's Public Health and Emergency Services to complete the 2022 Assessment of Health Impacts and Vulnerabilities Due to Climate Change report. The report draws on the climate predictions to identify expected health impacts for Niagara residents and the adaptive capacity to respond to these impacts. Corporate Strategy and Innovation have also used the climate projections to support development of new corporate greenhouse gas emission reduction targets.

In March 2023, staff are bringing a climate change report to Council on the Region's process on the 2021 climate change emergency declaration items, the Partner's for Climate Protection program, new greenhouse gas emission targets and community partnerships and engagement.

As identified in the NOP, the climate projections will be used to inform an assessment of climate change vulnerabilities throughout the region, such as risks to infrastructure, natural features and resources. The NOP also identifies that the climate data will inform the development and implementation of a climate change adaptation strategy to prepare for and mitigate the impacts of climate change.

With the increasing need to consider the impacts of climate change on Regional services and operations, the climate projections data will play a critical role in planning for anticipated changes and identifying opportunities to increase climate resilience.

Alternatives Reviewed

This report is prepared for information only; therefore, no alternatives are provided.

Relationship to Council Strategic Priorities

The information in this report relates to the following Council strategic priorities:

- Priority 2: Healthy and Vibrant Communities
 - Objective 2.1 Enhance Community Well-Being
- Priority 3: Responsible Growth and Infrastructure Planning
 - Objective 3.2 Environmental Sustainability and Stewardship
 - Objective 3.3 Maintain Existing Infrastructure

Other Pertinent Reports

- PDS 22-2018 Climate Change Framework
- PDS 6-2021 Climate Change Work Program Update
- PDS 17-2021 Niagara Official Plan Consolidated Policy Report
- PDS-C 31-2021 Niagara Climate Modeling Project Update

Prepared by:

Susan McPetrie
Planner
Planning and Development Services

Recommended by:

Michelle Sergi, MCIP, RPP
Commissioner
Planning and Development Services

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Lindsey Morin, MCIP, RPP, Senior Planner and Beatrice Perna, Climate Change Specialist, and reviewed by Erik Acs, MCIP, RPP, Manager of Community Planning.

Appendices

Appendix 1 [Climate Projections for Niagara Region](https://www.niagararegion.ca/official-plan/pdf/climate-projections.pdf)
(<https://www.niagararegion.ca/official-plan/pdf/climate-projections.pdf>)

February 24, 2023

CL 3-2023, February 23, 2023
PHSSC 2-2023, February 14, 2023
COM-C 14-2023, February 14, 2023

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting Declarations of Emergency for Homelessness, Mental Health and Opioid Addiction

COM-C 14-2023

Regional Council, at its meeting held on February 23, 2023, passed the following recommendation, as amended, of its Public Health and Social Services Committee:

Whereas Niagara Regional Council acknowledges that the challenges of homelessness, mental health and the opioid crisis are exceptionally complex issues that have a measurable and significantly detrimental impact on the residents of the Niagara region, including the loss of life;

Whereas addressing these issues places extreme stress on upper and lower-tier municipal programs and services, the Niagara Regional Police, Niagara Health, Emergency Medical Services and various non-profit service providers across the region;

Whereas the challenges of homelessness, mental health and opioids have seen a trend of becoming more prevalent in recent years and continue to have a significant impact on the Niagara community;

Whereas Niagara Region, through the staff in Community Services and Public Health, has taken many steps to address these issues with the development and provision of best-practice programming designed to mitigate their impact on the community;

Whereas Niagara Regional Council acknowledges that the challenges of homelessness, mental health and the opioid crisis are intrinsically diverse and should not be viewed as a single monolithic problem;

Whereas addressing these challenges will require strategies and tactics that are specifically designed for each of the unique issues;

Whereas Niagara Region accepts that the responsibility to address these challenges rests with multiple stakeholders, including the provincial government and its agencies;

Whereas 26 Niagara agencies within the Region, including Public Health and Emergency Medical Services, have collaboratively developed a Substance Use Prevention Strategy known as the Opioid Prevention and Education Network of Niagara, and are actively implementing it;

Whereas Niagara Region is a “Built for Zero” community that has accurate and timely data regarding its homeless population and delivers programs and services targeted for strategically helping those individuals experiencing homelessness;

Whereas the challenges of homelessness, mental health and opioid addiction are found throughout the entire province of Ontario and are not unique to Niagara;

Whereas Niagara Regional Council recognizes that municipal emergencies in Ontario are declared by the head of council as per the process detailed in the Emergency Management and Civil Protections Act; and

Whereas Niagara Regional Council acknowledges that the declaration of an emergency does not immediately result in a municipality receiving any additional funds or resources from senior levels of government.

NOW THEREFORE BE IT RESOLVED:

1. That the Regional Chair **BE DIRECTED** to formally issue three separate declarations of emergency, in the areas of homelessness, mental health and opioid addiction, as per the procedure outlined in the Emergency Management and Civil Protection Act;
2. That the Regional Chair **BE DIRECTED** to send correspondence to the Provincial Government requesting that action be taken on the eight measures proposed by the Association of Local Public Health Agencies (as previously endorsed by Regional Council on June 23, 2022), including:
 - a. Creation of a multi-sectoral task force to guide the development of a robust provincial opioid response plan that will ensure necessary resourcing, policy change, and health and social system coordination;
 - b. Expanding access to evidence informed harm reduction programs and practices including lifting the provincial cap of 21 Consumption and Treatment Service (CTS) Sites, funding Urgent Public Health Needs Sites (UPHNS) and scaling up safer supply options;
 - c. Revision of the current CTS model to address the growing trends of opioid poisoning amongst those who are using inhalation methods;
 - d. Expanding access to opioid agonist therapy for opioid use disorder through a range of settings (e.g. mobile outreach, primary care, emergency departments, Rapid Access to Addiction Medicine Clinics), and a variety of medication options;

- e. Providing a long-term financial commitment to create more affordable and supportive housing for people in need, including people with substance use disorders;
 - f. Addressing the structural stigma and harms that discriminate against people who use drugs, through provincial support and advocacy to the Federal government to decriminalize personal use and possession of substances and ensure increased investments in health and social services at all levels;
 - g. Increasing investments in evidence-informed substance use prevention and mental health promotion initiatives that provide foundational support for the health, safety and well-being of individuals, families, and neighbourhoods, beginning from early childhood; and
 - h. Funding additional and dedicated positions for public health to support the critical coordination and leadership of local opioid and substance abuse strategies;
- 3. That the Regional Chair **BE DIRECTED** to send correspondence to the Minister of Municipal Affairs and Housing requesting action be taken to correct the funding allocation model for homelessness based on the results of Auditor General's 2021 report which found that provincial funding in this area is incorrect;
 - 4. That the Regional Chair **BE DIRECTED** to send correspondence to the Ministry of Health and the CEO of Ontario Health requesting that the province immediately commit to fully funding gaps in mental health service as have been identified in the Needs Based Planning project by Niagara Ontario Health Team's Mental Health and Addictions Working Group, as well as funding ongoing annual increases as required by inflation and population need;
 - 5. That the Regional Chair **BE DIRECTED** to send correspondence to Federal Minister of Justice and Attorney General, David Lametti, and Federal Minister of Health, Jean-Yves Duclos, reaffirming Regional Council's October 22, 2020 motion urging the Federal government convene a task force to explore the legal regulation and decriminalization of all drugs in Canada;
 - 6. That the Regional Chair **BE DIRECTED** to send correspondence to the Association of Municipalities of Ontario (AMO) requesting that targeted advocacy be conducted in these areas, including the development of a singular motion that can be ratified by municipal councils across Ontario calling on the province to take immediate action;
 - 7. That Niagara Region, through its Public Health and Social Services Committee, **URGE** the federal government to declare homelessness as a humanitarian crisis; and

8. That this motion **BE CIRCULATED** to the local area municipalities, all municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and local MPs and MPPs.

Yours truly,



Ann-Marie Norio
Regional Clerk
:kl

CLK-C 2023-019

Distribution List:

Local Area Municipalities
All Ontario Municipalities
Federation of Canadian Municipalities
Chris Bittle, Member of Parliament, St. Catharines
Vance Badawey, Member of Parliament, Niagara Centre
Tony Baldinelli, Member of Parliament, Niagara Falls
Dean Allison, Member of Parliament, Niagara West
Jennie Stevens, Member of Provincial Parliament, St. Catharines
Jeff Burch, Member of Provincial Parliament, Niagara Centre
Wayne Gates, Member of Provincial Parliament, Niagara Falls
Sam Oosterhoff, Member of Provincial Parliament, Niagara West

Date: Wednesday, May 25, 2022
Time: 4:00 pm
Location: Zoom

Attendance: John Wink, Chair
Ron Kore, Councillor (part time)
Wayne Olson, Councillor
Michael Cottenden
Bill Crumm (part time)
David Cribbs, CAO
Teresa Quinlin-Murphy, Director of Corporate Services/Treasurer
Charlotte Tunikaitis, Deputy Treasurer
Trevor Ferguson, Deloitte (part time)
Andrea Metler, Secretary

1. Call to Order and Declaration of Quorum

Noting that quorum was present, Chair Wink called the meeting to order at approximately 4:00 p.m.

2. Land Recognition

We begin this meeting by acknowledging the land on which we gather is the traditional territory of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is within the land protected by the Dish With One Spoon Wampum agreement. Today this gathering place is home to many First Nations, Metis, and Inuit peoples and acknowledging reminds us that our great standard of living is directly related to the resources and friendship of Indigenous people.

3. Approval of Agenda

Moved by Councillor Wayne Olson
Seconded by Bill Crumm

THAT the agenda for the May 25, 2022 regular meeting of the Pelham Finance and Audit Committee be adopted.

Carried

4. Declaration of Pecuniary Interest and General Nature

None.

5. Approval of Minutes

February 16, 2022

Moved by Bill Crumm

Seconded by Michael Cottenden

THAT the minutes of the February 16, 2022 Pelham Finance and Audit Committee be approved.

Carried

6. Business Arising from Minutes

None.

7. New Business

7.1 2022 Municipal and School Board Election

7.1.1 Recruitment Letter

7.1.2 Municipal Election Worker Application Form

7.1.3 2022 Election Position Descriptions

The Chair stated that if anyone is interested in assisting with the municipal elections to please reach out to the Clerk.

8. Audit

8.1. Presentation by Trevor Ferguson, Deloitte Partner of Audit and Assurance: Report to Audit Committee on 2021 Audit

Mr. Ferguson, Partner at Deloitte presented to the Committee the audit plan for the 2022 Audit. He noted that the audit process was challenging with lots of changes within the Town and wanted to acknowledge the hard work and effort on the Deputy Treasurer's part in preparing for the audit and preparing the financial statements.

Trevor Ferguson noted that the audit scope and engagement were performed in accordance with the plan presented to Committee and there were no changes.

He highlighted the 5 risk areas and that there were no changes to-audit risks. There was one uncorrected misstatement carried forward from last year relating to the capital asset that was expensed. The Auditors understood the reasons why Management did that and the Auditors agreed to it and there are no new miscorrected statements at this stage.

Trevor Ferguson outlined the outstanding matters and next steps involved in completing the legal letter response process, the signed Management Representative letter and completing the subsequent events procedures. He noted that they are waiting for Council approval and then these steps can be taken care of and the Auditors can issue their clean audit opinion.

Mr. Ferguson brought to Committee's attention that there were no significant issues with the audit risks, and the Auditors are comfortable with the process of accounting policies; judgements and estimates that Management has for developing these estimates and the estimates themselves.

Trevor Ferguson outlined the four Appendices. Appendix 1 is the list of Communication Requirements from the audit standards and none were noted. Appendix 2 is the Independence letter detailing that the Auditors are independent of the Town and provide an independent auditor's report. This is not required to be provided for municipal audits only for public companies but they believe it is best practice and continue to provide this annually. Appendix 3 is the copy of the Management Representation letter that requests Management to sign off on the audit standards required and the auditors are required to show this to the Committee. Appendix 4 is the new and revised Accounting Standards and Mr. Ferguson noted that a brief discussion was had with the Treasurer and Deputy Treasurer near the end of the audit to better prepare them for the implementation of these new standards for the December 2023 financial statements. The Asset Retirement Obligation Standard will impact the Town of Pelham and will involve many departments not only the Finance department. Further discussions between the Auditors, the Treasurer and the Deputy Treasurer will occur in a few months and some material has been given to them to help them better understand how to go about implementing this new standard.

A member of the Committee asked if the Appendix 3 Management Representative letter refers to the Masters Service Agreement between the Town and Deloitte dated January 4, 2017 and asked if there was a new Master Service Agreement with the new RFP. Trevor Ferguson responded that a new Master Service Agreement was not needed because the terms and conditions were still applicable. Next year's audit will have updated terms and conditions which is a requirement every few years.

Moved by Councillor Wayne Olson
Seconded by Bill Crumm

THAT the Pelham Finance and Audit Committee receive the 2021 Deloitte Report for information;

Carried

8.2. Audited Consolidated Financial Statements

The Deputy Treasurer provided a high level overview of the Audited Consolidated Financial Statements.

The Deputy Treasurer noted that the 2021 cash balance increased due to the collection of more development charges in 2021 that have yet to be spent. Offsetting the deferred revenue was the obligatory reserve fund as well as some capital projects that have continued to be delayed.

The taxes receivable balance decreased due to a lot of supplemental bills in 2020 at year end that were not due till early 2021 and it also had a corresponding decrease this year.

User charges receivable increased due to not doing water shut offs throughout the pandemic. The decision was made to add balances to taxes instead of shutting water off as this was felt to be an important Health and Safety issue during the pandemic to ensure that people had access to clean water for hand washing.

The Accounts receivable increased due to the ICIP grant receivable and other fluctuations of \$1.8 million in funds spent on capital in 2021 still receivable at year end. The bank indebtedness decreased slightly as the CIBC demand loan was paid off with regular payments and the accounts payables decreased slightly because the Town had extra supplementals at the end of last year and owed the Region's portion of

supplemental and development charges which were higher last year. Also, other liabilities increased slightly due to more deposits held in trust.

The obligatory reserve funds increase due to the drop in development charges in 2020 when the pandemic hit and then picked up in 2021. The long term debt decreased because the Town made principle payments and didn't issue any new debt.

Overall, the Deputy Treasurer noted that as a result of all this, the 2021 net debt decreased by over \$6 million dollars. The tangible capital assets increased because more capital projects were done and there was also \$6 million in contributed tangible capital assets which happens when subdivisions are built by the developer and then the Town assumes them and are added to the Town assets.

The Deputy Treasurer detailed the Statement of Operations to the Committee. The tax revenue was slightly higher than budget due to supplemental revenues that exceeded budget as well as user charges being above budget due to the building and planning department and other fluctuations such as an increase in camp revenues.

The Operating grants were above budget due to the Municipal Modernization grants which the Town didn't know about at the time the budget was prepared. Capital grants are below budget due to delayed projects and grant revenues still being earned and this causes a timing difference between when the budget is there and the revenue recognized. The operating grants, COVID-19 recovery funding of \$347,000 was another reason the actuals are above budget and the Town was unaware of at budget preparation time.

Other revenues are significantly above budget and the vaccine clinic reimbursement for clinics held at the Meridian Community Centre were recoverable and the vast majority of other revenues and capital donations for the Meridian Community Centre.

General government expenses are above budget due to increased legal costs and contract service costs under the Modernization Grant funding which wasn't originally budgeted for as well as the general COVID costs that impacted the actuals vs budget.

The Deputy Treasurer noted that the statement of net debt decreased from \$18.5 to \$12.1 million dollars due to surplus earned and net of any capital transactions. The statement of cash flow generated \$11.2 million from operations which was higher last year primarily due to proceeds on the disposal of land on East Fonthill and there being more on capital than last year which was delayed when the pandemic hit.

8.3 Management Summary of 2021 Financial Overview

Treasurer pointed out that the Management Summary of 2021 Financial Overview has been included in the annual report.

8.4 Move to In-Camera

THAT the next portion of the meeting be closed to the public in order to consider the following:

239 (2) (b) – personal matters about an identifiable individual, including municipal employees; and

239 (2) (j) – a trade secret or scientific, technical, commercial or financial information that belongs to the municipality or local board and has monetary value or potential monetary value.

Moved by Councillor Ron Kore
Seconded by Bill Crumm

Carried

Staff left the meeting at this point

8.5 Rise from In-Camera

Staff rejoined the meeting at this point

THAT the Committee adjourn the In-Camera Session and that the Committee do now Rise:

____ With Report

 X With No Report

Moved by Councillor Wayne Olson
Seconded by Michael Cottenden

Carried

THAT the Pelham Finance and Audit Committee hereby direct the Chair to provide a letter to Council forthwith, indicating:

WHEREAS the Pelham Finance and Audit Committee received the 2021 Deloitte Report, for information;

AND WHEREAS the Pelham Finance and Audit Committee received the 2021 Town of Pelham Consolidated Financial Statements;

NOW THEREFORE, THAT the Committee hereby recommends that Council approve the 2021 Town of Pelham Consolidated Financial Statements.

**Moved by Bill Crumm
Seconded by Councillor Ron Kore**

Carried

A member of the Committee pointed out how the Town's financial state has improved drastically with the reduction in net debt, increase in cash and the replenishment of reserves. Everything is moving in the right direction for the Town and he is happy to be a part of this Committee over the last 3 year duration in the establishment of both policies and Council support for those policies and living by them to get to this state since joining this Committee. The member wanted to give credit to staff for the progression over the last few years and how much advancement has been accomplishment.

The Chair noted that the state of the Town's finances are a lot different than 3 years ago and extended his thanks to staff for all of their hard work in guiding Council through this and looking forward to a continued brighter future.

Another member of the committed stated that this is very impressive and a story that should be celebrated and shared with the community to show the commitment of Management and Council.

The Chair suggested that staff direct the Communications and Public Relations Specialist for the Town to draft this good news story based on Committee member comments for the Voice and Niagara This Week.

Another Committee member stated that as a tax payer with a financial background, he wanted to applaud staff for the level of transparency and access to information that they didn't have before.

9. Operating Financial Report

The Treasurer pointed out that the Operating Financial Report has been done in the budget format on the modified cash basis. The Revenue Schedule 2 highlights the COVID grant funding which has had a significant impact on the financial results on revenue numbers being higher.

There were no questions from the Committee.

9.1. Report to Council – December 31, 2021

9.2. December 31, 2021 Revenue Report

9.3. December 31, 2021 Expenditure Report

The Treasurer explained that the area where the Town has gone over budget pertains to expenses from COVID and to offset those expenses there is the grant and the reimbursement from the vaccination clinics.

There were no questions from the Committee members.

10. MCC Operating Financial Report

10.1. December 31, 2021 MCC Report

The Treasurer noted that the Meridian Community Centre was shutdown for 6 months of the year and when it reopened the arena revenues picked up. The budget was \$355,000 and the Town is almost at \$482,000 and \$253,000 was from the vaccine clinic reimbursement. The budget was in deficit of \$1.6 million and the actual was \$1.1 million, this is a significant decrease in expenses being over revenue and the net surplus deficit is down by \$230,000.

The Treasurer pointed out that when the Meridian Community Centre shut down, we didn't know how the year was going to end up. There was a high demand for ice rentals and only a few municipalities in the Region had ice open 12 hours a day, 7 days a week. We also were able to maintain a safe facility and provide a wonderful service with 66 vaccination

clinics that vaccinated 73,000 people. The Town also received many positive comments about having the nicest vaccine clinics in the Region.

11. Transit Operating Financial Report

11.1. December 31, 2021 Transit Report

12. Capital Report

12.1. December 31, 2021 Capital Report

The Treasurer provided the overview of the December 31, 2021 Capital Report. The carry forward to 2022 is \$8.1 million dollars worth of projects that still need to be spent and noted that the cash balance is high due to these capital projects that need to be spent. Approximately \$4.5 million dollars will come from reserves and the rest is from grant money. The progress for RFPs for capital projects for this year is really good and the Town is moving forward on completing some of these projects as well.

A Committee member asked if the vaccination grant has been received and the Treasurer stated that the money was received last week and the amount is \$291,452.00.

A Committee member asked about the impact of fuel costs in relation to the Town's fleet and landscaping equipment and whether the cost has gone up 100% more. The Treasurer responded that the Town is seeing an increase in the cost of fuels but can not say if it has increased to 100 %. The demand for vehicles is high and the supply is not there and the price is going up. Currently, it is very difficult to get vehicles.

Moved by Councillor Ron Kore
Seconded by Bill Crumm

THAT the Pelham Finance and Audit Committee receive the Operating, MCC, Transit and Capital reports dated December 31, 2021 and March 31, 2022, for information.

Carried

13. Reserves

13.1. 2021 Reserve and Reserve Fund Report

The Deputy Treasure provided a high overview of the 2021 Reserve and Reserve Fund Report. The balance is \$10.1 million dollars and at the end of 2021 the balance was \$13.9 million dollars. This increase is due to delayed capital projects. The amount delayed funded from reserves is higher than what is was at the end of 2020 which was closer to \$4.8 million and accounts for part of the reason for the higher balance. The cash balance is \$1 million and is slightly less than what we need due to \$1.86 million receivable for ICIP grant. The Town has to pay for that capital project out of the cash and when the grant is paid in accordance to the Town's agreement then it replenishes that cash and the funds should be received shortly.

The Deputy Treasure noted that the Town was able to transfer some specific identifiable amounts into reserves this year, \$128,000 from the COVID recovery funding carried to 2022 and \$535,000 from the safe restart funding that was carried forward to COVID related expenses and carried a little bit into 2022. After all transfers including the \$147,000 to the land acquisition reserve in accordance to our reserve and reserve fund policy an additional \$19,000 went into the working capital reserve.

The Treasurer noted that 4 years ago, the Town had 6 reserves in deficit and now there is only 1 reserve in deficit which is the land acquisition that is taking some time to bring down. The reserve policy developed and approved by Council has helped us move toward helping to bring the reserve to the right level. As we sell land and get other funds, the goal is to bring the land reserve deficit down and bring it to a positive.

The Deputy Treasurer stated that the development charges picked up in 2021 which was good because there was uncertainty throughout 2020 as to whether enough payments would be collected on the development charges and the result was double. The Town collected \$3 million dollars and the debt payments were \$1.6 million dollars which put the Town in a better position.

Bill Crumm left the meeting at this point due to prior commitments.

A Committee member asked a question about the land acquisition in regards to the reserves and the annual amount of \$147,000. The Deputy Treasurer responded that under the policy there is no set amount unless there is a surplus. When there is a surplus for the year then \$147,000 will be taken off the top and put into the land acquisition until we return it to a surplus position. As a result of the surplus this amount was transferred into the land acquisition reserves.

13.2. Reserve Appendices**13.3. 2021 Building Department Report and Reserve**

Moved by Councillor Wayne Olson
Seconded by Councillor Ron Kore

THAT the Pelham Finance and Audit Committee receive the Reserves Report, for information.

Carried

14. Financial Risks**14.1. COVID-19 Update**

The Treasurer confirmed that the Town did receive the money for the vaccination clinic and that a little bit on the money has been carried forward in a reserve for any additional COVID expenses that the Town might incur in 2022. Staff are still wearing masks and the Meridian Community Centre is operational and hasn't closed so there have been no incurred lost revenues in 2022 so far.

The Chair commented that despite the 2 years of heavy impacts on the Town's financials due to COVID, the results are extremely positive.

15. Unfinished Business

None.

16. Next Meeting

The Treasurer noted that the remaining 2022 meetings are scheduled for Wednesday, June 8, 2022 at 3:00 pm and Wednesday November 16, 2022 at 4:00 pm and would like to cancel the June 8th meeting because there is nothing to add to the meeting over the next couple of weeks. Further to this, the Financial Overview which is approved by the Committee has

been included in the May 25th Agenda package. The Treasurer also mentioned that the Annual Report once completed will be sent to the Audit Committee for review prior to going to Council.

The chair asked Committee members to take the opportunity to review and comment and if there are no issues to reply to the Treasurer.

The Chair stated that with the elections taking place this year there will be a new Council and all Committees are cancelled effective August 16, 2022. Therefore, the November 16th meeting will not be held. The Chair noted that this is the last Pelham Finance and Audit Committee (PFAC) meeting this year and expressed the importance of this Committee to the Town and thanked the Committee members and staff for their input and efforts into this Committee.

A Committee Member inquired about what would happen with the PFAC Committee with the new Council and the CAO responded that there will be a Council meeting in September and a report to Council looking at committee structures and making recommendations. He noted that they will be recommending that the Pelham Finance and Audit Committee (PFAC) carry on.

The CAO noted that the new Committees will be up and running by February next calendar year.

The Chair asked the CAO what month the budget would be presented in front of the new Council and the CAO's response is that our goal is January.

A Committee Member inquired as to whether the new PFAC Committee would be up and running before the budget is presented to the new Council. The CAO's responded that this would be the Committee that we would want to establish first.

A Member of the Committee acknowledged that Council and staff have made a lot of good decisions within this Committee and recognize that it is the whole organizations effort. He wanted to add congratulations to staff on their efforts and to express his appreciation for the work they have done here.

17. Adjournment

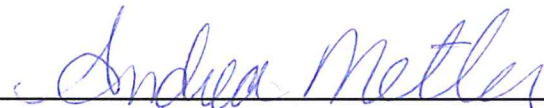
Moved by Councillor Wayne Olson
Seconded by Councillor Ron Kore

THAT this Regular Meeting of the Pelham Finance and Audit Committee be adjourned.

Carried



Chair, Bill Crumm



Administrative Assistant to Corporate Services, Andrea Metler

**Committee of Adjustment
Minutes**

Meeting #: CofA 2023 Orientation 1
Date: Thursday, February 2, 2023
Time: 4:00 pm
Location: Meridian Community Centre - Accursi B
100 Meridian Way
Fonthill, ON
L0S 1E6

Members Present Brenda Stan
Colin McCann
Don Rodbard
Isaiah Banach
John Cappa

Staff Present Holly Willford
Sarah Leach
Andrew Edwards
Derek Young
Barb Wiens
Jennie Hyun-ji Song

1. Attendance

Staff and Committee of Adjustment Members were in attendance for the 2022-2026 orientation session.

2. Welcome, Introduction of Committee and Staff

Ms. Sarah Leach, Assistant Secretary Treasurer welcomed the Committee of Adjustment Members to orientation and short introductions were made by each Staff and Committee Member.

2.1 Land Recognition Statement

Ms. Leach recited the land acknowledgement Statement.

3. Committee of Adjustment Orientation - Staff Presentations

3.1 Clerk's Department

Ms. Leach provided a presentation outlining the role of the Clerk's department within the Committee of Adjustment process. A copy of the presentation is available through the Clerk and the published agenda.

Ms. Leach answered various questions posed by Committee Members.

3.2 Planning and Development Department and Building Division

Ms. Barb Wiens, Director of Community Planning and Development provided a presentation outlining the role of the Community Planning and Development department and Building Division within the Committee of Adjustment process. A copy of the presentation is available through the Clerk and the published agenda.

Ms. Wiens answered various questions posed by Committee Members.

3.3 Public Work Department/ Engineering Division

Mr. Derek Young, Manager of Engineering provided a presentation outlining the role of the Public Work's department within the Committee of Adjustment process. A copy of the presentation is available through the Clerk and the published agenda.

Mr. Young answered various questions posed by Committee Members.

4. Election of Chair & Vice Chair Positions: Period of February, 2023 to November, 2026 or until successors are appointed

Isaiah Banach accepted the nomination of Chair. The Assistant Secretary-Treasurer announced Isaiah Banach acclaimed to the position of Chair.

Moved By Colin McCann

Seconded By Don Rodbard

THAT Isaiah Banach be appointed as Chair of the Committee of Adjustment.

Carried

John Cappa accepted the nomination of Vice-Chair. The Assistant Secretary-Treasurer announced John Cappa acclaimed to the position of Vice-Chair.

Moved By Isaiah Banach
Seconded By Don Rodbard

THAT John Cappa be appointed as Vice-Chair of Committee of Adjustment.

Carried

5. **Resolution required under the Planning Act to appoint Secretary-Treasurer and Assistant Secretary-Treasurer**

Moved By Colin McCann
Seconded By John Cappa

THAT Sarah Leach be appointed as the Secretary-Treasurer for the 2022-2026 Committee of Adjustment;

AND THAT Holly Willford be appointed as the Assistant / Acting Secretary-Treasurer for the 2022-2026 Committee of Adjustment.


Carried

6. **Adjournment**

Moved By Isaiah Banach
Seconded By Don Rodbard

THAT the Orientation Session of the Committee of Adjustment be adjourned.

Carried



Isaiah Banach, Chair

Holly Willford, Secretary-Treasurer

Committee of Adjustment
Minutes

Meeting #: CofA 02/2023
Date: Tuesday, February 7, 2023
Time: 4:00 pm
Location: Town of Pelham Municipal Office - Council Chambers
20 Pelham Town Square, Fonthill

Members Present John Klassen
 Bernie Law
 Brenda Stan

Members Absent Donald Cook
 Sandra Marsh

Staff Present Sarah Leach
 Andrew Edwards
 Derek Young

1. Attendance

Applicants, Agents and viewing members of the public via Town of Pelham YouTube Channel by Live-streaming.

2. Call to Order, Declaration of Quorum and Introduction of Committee and Staff

Noting that a quorum was present, Chair Klassen called the meeting to order at approximately 4:00 pm. The Chair read the opening remarks to inform those present on the meeting protocols and he introduced the hearing panel and members of staff present.

2.1 Land Recognition Statement

Ms. Sarah Leach, Secretary-Treasurer, recited the land recognition statement.

3. Disclosure of Pecuniary Interest and General Nature Thereof

There were no pecuniary interests disclosed by any of the members present.

4. Requests for Withdrawal or Adjournment

Ms. Sarah Leach, Secretary-Treasurer stated no requests for withdrawal or adjournment have been made.

5. Applications for Minor Variance

None.

6. Applications for Consent

6.1 B1/2023P - Part Lot 7, Concession 6, being Part 2 on 59R-3127 (Metler Road)

Purpose of the Application

Application is made for consent to convey 1.779 hectares of land (Parcel 2), to be added to the abutting property to the east (Parcel 3), for future construction of a barn. Parcel 1 is to be retained for continued agricultural use.

Representation

The Applicant, Arthur Cardin was electronically present.

Correspondence Received

1. Town of Pelham Planning
2. Town of Pelham Public Works
3. Town of Pelham Building
4. Niagara Region
5. Niagara Escarpment Commission

Applicants Comments

The Applicant, Mr. Arthur Cardin stated he had no objection to the requested conditions.

Public Comments

Ms. Sarah Leach, Secretary Treasurer indicated she checked the clerks@pelham.ca email address at 4:09pm pm and confirmed no e-mails have been received with regard to the subject application. Ms. Leach indicated the public comment portion of the application could be closed.

The Committee agreed to close the public portion of the meeting and deliberate.

Member Comments

The Members offered no additional comments or questions.

Moved By Brenda Stan

Seconded By Bernie Law

THAT application made for consent to convey 1.779 hectares of land (Parcel 2), to be added to the abutting property to the east (Parcel 3), for future construction of a barn. Parcel 1 is to be retained for continued agricultural use, is hereby: GRANTED;

The above decision is subject to the following conditions:

To the Satisfaction of the Director of Public Works

1. **That the Applicant confirm no existing utilities cross the proposed new property line. Should any services cross this new property line, the applicant shall be responsible for their relocation and/or removal so that utilities do not cross the new property line.**

To the Satisfaction of the Director of Community Planning & Development

1. **That all necessary building permits be obtained for the proposed barn prior to construction commencing, to the satisfaction of the Chief Building Official. The barn shall not contain washrooms, bedrooms or living space.**
2. **That the applicant submit a copy of the Ministry of Heritage, Sport, Tourism and Culture Industries Archaeological Assessment Clearance letter to the satisfaction of the Director of Community Planning and Development.**

To the Satisfaction of the Secretary-Treasurer

1. **Pursuant to Section 50(12) of the Planning Act, R.S.O. 1990, as amended, it is hereby stipulated that Section 50(3) or 50(5) shall apply to any subsequent conveyance of, or other transaction involving, the identical subject parcel of land. Therefore, once the subject parcel of land has been conveyed**

to the owner of the parcel abutting to the east (Part 3 on sketch), the subject parcel and the said abutting parcel shall merge in title and become one contiguous parcel of land. A solicitor's written undertaking shall be provided to the Secretary-Treasurer indicating that the necessary steps to implement the conveyance will be taken, together with the registrable legal descriptions of the subject parcel and the consolidated parcel.

2. That the Secretary-Treasurer be provided with a registrable legal description of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
3. That the final certification fee of \$423, payable to the Treasurer, Town of Pelham, be submitted to the Secretary-Treasurer. All costs associated with fulfilling conditions of consent shall be borne by the applicant.

To the Satisfaction of the Niagara Region Planning and Development

1. That the applicant submit an updated hydrogeological study that reflects the reduced lot size of Parcel 1 and the implementation of any updated recommendations required to support private servicing to the Niagara Region for review and approval.

To the Satisfaction of the Niagara Escarpment Commission

1. That the final Development Permit be issued by the Niagara Escarpment Commission prior to final certification of the consent B1/2023P.

Carried

7. Minutes for Approval

Moved By Bernie Law

Seconded By Brenda Stan

THAT the Committee of Adjustment minutes dated January 11, 2023, be approved.

Carried

8. Adjournment

The meeting was adjourned at 4:14 pm.

Moved By Bernie Law

Seconded By Brenda Stan

BE IT RESOLVED THAT this Meeting of the Committee of Adjustment be adjourned until the next regular meeting scheduled for March 6, 2023 at 4:00 pm.

Carried



John Klassen, Chair



Sarah Leach, Secretary-Treasurer

Subject: Special Event Permit Application – DeVries Fruit Farm Mother's Day Market 2023

Recommendation:

BE IT RESOLVED THAT Council receive Report #2023-0061 – Special Event Permit Application – DeVries Fruit Farm Mother's Day Market 2023, for information;

AND THAT Council authorize and direct the Town Clerk to issue a Special Event Permit for the DeVries Fruit Farm Mother's Day Market event on May 13, 2023, subject to the approval of the Town Clerk, Director of Public Works, Director of Community Planning and Development, Fire Chief, and any other applicable agency, upon receipt of satisfactory drawings, plans, permits, or other such documents as requested;

AND THAT the Special Event Permit include any such conditions of approval as requested by the said approval departments and or agencies;

AND THAT Council waive all licensing and fee requirements pursuant to By-Law No. 3186(2011) for craft vendors only in lieu of a \$150.00 Fire Inspection Fee, payable to the Town of Pelham prior to the issuance of the permit.

Background:

On October 17, 2022, Council approved the DeVries Fruit Farm Ltd. Christmas Market event which was held at 823 Canboro Road on December 3, 2022. At the request of the applicant, Council waived all licensing and fee requirements pursuant to By-law No. 3186(2011) in lieu of a \$150.00 fire inspection fee. The event was successfully delivered and did not result in disruptions to the community or Town operations.

The Town of Pelham has received an application from DeVries Fruit Farm Ltd. to host a Mother's Day Market on May 13, 2023, at 823 Canboro Road, Fenwick. The

proposed layout for the event reflects the 2022 Christmas Market event. In addition to the request, the applicant is requesting Council waive all licensing and fee requirements for all craft vendors.

Analysis:

Town staff are in the process of reviewing the application to provide the applicants with submission requirements/conditions to ensure all municipal and regional requirements are met.

The Town Clerk will not issue a Special Event Permit without having received approvals from all necessary agencies required to be circulated.

Staff support waiving the requirement for itinerant sellers licensing and applicable fees for participating craft vendors, with the condition that a \$150.00 fire inspection fee be paid to the Town of Pelham for the fire department to inspect all craft vendor booths the day of the event. By-law No. 3186(2011), being a by-law to license and regulate various businesses, otherwise known as "itinerant sellers", was proposed to regulate seasonal food trucks and persons selling wares and merchandise from outside their place of business. The license fee of \$200.00 (itinerant sellers) and \$250.00 (food trucks) includes a fire inspection, as well as staff time in reviewing various documents, such as: regional health inspections, safety certificates, propane compliance certificates, site plan and liability insurance. An itinerant sellers license is issued to an individual business and is valid for the calendar year.

In its current state, this by-law does not consider temporary craft vendors in the context of pop-up craft markets. Recently, the Region and Town have experienced an influx of pop-up, temporary craft markets. Such craft markets typically see various businesses selling handmade merchandise from a booth for a period of 1–3 days. The many supporting documents required for the issuance of an itinerant sellers license would not be applicable to the participating craft vendors.

The current itinerant sellers licensing process would require an application from each of the 30+ craft vendors, together with the fee of \$200.00. Staff have received feedback from various craft vendors indicating that the fee makes participating in this event, and/or similar events, financially unviable.

Staff note that as part of the special event permit process, staff will receive liability insurance and a site plan for the event from the host. A fire inspection will be conducted the day of the event. Fire department staff support this recommendation and acknowledge that one on-site fire inspection is sufficient. It is also noted that components such as location and time of sale is regulated through the special event permit process.

Staff are currently reviewing By-law No. 3186(2011). It is the intention of staff to bring a revised Itinerant Sellers By-law concurrently with a new Special Event By-law.

Financial Considerations:

The Town requires the applicant to provide a certificate of liability insurance to the Town of Pelham in the amount of \$5 million per occurrence.

The event is held on private property and therefore there are no financial considerations.

Alternatives Reviewed:

Council could direct that no licensing requirements or fees be waived. Should Council desire this approach, an amendment to strike the final paragraph within the recommendation would be required.

Council can direct the Clerk to not issue the Special Event Permit. Having said this, each permit or approval referenced within the application can be obtained independently.

Strategic Plan Relationship: Risk Management

The Town of Pelham requires various permits and licenses to be acquired prior to certain events to ensure the safety of the public. By reviewing such applications and notifying relevant agencies the Town is able to ensure, as best as possible, public safety.

Consultation:

Planning and Development Department
Public Works Department
Fire and By-law Department

Other Pertinent Reports/Attachments:

Special Event Permit Application – Mother's Day Market 2023

Prepared and Recommended by:

Sarah Leach, BA
Deputy Clerk

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA

Chief Administrative Officer

Date of Application: Feb 16/2023

Contact Information	
Name of Applicant:	DeVries Fruit Farm Ltd
Mailing Address:	825 Canboro Rd, Fenwick.
Phone Number:	905-892-8724 Cell: 905-658-7470.
Email:	devriesfruitfarm@hotmail.com
Name of Property Owner(s):	
Mailing Address:	Same as above.
Phone Number:	
Email:	
Name of Organization: *if applicable	
Mailing Address:	Same as above.
Phone Number:	
Email:	

Event Information	
Name of Event:	Mother's Day Market.
Event Dates:	May 13, 2023
Start Time(s):	10:00
End Times(s):	3:00
Is the Event Reoccurring?	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other(Specify) <u>One day event.</u>
Address of Event:	825 Canboro Rd, Fenwick
Description of Event:	30-35 Vendors selling hand made items
Expected Attendance:	500-1000
Is this a community-sponsored, non-profit, or religious affiliated event? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Donations will be received for Pelham Cares

*If any question in the section below is answered "Yes", please ensure all necessary permits have been obtained and provide proof thereof with the application.

Municipal Permit Requirements	
Will any roads be blocked or closed during the event? Even if only temporarily? *If yes, please submit a Traffic Management Plan and Emergency Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is a large volume of vehicular or pedestrian traffic/ attendance expected? *If yes, please submit a Parking Plan. Additional requirements may apply.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the event include pyrotechnics, open flame or fuel fired cooking appliances? *If yes, please obtain necessary permits from Fire Services	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Will the event include the consumption of alcohol? *If yes, please provide a copy of the AGCO approval	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the event include a tent or group of tents with a total area of 60 m2 (645 ft2) or larger? *If yes, please obtain necessary permits from Building Services	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the event include a tent of any size which is attached to or within 3m of a building? *If yes, please obtain necessary permits from Building Services	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Note: All tents at a public function, regardless of size, must receive a fire inspection. Please contact the Fire Prevention Officer to book the inspection.	
Will the event include the use of refreshment vehicles? *if yes, please obtain an Itinerant Sellers Licence per refreshment vehicle from the Clerk's Department.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Please note, approval from each department is required prior to issuance of the permit. Additional requirements may apply aside from what is noted above. Associated fee's can be found in the Town's Fee's and Charges By-law.

Signage and Advertising	
Will there be any use of permanent or temporary signage to publicly advertise the event? *If yes, please obtain a sign permit from By-law Services.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Additional Information:

1. All permit requirements/ approval as identified above must be submitted with the completed application.
2. Please submit your completed application and supporting documentation to the Town of Pelham Clerk's Department by:
 - a. Email: hwillford@pelham.ca
 - b. Regular Mail: Town of Pelham, Town Hall, P.O. Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1C0
 - c. In person/ Town Drop-Box: Town of Pelham, Town Hall, P.O. Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1C0
3. The applicant should expect a response from the Clerk's Department within 4-6 weeks from the date of complete submission. Council approval is required.

Declaration

1. The licensee will agree to save the Town of Pelham harmless from any and all claims and /or damages arising out of this event and/or road closure and to provide any bond or insurance which may be required in this regard.
2. The licensee will be responsible for any and all costs to provide and maintain sufficient traffic control measures to ensure the safety for the travelling public and participants.
3. The licensee must provide Proof of Liability Insurance (\$5 million per occurrence naming the Corporation of the Town of Pelham as additional insured; additional \$5

million per occurrence if fireworks or service of alcohol during the event noting that liquor is served on town property.)

4. To abide by all Town By-laws, and any conditions listed in the municipal permit authorization letter.
5. I have read and understand the Special Event Permit Application requirements and understand that the information contained on this form, including any attachments submitted, will become public documents and listed on the Town's meeting agenda and posted to the Town's website.

Applicant's Signature: 

Date: Feb 16/2023

Owner's Signature: Dan DeVries.

Date: Feb 16/2023.

Subject: Planting of 4m wide Wildflower Buffer at River Estates Park

Recommendation:

BE IT RESOLVED THAT Council receive Report #2023-0068 Planting of 4m wide Wildflower Buffer at River Estates Park, for information;

AND THAT Council approve the planting of a 4m wide wildflower buffer between River Estates Park and the Stormwater Management Pond.

Background:

At its regular meeting of September 6, 2022, Council directed staff to install a temporary snow fence to protect and safeguard children who play at River Estate Park out of an abundance of caution against theoretical hazards posed by the stormwater management pond, and further to provide a report to Council which detailed options to ensure the safety of residents and children at the park including fencing.

On October 3, 2022, through report #2022-0230 Staff provided Council with four options to enhance public safety at River Estates Park including:

1. Providing permanent fencing around the portion of the pond which borders the park,
2. Providing permanent fencing around the entire pond,
3. Increasing plantings around the pond and letting them mature before removing the snow fence, and
4. Allow the existing vegetation to mature and increase the naturalized buffer area, prior to removing the snow fence.

Council endorsed the following amended motion:

BE IT RESOLVED THAT Council receive Report #2022-0230 for information;

AND THAT Council direct staff to include Option #4 as capital budget project in 2023, to allow the existing vegetation to mature and increase the naturalized buffer area, before removing the temporary snow fence;

AND THAT Options 1, 2 and 3 be stricken.

This report seeks Council approval to improve the visual appearance of the naturalized buffer area by planting a 4m wide wildflower buffer along the border of the stormwater management pond and River Estates Park.

Analysis:

The existing vegetation within the buffer area between the stormwater management pond and River Estates Park is mainly turf grass. While it may eventually mature without human intervention to include native meadow species and wildflowers that provide habitat for native birds, animals, and pollinating insects such as butterflies, the transition will take many years, if it happens at all.

Staff recommend the removal of a 4m strip of turf grass along the border of the stormwater management pond and River Estates Park and sowing the area with a native wildflower seed mix. The 650m² buffer will be created in the general area of the existing temporary snow fence as shown in Appendix A, attached to this report.

Native wildflower mixes are reliable, visually appealing, and provide numerous benefits to the ecosystem including the support of pollinating insects and birds. Seeds may be sowed between May 15th and June 15th but most will not bloom until the second year of growth. Once established the wildflower buffer area will require little very little maintenance.

Financial Considerations:

The cost of purchasing native wildflower seed mix to sow 650m² ranges between \$175 to \$220 depending on the mix of flowers. This can easily be absorbed in the Public Works Beautification Operating budget. Works required to prepare the soil and sow the seed can be completed by Beautification staff.

Alternatives Reviewed:

Council may direct staff to let the existing vegetation in the buffer area mature on its own.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

The planting off a wildflower buffer area between River Estates Park and the stormwater management pond will improve the aesthetic appearance of the pond and provide benefits to the local ecosystem.

Consultation:

The Supervisor of Beautification was consulted during the preparation of this report.

Other Pertinent Reports/Attachments:

Public Works Report #2022-0230

Appendix A – General location of proposed wildflower buffer area

Prepared and Recommended by:

Ryan Cook, Dipl.M.M., CRS
Manager of Public Works

Jason Marr, P. Eng.
Director of Public Works

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer



Legend

- Parcel Fabric
- Regional Administration
- Provincial Offences Court
- Address Points

50.8 0 25.40 50.8 Meters

© 2018 - The Regional Municipality of Niagara and its suppliers. All Rights Reserved. Produced (in part) under license from: © 2018 OF THE QUEEN'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED; © Teranet Enterprises Inc. and its suppliers. All rights reserved. Not a plan of survey; 2006 Air Photos courtesy of First Base Solutions Inc.; 1934 Air Photos courtesy of Brock University.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map is not to be used for navigation.



Notes

Not To Scale - General Area Only

Subject: Execution of Subdivision Agreement – Emerald Trail (File no. 26T19-01-21)

Recommendation:

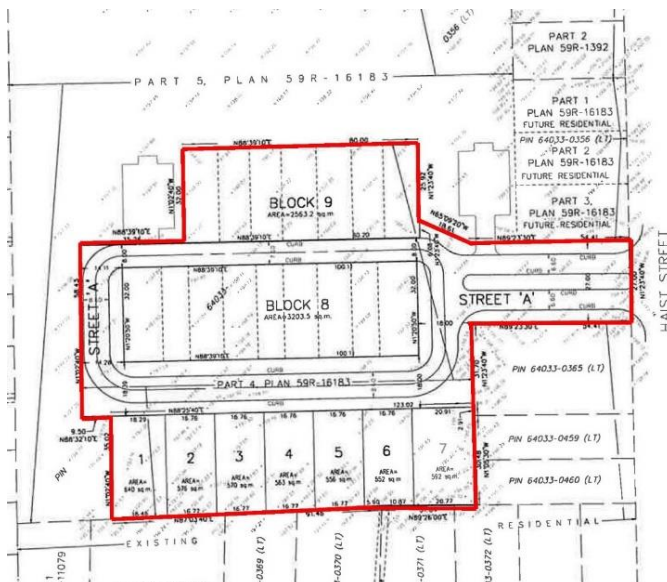
BE IT RESOLVED THAT Council receive Report #2023-62 – Execution of Subdivision Agreement – Emerald Trail (File no. 26T19-01-21);

AND THAT Council direct staff to prepare the By-law to authorize execution of the Subdivision Agreement for final approval of Emerald Trail Subdivision.

Background:

The Emerald Trail subdivision (Figure 1) is located on a portion of the former Pelham arena lands and is located on the west side of Haist Street, north of Welland Road, east of Rhodes Court and south of the Town owned park. The Emerald Trail Subdivision consists of 7 lots for single detached residential use and 2 blocks for 16 street townhouse dwellings on Street A (Accursi Crescent).

Figure 1: Draft Plan of Subdivision



On February 22, 2022, Council granted draft approval for the plan of subdivision subject to several conditions. The developer has satisfactorily addressed all the conditions of draft plan of subdivision approval therefore it is now appropriate to grant final approval of the subdivision plan and enter into the subdivision agreement.

Analysis:

Planning Act

Section 3 of the *Planning Act* requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 51(26) of the *Planning Act* indicates that a municipality may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies, and the municipality is entitled to enforce the provisions of it against the owner and, subject to the *Registry Act* and the *Land Titles Act*, on all subsequent owners of the land. Section 51(43) of the Act states at any time before the approval of the final plan of subdivision, under subsection (58), there may be the appeal of any of the conditions to the Ontario Land Tribunal (OLT).

Section 51 (58) of the Act outlines that the approval authority may, if satisfied that the plan is in conformity with the approved draft plan and that the conditions of approval have been or will be fulfilled, approve the plan of subdivision, and once approved, the final plan of subdivision may be tendered for registration. Section 51 (59) of the Act provides if a final plan of subdivision is approved under subsection (58), but is not registered within 30 days of the date of approval, the approval authority may withdraw its approval.

All other conditions of draft plan approval pertaining to the subdivision have been, or will be, fulfilled and are appropriately addressed in the subdivision agreement. The conditions remaining to be fulfilled are the execution of the subdivision agreement, the registration of the subdivision agreement on title, the registration of the 59M (subdivision) and 59R (easement) plans and the dedication of lands (outlined in Schedule ‘B’ of the subdivision agreement) to the Town. If Council approves the execution of the subdivision agreement these outstanding conditions will be fulfilled as they are requirements of the subdivision agreement and can only occur after Council provides final approval.

There are no appeals of any of the draft approval conditions to the Ontario Land Tribunal. It is Planning staff’s opinion that the plan is in conformity with the approved

draft plan, that the conditions of draft plan approval have been appropriately addressed and complied with, and therefore, staff recommend that Council approve the plan of subdivision and authorize the entry into a subdivision agreement with Lally Homes Ltd.

Financial Considerations:

The legal costs for registration of the agreement are paid for by the developer through the application fees and the developer is responsible for all development related costs including the construction and installation of services, utilities, and roadways within the subdivision.

Alternatives Reviewed:

Council could decide to not approve the execution of the subdivision agreement however, this alternative would result in appeals by the developer to the Ontario Land Tribunal and will result in additional costs to the developer as well as for the Town to defend that decision. Given that all draft plan of subdivision conditions have been satisfactorily addressed and technical clearances have been received from review agencies there is no reason to not grant final approval of the subdivision plan and approve the execution of the subdivision agreement.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

The final approval of the Emerald Trail Subdivision will assist in creating a complete community and contribute to a mix of available housing types. The developer will also be cost sharing in the construction of the new parking lots that will serve future residents of the subdivision as well as park users.

Consultation:

Clearance letters have been issued by the Region, Town Departments, and utilities as it relates to the design and servicing requirements for the subdivision. As a result, all conditions of draft plan approval relating to the subdivision have been satisfied and it is appropriate to grant final approval for Emerald Trail Subdivision to allow the development to proceed.

It is anticipated that construction will commence immediately upon receipt of the securities and execution of the subdivision agreement. The Town's external legal counsel will register the subdivision agreement and plans following Council approval.

Other Pertinent Reports/Attachments:

Report recommending draft plan approval of Emerald Trail Subdivision was approved by Council on February 7, 2022

Prepared and Recommended by:

Shannon Larocque, MCIP, RPP
Senior Planner

Barbara Wiens, MCIP, RPP
Director of Community Planning and Development

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer

Subject: Fonthill Platform Tennis Club Inc. Lease Agreement
Renewal

Recommendation:

**BE IT RESOLVED THAT Council receive Report #2023-0075
Recreation – Fonthill Platform Tennis Club Inc. Lease Agreement
Renewal, for approval;**

**AND THAT Council authorizes and directs staff to negotiate a lease
agreement with Fonthill Platform Tennis Club Inc.;**

**AND THAT Council approve funding in the amount of \$25,000 (plus
applicable taxes) for the installation a sanitary sewer and water
service from the Platform Tennis Club facility funded from the Water
and Wastewater Reserves. Staff will review the two options available
and choose one of the following options: (1) either providing
services from Welland Road or (2) to service it from the new
development.**

Background:

The Fonthill Platform Tennis Club is a long-standing Pelham organization that has been serving the community for the past 50 years. The Club will be celebrating its 50th Anniversary this May.

In the 1970s Fonthill Platform Tennis Club was founded by Denis Evans and Tim McGee. Courts were originally erected on quarry lands, corner of Highway 20 and Centre Street, now known as Peninsula Lakes Golf Club.

In 1987 the Club requested assistance from the Town of Pelham to find a suitable location on Town property for the courts to be moved, as the quarry lands were going to be developed into a golf course, now known as Peninsula Lakes Golf Club. The courts were temporarily moved down the road to North Pelham Park on Cream Street. A public meeting was held with the North Pelham community, and it was decided location was not suitable and the facility was sustaining substantial vandalism.

In 1988, courts were relocated to the Pelham Arena grounds, 1120 Haist Street, Fonthill, which is the existing site. On November 21, 1988, the Town of Pelham and Fonthill Platform Tennis Club entered into a lease agreement for Town-owned land on which the Club would construct a building and up to four platform tennis courts. The lease provided that the Club was responsible for all utilities and realty taxes for structures on the leased property. The lease was for a period of 10 years, for \$1.00 per year, with an option to renew the lease for a further 5-year period.

In 1989, the Club requested a subsidy of \$4,400.00 for the installation of sanitary sewers, water, and hydro, to the Club's facilities. Utilities were provided from the adjacent Pelham Arena on site. On October 15, 1990, the lease was amended to increase the annual amount payable by the Club to \$550.00 for the remaining eight years of the existing lease term and to return to \$1.00 per year if the lease was renewed. All other provisions of the original lease remained in effect.

In 1990 the then existing lease agreement was amended to include a repayment of \$4,400.00 for the services. The Club was to pay the Town \$550.00 per year for the remainder of the 10-year agreement, being 8 years.

In 1991 the Club was issued its first tax bill in the amount of \$1,443.12. The Club requested the Town to consider taking over ownership of the clubhouse facility and leasing it back to the Club for \$1.00. This would avoid paying property tax as the Club is nonprofit and trying to provide a service to the community on municipal land. Council was sympathetic although it wanted the Club to appeal the tax notice. In 1993 the Assessment Review Board ruled the tennis courts should be treated like an above ground pool therefore the courts were not assessed although the clubhouse and the land were assessed at \$2,080.00 taxes.

In 1995, an Assessment Commissioner appealed the review board decision to the Ontario Municipal Board. The Board allowed the appeal and fixed the assessment including the courts commencing January 1 at \$3,755.00. Once again, the Club requested the Town to assume all assets of the Club, as the facility would become tax exempt if it was the property of the Town.

On November 21, 1995, a new agreement was signed in which the Club conveyed ownership of the clubhouse to the Town. The Town leased the clubhouse back to the Club for \$1.00 per year, in addition to the \$550.00 annual payment for the land. The agreement provided that the Club had the right to re-purchase title to the clubhouse at no cost; however, there is no indication that it exercised this option at any time. Consequently, the Town presently owns the land and the clubhouse. The agreement provided that the Club would pay municipal taxes assessed against the land and the clubhouse. The agreement was to expire on November 21, 1998, with an opportunity to extend for an additional 5 years.

In 2003 the Club requested another extension to the agreement. Due to the unknown future of the Pelham Arena and surrounding lands, Council was not in a position to enter into a lease extension at that time. It was unknown what was going to happen to the arena and lands surrounding. Many recreation facility reviews and needs assessment reports were conducted along with multiple community committees formed during this 10-year period to determine the future of the Pelham Arena and possible community centre.

The design of the new community centre was finalized, and the Town started construction on the new community centre in late 2016. In 2017 the Town undertook a community design process to determine the future land uses of the former arena lands. That process determined how much land would be retained for community recreational purposes and how much land could be repurposed for developed purposes and what type of development. Retaining the platform tennis facility in its current location was determined to be appropriate. In June 2018 Council approved an Official Plan and Zoning By-law amendment that provided for the future land uses of the arena lands that would be subject to future development applications. The Meridian Community Centre opened July 2018 and the former arena facility was decommissioned. The arena lands were sold in 2020. Since the expiry of the Lease Agreement with the Fonthill Platform Tennis, the Club has continued to be a community partner and worked with staff to continue to operate. The Club is once again paying property taxes.

When the Pelham Arena lands were sold the parkland/greenspace and lands the platform tennis courts are located upon were retained as municipal lands to accommodate the platform tennis courts and neighbourhood play. When the Pelham Arena was demolished by the developer the water and sewer services to Platform Tennis Courts were disconnected at that time. The Town has since installed a porta potty to accommodate the Platform Tennis Club until water and sewer services are connected.

The Platform Tennis Club has installed their own hydro service to the facility and cover the cost of hydro themselves.

Analysis:

The Fonthill Platform Tennis Club has always been self-sustaining: the membership fees charged off-set facility maintenance and utilities. The Club has recently applied for funding through the Ontario Trillium Foundation (OTF) twice for facility improvements, both times being unsuccessful. Since the last application they have met with OTF and have been told their applications were strong although they require at least a 5-year lease with the Town of Pelham to be successful. It is their intention to apply again in May and would like to have a lease agreement in place.

The Fonthill Platform Tennis Club was previously serviced with a municipal water line and a force sewer main utilizing a sewage ejector pump. The existing water and wastewater infrastructure that once serviced the club through the Pelham Arena lands have been decommissioned and are no longer viable to provide municipal services. There are three locations from which the club may be serviced:

1. Welland Road,
2. Rhodes Court,
3. Meadowvale Drive.

All locations would require the installation of a force sewer main. The installation of both water and sewer services would be completed through trenchless directional boring to reduce damage to the municipal park land and trees as conventional trenching methods would disturb the use of the park for an extended period of time, increase restoration costs and damage trees through the municipal property to Welland Road.

Providing services from both Rhodes Court and Meadowvale Drive would require trenching through new asphalt road surface and disturbing a concrete driveway on Rhodes Court. Servicing from Meadowvale Drive would require the installation of a gravity sewer lateral from the sewer main to the municipal property line which increases costs substantially.

Staff recommend providing services from Welland Road. Although it is a slightly longer servicing run it does not require the installation of a sanitary sewer lateral as a maintenance hole is available on Welland Road within the road allowance fronting municipal property for direct installation of the force sewer main. The watermain is located on the boulevard fronting municipal property which serves to decrease the amount of asphalt and concrete restoration required.

The total cost of providing services from Welland Road is estimated at \$25,000. The cost breakdown is as follows:

1. Pipe and Materials - \$8,000
2. Sewage Ejector Pump and associated plumbing - \$2,500
3. Trenchless Directional Bore Services - \$9,500
4. Restoration - \$5,000

It is anticipated that the new owner of the Emerald Trails subdivision will begin construction on the installation of the services in April 2023. One further option to service the platform tennis facility is to service it from this new development.

Staff recommend entering into a new lease agreement with the Club for a period of no more than five (5) years, with an option to renew or renegotiate the lease at the end of the term. The lease agreement should encompass both the lands and the clubhouse facility. Staff propose to negotiate the terms of the lease with the Club and to return to Council with a draft agreement that has been agreed to by the parties, subject to Council approval.

Financial Considerations:

The estimated cost to install a sanitary sewer and water main service to the Platform Tennis Club facility is \$25,000 (plus applicable taxes).

Alternatives Reviewed:

Various alternatives were reviewed for providing sanitary and water services to the Platform Tennis Club. Based on the increased cost of restoration services and disruption to parkland and local residents the recommended option is to service the facility by directional boring the services on the west side of development site (Town owned lands) with a connection on Welland Road.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

The Platform Tennis Club has a long history in this community and hundreds of members. Providing a lease and direct municipal services should allow this community organization to remain viable, thus creating a stronger and healthier community.

Consultation:

Terry Molkoski, President, Fonthill Platform Tennis Club
Jason Marr, Director of Public Works
Jennifer Stirton, Town Solicitor
Barbara Wiens, Director of Planning & By-law Services

Other Pertinent Reports/Attachments:

None

Prepared and Recommended by:

Vickie vanRavenswaay, RRFA
Director of Recreation, Culture and Wellness

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer

Subject: Potential Funding Options for Welland YMCA

Recommendation:

BE IT RESOLVED THAT Council receive Report #2023-0063 Chief Administrative Officer;

AND THAT Council direct Staff to move forward with Option No. ____

Background:

The YMCA pool in Welland was completed in 2005. At that time, the Town of Pelham committed \$500,000 to the project for initial capital/construction cost.

Since the opening of the Welland YMCA many of the YMCA branches across the province have struggled to remain open under their existing business model. In 2019 the Fort Erie YMCA closed and in 2020 the Town of Fort Erie in partnership with the Boys & Girls Club reopened the doors under a new business model. In 2021, during the height of the Covid-19 public health crisis the St. Catharines YMCA branch closed permanently, and the building was sold to a developer. The Niagara Falls YMCA also closed its doors in 2021, and in 2022 the City of Niagara Falls took over the facility and reopened under a different business model.

For larger, highly dense metropolitan areas, YMCA branches are known to be self-sustaining due to local population. For smaller to mid-size cities, it requires the collaboration from municipalities to sustain operations, as is the case for Port Colborne YMCA and the Grimsby YMCA.

During 2021 and 2022, Pelham staff were in discussions with staff from both the YMCA and City of Welland regarding operational issues and challenges being experienced by the YMCA. The ultimate fruit of these conversations was for the YMCA to formally request financial assistance from both the City of Welland and the Town of Pelham. On January 30, 2023, Christian Wulff, the Acting Chief Executive Officer for the YMCA of Niagara appeared as a delegate before Pelham Council. After the presentation Council directed the Office of the CAO to prepare a report with analysis.

Analysis:

There are a range of options as to how Council can respond to the YMCA's request for support:

1. Decline the offer.

Pros: there is no legal obligation to spend money on a public asset in a different municipality. The Town's reserves are already inadequate for future capital needs (in Pelham) and taking money from a reserve to cover operating costs for the YMCA will only exacerbate this issue. There is a possibility that Welland will feel obligated to provide all necessary monies rather than have the YMCA pool close, as was the case last year in the City of Niagara Falls.

Cons: the YMCA is patronized by hundreds of Pelham residents. There is a historical connection between the YMCA pool and Pelham residents, many of whom have learned to swim there and have patronized the facility for almost two decades. While the pool may be located in Welland, it does serve this community and can fairly be described as being a local asset.

2. Provide the requested support

Pros: based on the YMCA's submission, this amount of support would keep the facility operational throughout its challenging period of post-covid economic recovery.

Cons: the cost of the support requested during the January 30, 2023 delegation to Council is unbudgeted. While the specifics of where the monies can be sourced are addressed in the Financial Implications portion of this report, what matters is that there are no monies included in the 2023 budget for this purpose and said budget already increased local taxes by 5.90%.

The table below is taken from the January 30, 2023 Wulf presentation to Council:

	2023	2024	2025	2026	2027	Total
Pelham	\$111,018	\$108,535	\$108,949	\$103,150	\$96,972	\$528,624

3. Provide support, but at a lesser amount, and/or for a lesser duration.

Pros: essentially the same as Option 2.

Cons: essentially the same as Option 2, except at less of a cost.

Council can provide any amount of financial support which it determines to be appropriate. Lesser amounts may not guarantee the ongoing viability of the Welland YMCA pool, however, there is no guarantee that providing the full amount requested would ensure long-term continued operations either. Council is not obligated to provide any level of support identified below; the two examples are illustrative and non-exhaustive.

One possible option takes a lesser financing level identified by the City of Welland (found in the appended report) as a starting point – it has been adjusted by removing some overhead cost considerations identified in YMCA data, and then adjusts this reduced amount for 2% inflation. Pelham staff endorse that any agreement contain cost certainty for budgeting purposes and so as to avoid this request/negotiation becoming an annual exercise.

	2023	2024	2025	2026	2027	Total
Welland	\$272,495	\$277,945	\$283,504	\$289,174	\$294,957	\$1,418,075
Pelham	\$86,703	\$88,437	\$90,206	\$92,010	\$93,850	\$451,206
YMCA	\$53,673	\$54,746	\$55,841	\$56,958	\$58,097	\$279,315

A further alternative, identified in the table below, involves the Town's financial contributions being capped and in a declining amount, on the theory that the YMCA will slowly rebuild its membership over the years to come, and thereby will require less direct financial support each year.

	2023	2024	2025	2026	2027	
	\$412,871	\$370,254	\$329,889	\$254,816	\$171,519	TOTAL
Welland	\$272,495	\$244,368	\$217,727	\$168,179	\$113,203	\$1,015,970
Pelham	\$86,703	\$77,753	\$69,277	\$53,511	\$36,019	\$323,263
*Other	\$53,673	\$48,133	\$42,886	\$33,126	\$22,297	\$200,115

*To be absorbed by the YMCA

In the event that Council directs staff to pursue either Option 2 or Option 3, then the next step will be to negotiate a three-party Memorandum of Understanding, which will govern the obligations of each party, set timelines for payment of monies, create a dispute settling mechanism, create reporting requirements, etc. This work will primarily be undertaken by the Town Solicitor, with support and assistance from the CAO, Director of RCW and Treasurer, as appropriate. The

Memorandum will be returned to Council with (presumably) a recommendation to sign. That process should take between 4-6 weeks.

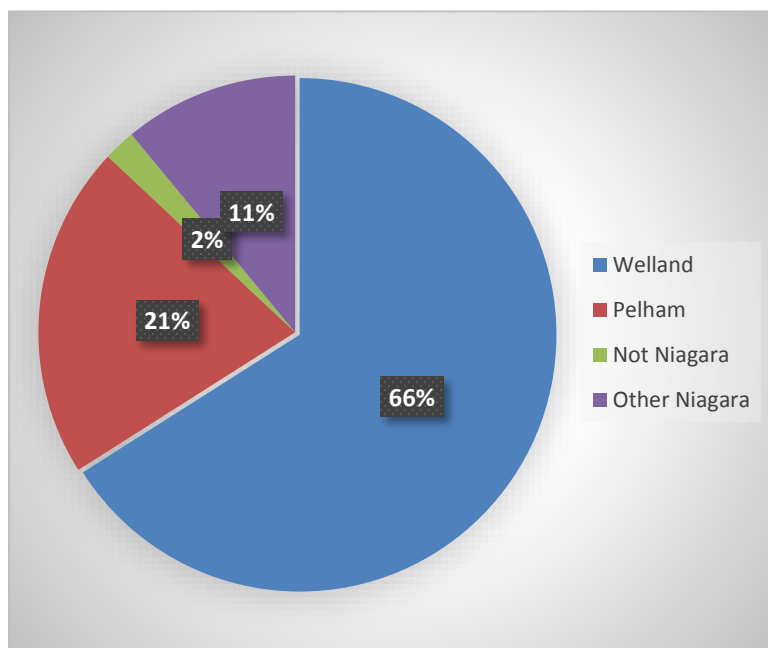
Membership Data

Membership Mix

(as at Aug 2022)

- 66% of HFA** members are from Welland
- 21% of HFA members are from Pelham
- 21% of all Niagara Centre HFA members received financial support
- 43% of Niagara Centre members purchased for pool access

** Health, Fitness,
Aquatics



As a final point of general analysis, providing financial support to the YMCA must be predicated upon the City of Welland being the majority supporter, as Welland is both home to the facility and has a much larger population. At time of writing, it is unknown to what degree, if any, the City of Welland will support the YMCA, although commentary from both staff and some elected officials in Welland has been cautiously supportive.

The City of Welland will address this topic at its meeting on March 21st. If the City does not make a specific endorsement or provide clear direction to City staff at that meeting, then this matter should be deferred by Pelham Council until such time as the City of Welland's level of support for the YMCA has become clear. It is anticipated that the CAO and Treasurer will provide a verbal update on the outcome of the March 21st meeting to Council during the anticipated discussion of this matter on March 22nd.

Financial Considerations:

The Town of Pelham has spent \$36 Million on the Meridian Community Centre (MCC) which opened in 2018. The total debt outstanding on January 1, 2023, relating to the MCC is \$22,609,567. The principal and interest payments related to the debt for the MCC is \$1,430,957 for 2023. The Town has a very high debt

burden on its recreation facility; therefore, it is difficult to take on anymore costs for other recreational facilities, regardless of where they are located.

If Council decides to pay the requested \$111,018 to the YMCA for 2023, this would be an unbudgeted item that would have to come from the municipal building facility reserve. Currently, the municipal facility reserve does not have this amount in its capital projections since the reserves are earmarked for other future capital expenditures. The \$111,018 represents approximately .67% of a tax levy increase. The Town of Pelham made a significant contribution of \$500,000 to the YMCA when it opened. Since then, the Town has built and now operates its own recreation facility including debt payments up to 2047. The Meridian Community Centre also sees many residents from across the region, including Welland, using the facility.

Alternatives Reviewed:

As indicated in the body of the report, there are essentially three options in light of the request: decline the request for funding, approve the request, or approve the request but at a lesser amount.

Strategic Plan Relationship: Build Strong Communities and Cultural Assets

It is unrealistic to anticipate Pelham ever building an indoor pool of its own – particularly given that residents have relatively easy access to pools in Welland, in St. Catharines and at Brock University. Data does support that the YMCA pool in Welland is patronized by hundreds of Pelham residents, and so supporting this third-party service provider would provide benefit to some Pelham residents, as it is not a service that can be directly obtained in this community.

Consultation:

The Treasurer and the Director of Recreation, Culture and Wellness both contributed to the writing of this report and have played a crucial role in providing analysis and during the discussions/negotiations.

Other Pertinent Reports/Attachments:

1. YMCA Presentation by Christian Wulff to Pelham Town Council, dated January 30, 2023
2. City of Welland Report – please note that at time of Pelham's publishing cycle, this was not yet a finalized document. Assuming the report is a public one, it will be appended electronically as an addendum.

Prepared and Submitted by:

David Cribbs, BA, MA, JD, MPA
Chief Administrative Officer



Niagara Centre YMCA **Bolstering partnership for a sustainable future**

Jan 30, 2023

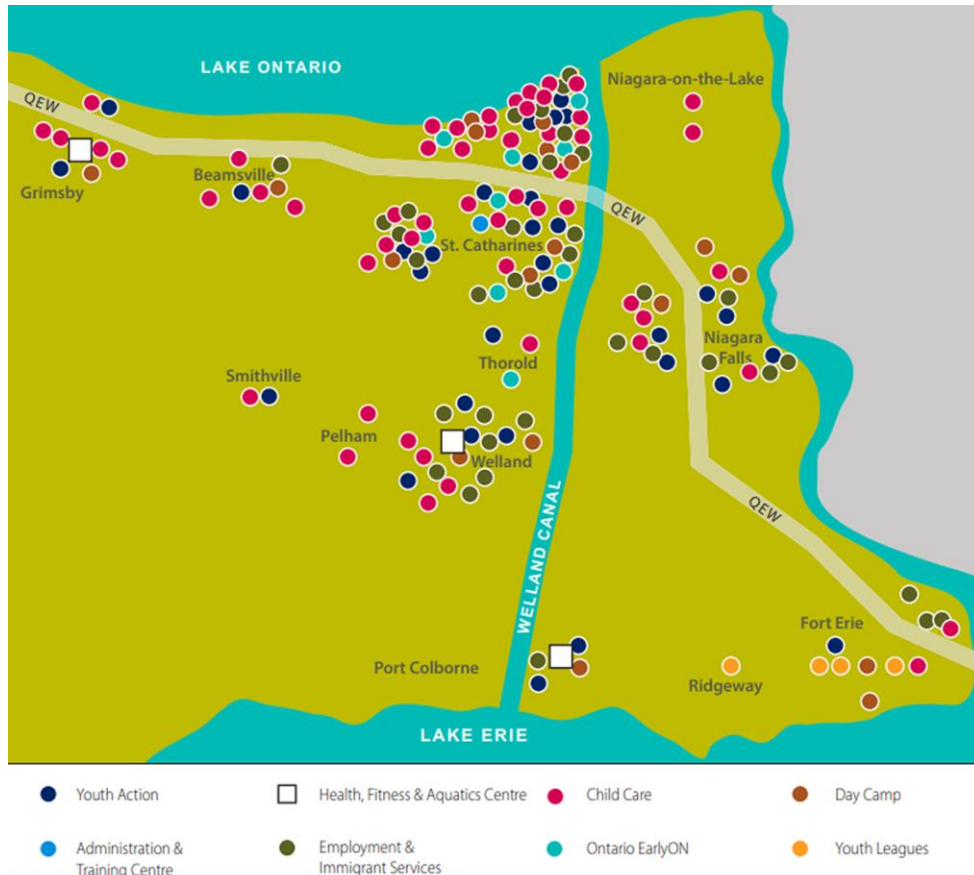


Agenda

To ensure long-term provisioning of aquatics and other recreational programming within and around Niagara Centre.

- 1. Background Context**
- 2. Niagara Centre YMCA**
- 3. Impact of YMCA in the Community**
- 4. HFA Community and Membership Mix**
- 5. Financial and Operating Challenges**
- 6. Renewable 5-Year Municipal Shared-Service Agreement**

YMCA of Niagara



Our Impact

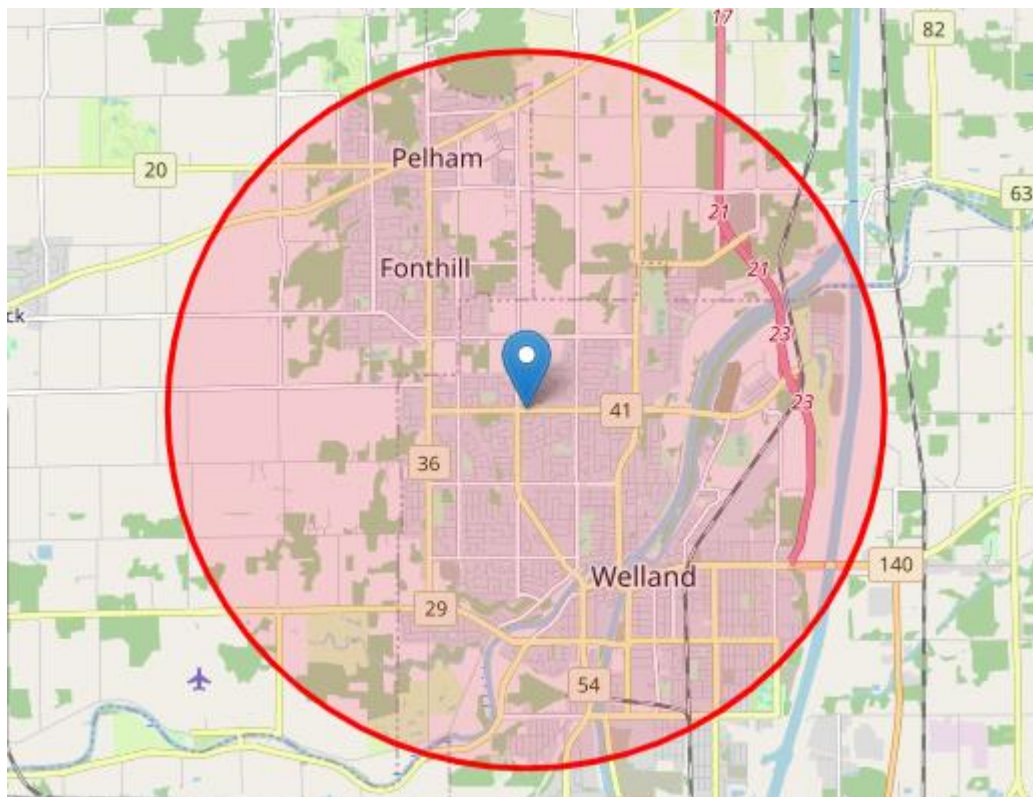
- The Employment Services team supported 1,853 in their journey to seek employment, launch new careers and advance their financial independence
- Our Childcare centres returned to full operations in April 2022, opening its 47 sites over 1700 children
- Our HFA centres served over 2100 children/youth in YMCA Swim Lessons & Child/Youth Recreation Programs. Also Offering 150 weekly fitness classes and achieving over 275,000 member visits to our centers.
- EarlyON team served 1384 individual children and 825 adults, with more than 13706 visits to our programs.
- Our Immigrant Services team assisted over 3,503 individuals to build confidence, increase language abilities, and deepen community connections.
- Community Programs served 689 ten to fourteen year olds in our Youth Action school and Friday night programs,
- The Day Camp team offered safe and meaningful camp experiences to 1200+ children across the Region. Programs took place at 13 sites with some incredible contributions from over 100 staff members.

History of Niagara Centre YMCA



- The YMCA was established in Welland in 1907. Programs and services have changed and evolved over time based on community need.
- Current YMCA programs and services in the area include:
 - Health, Fitness and Aquatics
 - Licensed Child Care
 - Community Outreach
 - Day Camp

History of Niagara Centre YMCA



YMCA Health, Fitness & Aquatics Centres are places of inclusiveness, welcoming people of all backgrounds, and financial position. The YMCA is also recognized as a place for families of all ages and abilities to get active and stay healthy.

Our Services

- 400 hours of programs weekly through 320 program offerings
- 120 hours of preschool and youth recreational programs.
- Swim instructions in 150 program groupings.

Impact in our Community



Child care

- 5 licensed centres; 170 children



Camp Programs

- Overall Camper Registrations at Welland locations this summer - 722 camper weeks.
- # individual participants attending Welland Camps for Summer 2022 - 249



Community Outreach

- Youth Action: 2 locations in Plymouth School and Diamond Trail
- estimate 16-24 kids attend each location weekly.

YMCA Membership and Services



All-Inclusive	Fitness Only	Fitness, Group & Rec	Aquatic Programming
Fitness Floor	Fitness Floor	Fitness Floor	AquaFit
Open Gym	Open Gym	Open Gym	Lane Swimming
Indoor Track	Indoor Track	Indoor Track	Indoor Track
Virtual Programs	Virtual Programs	Virtual Programs	Recreational Swimming
Aquatics		Group Fitness	
Group Fitness		Drop-in Sport & Rec	
Drop-in Sport & Rec		Fitness & Goal Setting	
Fitness & Goal Setting			
Multi-Branch Access			



Pre-book Your Visit

Come, join our workouts; book your session today



Facility Access

Non-members must sign in to access our branches



Healthy Eating

Simple, delicious recipes and weekly meal plans



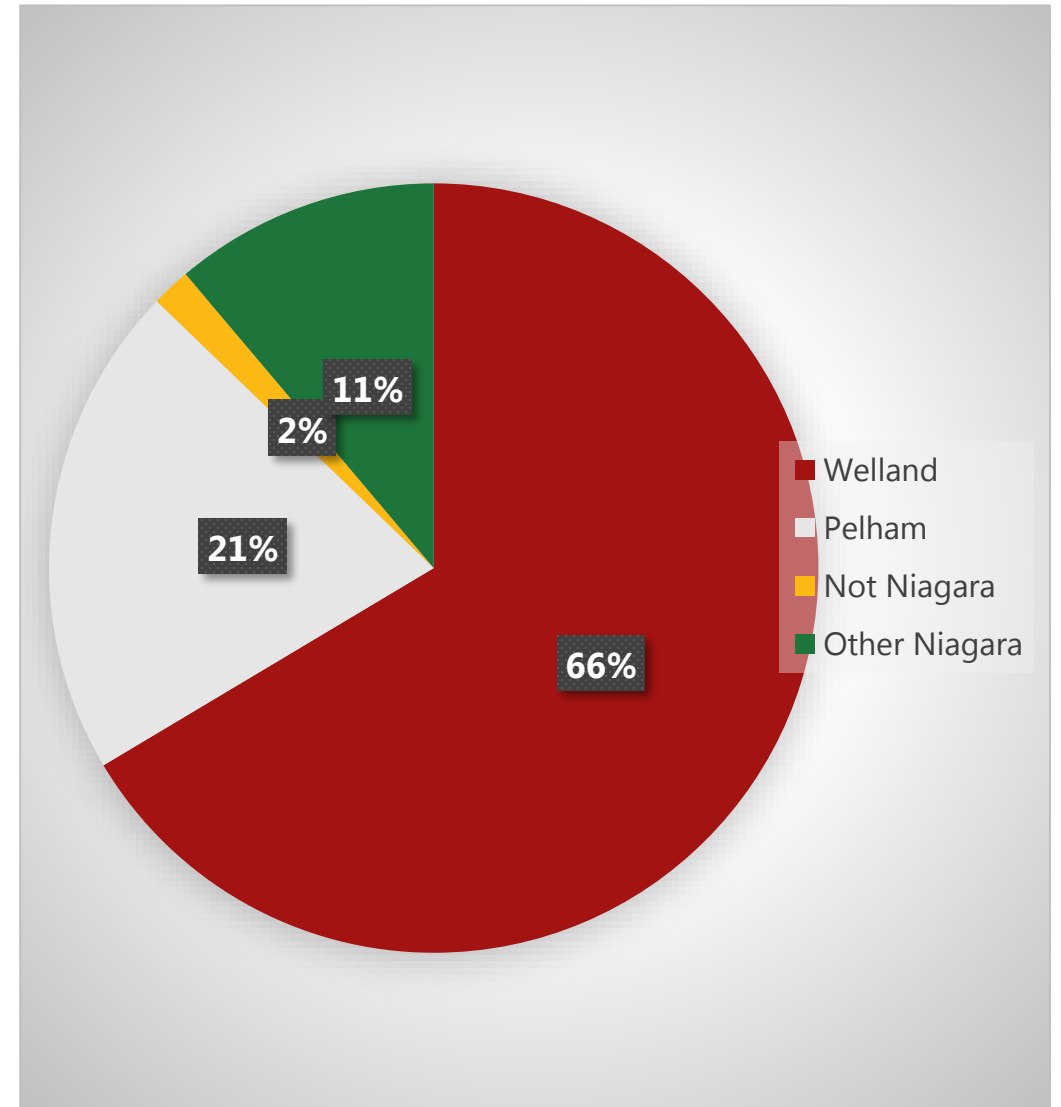
Virtual Fitness

Connect with your favourite programs online

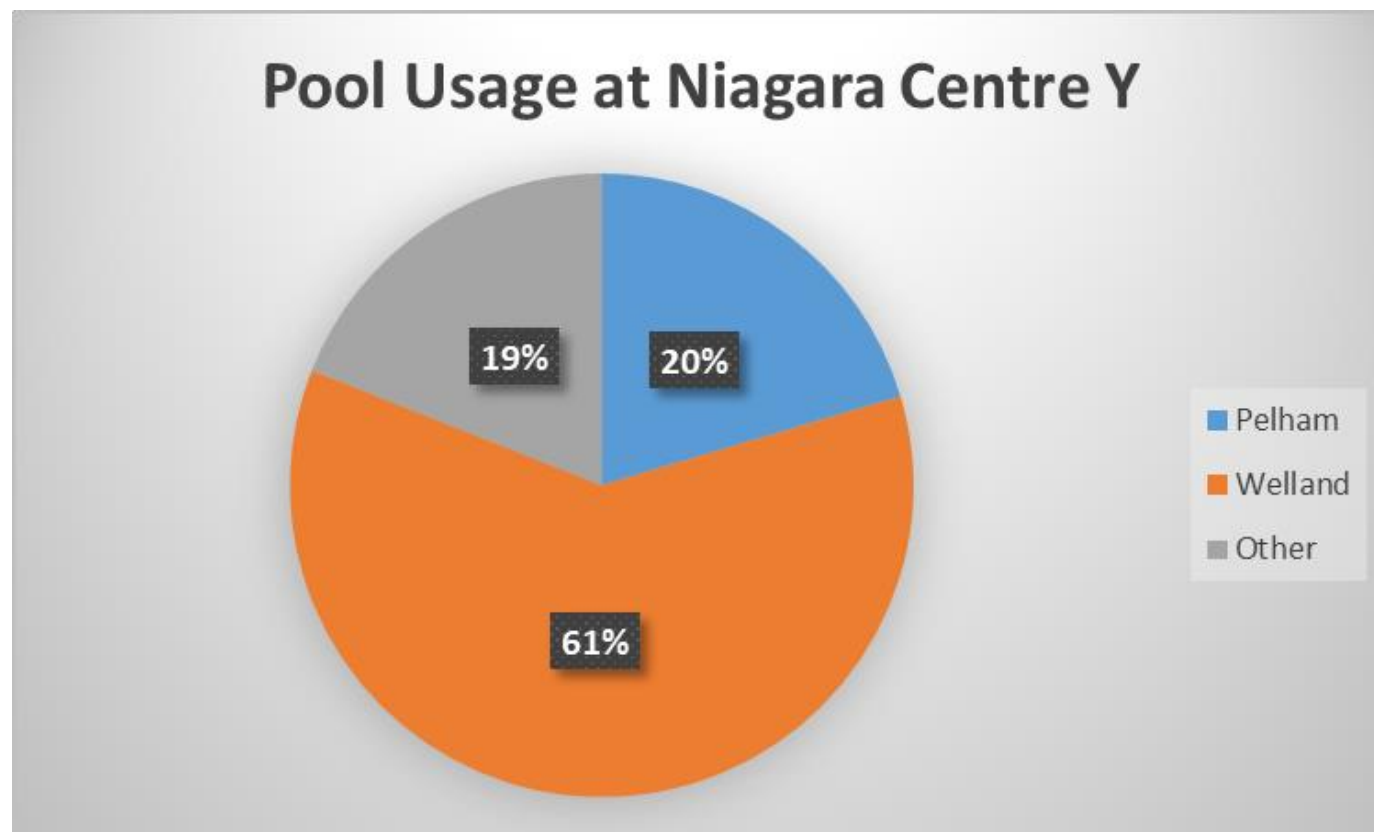
Membership Mix

(as at Aug 2022)

- 66% of HFA members are from Welland
- 21% of HFA members are from Pelham
- 21% of all Niagara Centre HFA members received financial support
- 43% of Niagara Centre Members purchased for pool access



Pool Usage (as at Aug 2022)



Aquatics Specific Stats

- April Bather Load - 1852
- April Aquatics Fitness Participants – 837
- Children currently registered in Swim Lessons - 287
- Currently sitting at 39% of membership based on same time in 2019

MAKING WAVES BURSARY



Become a lifeguard and the YMCA, we will cover 100% the costs.



Jump in With us

WE ARE
HIRING!

FREE
SWIM INSTRUCTOR
CERTIFICATION

Niagara Centre:

Past 6 Years of Membership Information

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Members on roll	5101	5287	4535	4110	1104	1272
Total member visits	255,762	256,255	234,789	126,546	1,565	79,899
% of assisted members	20%	19%	23%	23%	2%	4%
% of family memberships	52%	52%	54%	56%	13%	41%

Niagara Centre

Current Membership Information

Members on roll	2065
% of assisted members	10%
% of family members	46%
% of plus members	5%

Membership Category Breakdown

All Inclusive	29%
Aquatics	12%
Fitness, Grp, Rec	9%
Fitness	38%
Child	12%

Demographic Category Breakdown

Senior	32%
Adult	36%
Youth/Young Adult	20%
Child	12%

Membership on Roll (MOR)

Pre Pandemic (2019 Dec): **4,296 members**

Post Pandemic (May 2022): **1,700 members (-60% Loss)**

Post Pandemic (Dec 2022): **2,187 members (-47% Loss)**

Niagara College and YMCA



Original concept for the College to develop a campus with community-based amenities

Formal request to College was made on December 8, 2022 for renewal of 20 year lease

Financial & Operating Overview

YMCA of Niagara - Niagara Centre Budget 2022-23

Revenue

Membership and Program Revenue	\$	1,506,739
Rental Income and Facility Fees		74,700
Strong Kids Donations		28,306
Financial Assistance		(84,789)
Total Revenue		<u>1,524,956</u>

Expenses

Wages and Benefits	\$	906,389
Utilities		538,500
Cleaning, Repairs and Maintenance		183,276
Property Tax		9,000
Program and Office Expenses		56,367
Total Expenses		<u>1,693,532</u>

Operating Contribution (Loss) (168,576)

Administrative Overhead 244,295

Net Contribution (Loss) (412,871)

2022/23 YMCA Capital Investment \$ 217,000

Net Contribution (Loss) \$ (629,871)

YMCA of Niagara - Aquatic Centre Budget 2022-23

Revenue

Membership and Program Revenue	\$	752,900
Rental Income and Facility Fees		1,200
Strong Kids Donations		2,035
Financial Assistance		(54,507)
Total Revenue		<u>701,628</u>

Expenses

Wages and Benefits	\$	555,267
Utilities		307,775
Cleaning, Repairs and Maintenance		99,526
Property Tax		5,000
Program and Office Expenses		21,015
Total Expenses		<u>953,608</u>

Operating Contribution (Loss) (290,254)

Administrative Overhead 88,407

Net Contribution (Loss) (378,661)

2022/23 YMCA Capital Investment \$ 150,000

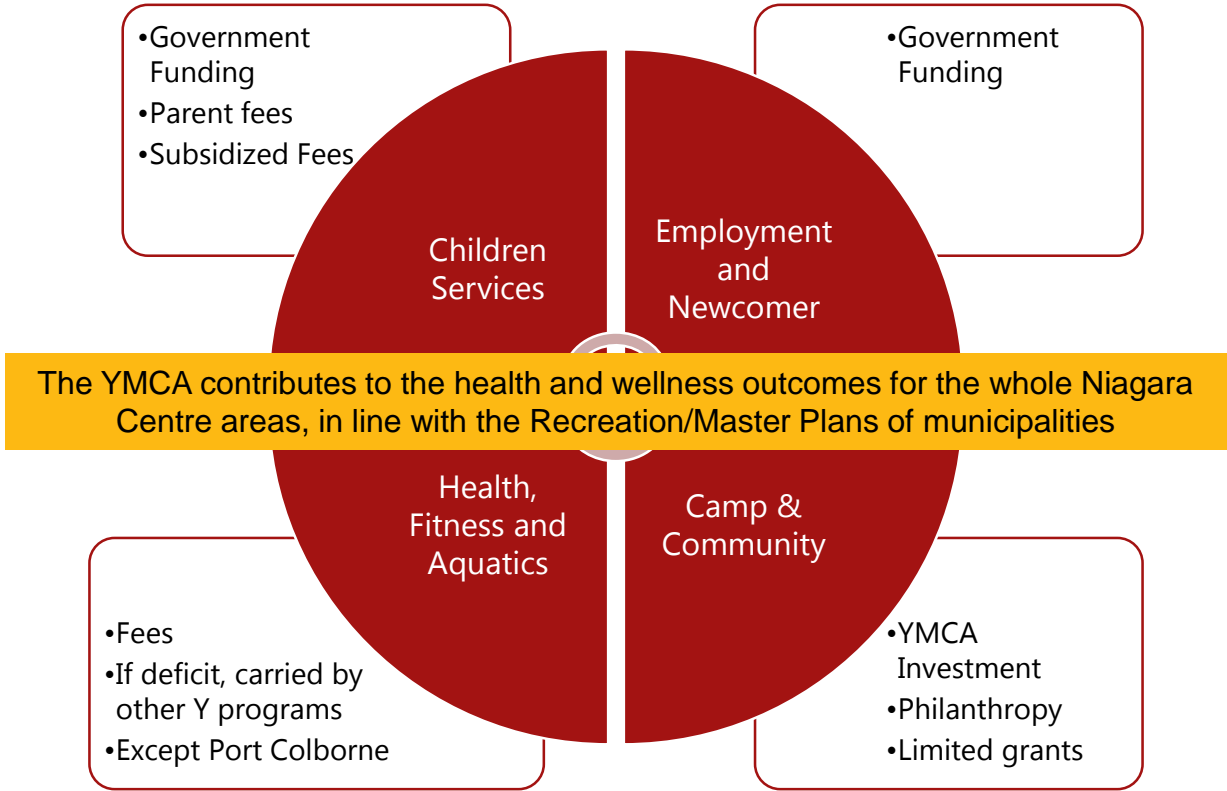
Net Contribution (Loss) \$ (528,661)

Financial & Operating Overview

Niagara Centre Summary

	Actual	Actual	Actual	Actual	Actual	Year 1 Budget	Year 2 Project Budget	Year 3 Project Budget	Year 4 Project Budget	Year 5 Project Budget
	2017-2018	2018-2019	2019-2020	2020-2021	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Revenue										
Membership and Program Revenue	2,458,526	2,255,023	1,185,984	43,787	689,439	1,506,739	1,622,607	1,738,461	1,862,587	1,995,576
Rental Income, Facility Fees and others	4,146	6,061	2,245	20,116	78,042	74,700	78,327	81,971	85,783	89,772
Stronger Together Donations	42,243	45,028	31,877	15,670	19,299	28,306	33,260	39,080	45,919	53,955
Financial Assistance	(248,225)	(228,434)	(123,202)	(889)	(25,928)	(84,789)	(91,309)	(97,829)	(104,814)	(112,298)
Total Revenue	2,256,690	2,077,678	1,096,904	78,684	760,852	1,524,956	1,642,885	1,761,683	1,889,475	2,027,004
Expenses										
Wages and Benefits	1,331,438	1,415,998	949,737	306,762	690,312	858,908	901,853	946,946	961,150	975,567
Utilities	503,712	570,460	421,787	263,513	356,517	538,500	554,655	571,295	591,290	611,985
Property Taxes	9,977	9,298	6,666	11,113	8,984	9,000	9,270	9,548	9,882	10,228
Cleaning, Repairs and Maintenance	311,095	326,456	281,875	138,637	138,090	183,276	188,774	194,438	201,243	208,287
Program and Office Expenses	60,584	61,558	43,591	33,488	88,818	56,367	58,058	59,800	61,893	64,059
Total Expenses	2,216,806	2,383,770	1,703,656	753,513	1,282,721	1,646,051	1,712,610	1,782,027	1,825,459	1,870,127
Operating Contribution (Loss)	39,884	(306,092)	(606,752)	(674,829)	(521,869)	(121,095)	(69,725)	(20,344)	64,016	156,877
Administrative Overhead	333,744	360,159	368,444	239,461	235,572	291,776	300,529	309,545	318,831	328,396
Net Contribution (Loss)	(293,860)	(666,251)	(975,196)	(914,290)	(757,441)	(412,871)	(370,254)	(329,889)	(254,816)	(171,519)
YMCA Capital Investment	138,518	196,291	105,599	93,862	210,230	217,000	255,000	269,000	211,000	207,000
Net Contribution (Loss)	(432,378)	(862,542)	(1,080,795)	(1,008,152)	(967,671)	(629,871)	(625,254)	(598,889)	(465,816)	(378,519)

Traditionally how the YMCA works



Evolution of the YMCA

For larger, highly dense metropolitan areas, YMCA branches are known to be self-sustaining due to local population. For smaller to mid-size cities, it will require the collaboration from municipalities to sustain operations.

Offsetting losses in YMCA branches using other program areas have been the historical pattern for Niagara Centre Y. Which is no longer is sustainable.

Collaboration needs to exist between YMCA and Municipalities

The Power of Partnership!

Here at the YMCA of Niagara, we are proud of the positive relationship we share with the City of Port Colborne. Together, we supported the delivery of COVID-19 vaccinations at our Vale Health and Wellness Centre and we continue to work on the restart and expansion of programs and services inside the facility and across the community.

We celebrate the collaborative effort of staff from the City and from our YMCA who work together, closely, to operate the Port Colborne YMCA facility.

Our new YMCA fee model was informed by locals through constituent feedback, which subsequently led to us offering more affordable and flexible membership categories with the provision of financial assistance where needed.

We look forward to a busy spring spring and expanding programs in the community in the coming year.



PORT COLBORNE

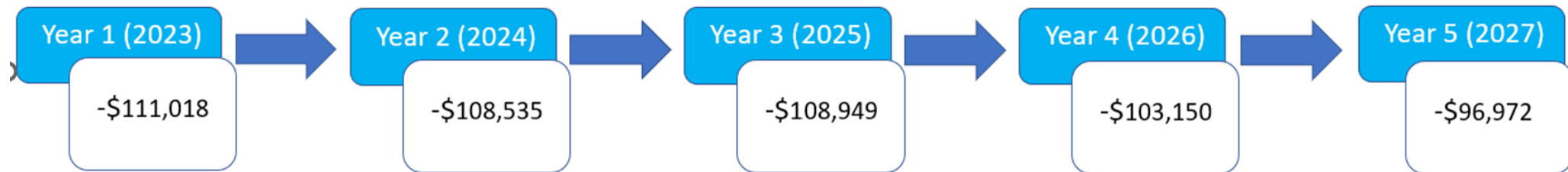


Financial & Operating Overview

- Fiscal Year 2021-2022 (Sep 1, 2021 to Aug 31, 2022) – experiencing a net deficit of **-\$921,136**
- Providing **\$36,500+** in financial assistance to community members

*Partnership between YMCA of Niagara and Town of Pelham
Renewable 5-Years Shared Service operating agreements*

Financial & Operating Support



- 5 year commitment to support the Niagara Centre YMCA

Renewable 5-Year Municipal Shared-Service Agreement

We are focused on delivering programming in Niagara Centre, in a way that would be financially viable and sustainable for all. We envision this can only happen with meaningful municipal collaboration for the next five years, with an option for another 5-year renewal.



Capital and
Infrastructure



Holistic Operating
Costs



Shared
Services/Programming



Camp/Community



Indoor Aquatics



Physical Footprint
Expansion of Niagara
Centre YMCA

Thank you

Niagara Centre YMCA
YMCA of Niagara

Memo

To: Pelham Town Council

From: Bob Lymburner – Pelham Fire Chief

Date: March 13, 2023

RE: Capital Project Pumper Tanker 3

Recommendation: BE IT RESOLVED THAT Council receive the memo Capital Project Pumper Tanker 3, for information;

AND THAT Council approve the purchase of Pumper Tanker Three (3) for a total of \$922,314, being \$22,314 over the 2023 capital budget approval of \$900,000;

AND THAT Council approve the overage of \$22,314 be funded from the Fire Equipment Reserve.

The Request for Proposal (RFP) for the capital project FD-01-23: Pumper Tanker 3 closed on March 13, 2023. There were eight RFP plan takers but only one bid submission. The total RFP amount is \$906,375 before HST. The total cost with the net HST rebate is \$922,314.

The budget that was approved by council was \$900,000. The fire equipment reserve will cover the overage of \$22,314. This represents a 2.5% increase over budget. Considering the rate of inflation that the Town has been experiencing in other capital projects, this percentage increase is modest and under the inflation rate.

There is a 12 to 14 months delivery of the pumper tanker; therefore, it is important that the Town accepts this price for the purchase order to be issued.

Pelham Fire Chief requests council approval to purchase the Pumper Tanker 3 for a total of \$922,314.



The Corporation of the Town of Pelham

By-law No. 23-2023

Being a by-law to adopt, ratify and confirm the actions of the Council at its regular meeting held on the 22nd day of March 2023.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25 ("*Municipal Act, 2001*" or "the statute") provides that, unless otherwise authorized, the powers of Council shall be exercised by by-law;

AND WHEREAS it is deemed desirable and expedient that the actions of the Council as herein set forth be adopted, ratified and confirmed by by-law;

NOW THEREFORE the Council of the Corporation of the Town of Pelham enacts as Follows:

- 1.** (a) The actions of the Council at its meeting held on the 22nd day of March, 2023, including all resolutions or motions approved, are hereby adopted, ratified and confirmed as if they were expressly embodied in this by-law.

(b) The above-mentioned actions shall not include:
 - i. any actions required by-law to be taken by resolution; or
 - ii. any actions for which prior Ontario Municipal Board approval is required, until such approval is obtained.
- 2.** The Mayor and proper officials of the Corporation of the Town of Pelham are hereby authorized and directed to do all things necessary to give effect to the above-mentioned actions and to obtain approvals where required.
- 3.** Unless otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute and the Clerk to affix the seal of the Corporation of the Town of Pelham to all documents necessary to give effect to the above-mentioned actions.
- 4.** This By-law shall come into force on the date that it is enacted.

Read, enacted, signed and sealed this 22nd day of March 2023.

Marvin Junkin, Mayor

William Tigert, Acting Clerk