



GENERAL COMMITTEE MEETING

Tuesday, September 11, 2001
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2001 - 10

Members Present: Mayor Cindy Forster

Councillors:

T. Eybel	D. Fortier
D. Beaudoin	D. Grenier (7:15 p.m.)
M. Belcastro	J. Irvine
N. Dmytrow-Bilboe	J. Mastroianni
S. O'Dell	

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
Acting CAO & Director of Development Services T. Fitzpatrick
Fire Chief P. Olah
Director of Operational Services G. Marcello
Community Services Director I. Smith
Acting City Treasurer B. Silvestri
Assistant Clerk D. Vettori
Recording Secretary M. Hughes

Others Present: Mr. John Parisee
Mr. Douglas Elliott, Chairman, Niagara Peninsula Conservation Authority

1. (A) Mayor Forster called the General Committee Meeting to order at 7:05 p.m.

Mr. Stirtzinger, City Clerk, introduced Report ENG-2001-51 "Closure of Canal Service Road from Southworth Road by the St. Lawrence Seaway Management Corporation from the Director of Operational Services to be received for information; and Report CSD-01-29 "Merritt Island—Electrical Tender Award of Contract from the Director of Community Services.

- (B) Mayor Forster recessed the General Committee Meeting and called the Special Council Meeting to order at 7:15 p.m. for Statutory Public Hearings, chaired by Councillor Irvine pursuant to the Planning Act.

Mayor Forster recessed the Special Council Meeting at 7:20 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

2. **DISCLOSURE OF INTEREST: Nil**



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3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF June 26, 2001

Moved by Councillor Belcastro that the Minutes of the General Committee Meeting of June 26, 2001 be and the same are hereby approved and adopted as circulated.

4. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) Community Services

2000-101 – Status of Cleanup of CN Rail Lands

Councillor O'Dell informed Council that cleanup of the CN rail lands has progressed but he noted that from Ontario Street onwards that cleanup did not take place. Staff was asked to contact CN to ensure that cleanup was continued.

(DIRECTION)

Mr. Smith, Director of Community Services, indicated that staff is in the process of preparing a report on various locations for a moto-crosss park. This report will be available at the next General Committee Meeting.

Mayor Forster met with MP Tony Tirabassi recently. Mr. Tirabassi indicated that safe crossings would be completed by the end of this year.

5. DELEGATION:

93-162 – Douglas E. Elliott, Chairman, Niagara Peninsula Conservation Authority regarding the Welland River Restoration

Mr. Elliott gave a brief presentation on the status of restoration along the Welland Canal. The report is to be received for information.

Moved by Councillor Mastroianni:

That the presentation by Mr. Doug Elliott, Chairman, Niagara Peninsula Conservation Authority regarding the Welland River Restoration be received for information.

CARRIED

6. STAFF REPORTS:

COMMUNITY SERVICES

Community Services Department



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01-31 – Demonstration Projects – St. George, Sherwood and Plymouth Sports Field - (CSD-2001-21)

Councillor O'Dell questioned the use of pesticides versus herbicides. Mr. Smith informed Council that no pesticides or herbicides would be used.

Councillor Beaudoin expressed concern regarding the wait on acting on a ban on pesticide use. He noted that other municipalities have already initiated a ban on pesticide use. Mr. Smith will issue a report.

Moved by Councillor O'Dell:

- 1) That for the years 2002 and 2003 St. George's Park, a community park; Sherwood Park, a neighbourhood park and Plymouth Softball Field, a sports field be designated as test sites for the reduction of pesticides program; and
- 2) That Staff monitor the designated parks for a number of factors including growth of weeds, maintenance, grass cutting and general public acceptance and prepare a report for Council for the 2004 program with a recommendation to continue, suspend or expand the pesticide program.

CARRIED

97-77/01-10 – Stadium Committee (CSD-2001-24)

Councillor Alakas expressed concern over the lack of background information of applicants. Mr. Smith informed Council that an advertisement was placed in the local newspaper. Five people replied to the advertisement. Of those, one was not a resident of Welland, which was one of the stipulations of being on the Stadium Committee. Mr. Smith decided that at least three Councillors should be on the Committee.

Concern was expressed over the fact that only one sport would be using the Stadium. It was brought to Council's attention that other sports as well as other events should be able to use the Stadium. Mr. Smith informed Council that to date only one sporting event has been scheduled for next summer (Minor Baseball World Series).

Councillor O'Dell suggested that the Stadium be run by the City and not privately owned. Councillor O'Dell suggested that the last sentence in Option A, Item 1 be removed.

Councillor Fortier suggested to omit Item 2) (Terms of Reference) from the Recommendations.

Councillor Grenier asked who wrote the Terms of Reference and if the Terms of Reference could be amended. Mr. Smith informed Council that he wrote the Terms of Reference and that it could be amended.

The following Councillors indicated interest in being on the Stadium Committee: Councillors Alakas, Belcastro, Grenier and Mastroianni.

Moved by Councillor Belcastro:

That the establishment of and appointment to the new Stadium Committee be referred back to staff for further information and



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report to the September 25th General Committee Meeting.

CARRIED

01-31 - John Deere Park - John Deere Partnership (CSD-2001-27)

Moved by Councillor Mastroianni:

That staff be directed to include John Deere Park in the 2002 Community Services Department Capital Budget as a site for the installation of play equipment as part of the partnership with the John Deere Foundation of Canada .

CARRIED

99-99 - Merritt Island - Electrical Tender Award of Contract. (CSD 01-29)

Moved by Councillor Mastroianni:

That Niagara Electric with a tender of \$18,816.00 plus GST, being the lowest of the tenders received for the electrical work at Merritt Island be awarded the contract. Work on the project to begin immediately to try to meet the deadline of the upcoming Food Festival. Funding for the project is from the Capital Budget of the Welland Recreational Canal Lands Committee. In addition, staff be directed to return any deposits submitted with any unsuccessful tenders, immediately.

CARRIED

Development Services Department

Planning Division

01-145 – Proposed Amendment to Official Plan and Zoning By-law 2667-1254323 Ontario Inc. and Gail Larose-Parisee – 6 Riverside Drive (DSD-2001-81)

Mr. John Parisee was available at the meeting. Mr. Parisee indicated that at the present there is some outdoor storage of equipment/machinery but that it was temporary and would be removed in a couple of weeks. Councillor Grenier asked if the frontage of 23 metres and a minimum exterior side yard setback of 7.5 metres is sufficient. Mr. Parisee stated that it was sufficient and that he did not foresee any future problems.

Moved by Councillor Mastroianni:

1. That the City of Welland adopt Official Plan Amendment No. 102 to redesignate part of Lot H.A.R., Plan 564 known municipally as 6 Riverside Drive from Industrial, Open Space and Residential to Commercial;
2. That Zoning By-law 2667, as amended, be further amended for 6 Riverside Drive (part of Lot H.A.R., Plan 564) from the O1 and I1 Zones to a Site Specific C4 Zone to provide for the



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uses and provisions of the C4 Zone with the exception of a minimum frontage of 23 metres and a minimum exterior side yard setback of 7.5 metres adjacent to Prince Charles Drive South; and

3. That any Zoning By-law Amendment shall come into force once the Official Plan Amendment has been approved.

CARRIED

96-172/01-146 - Proposed amendment to Zoning By-law 2667 - 696665 Ontario Ltd. - 7 Clark Street (File 2001- 11). - (DSD 2001-82)

Moved by Councillor Mastroianni:

1. That Zoning By-law 2667, as amended, be further amended by adding to the permitted uses in the I1 and I1-X2 Zones a Light equipment/Machinery Rental Establishment;
2. That Zoning By-law 2667, as amended, be further amended by re-incorporating outdoor storage in the I1-X2 Zone as follows:
Outdoor storage will be permitted only in the rear yard subject to the following:
 - a) the rear yard must be enclosed with a decorative closed board fence in accordance with city standards.
 - b) stored materials may not exceed the height of the required fence.
 - c) only commercial vehicles used in association with permitted uses may be stored on the property.
Any industrial *USE* may contain a showroom and may provide a retail outlet for its products, such space to be limited to 20 percent of the *GROSS FLOOR AREA* of the main *BUILDING*.
3. That Zoning By-law 2667, as amended, be further amended for 7 Clark Street (Lots 371-379, 393- 402, part of Lots 380, 381 and 392, part of Craig Street, Plan 938 and Lots 369, 370, 403 and 404 and part of Lots 368 and 405 and part of Craig Street, Plan 943 being Parts 17-21 and 26, Plan 59R-1105) from the I1-X2 Zone to a Site Specific I1 Zone to permit all of the uses and provisions of the I1-X2 Zone with the exception to permit outdoor storage in the south yard.

CARRIED

FIRE DEPARTMENT

01-15 - Vehicle Replacement (FIRE 2001-82)

Moved by Councillor Mastroianni:

THAT the Fire Department be given approval to purchase two vehicles from the Corporation of the City of Hamilton for a purchase price between \$40,000.00 to \$50,000.00 as replacements for the 1975 and 1976 vehicles currently in service.



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AND FURTHER THAT the Fire Department be given approval to expend an additional \$10,000 to complete minor repairs as required.

FUNDING for the purchase and repairs is available from the Fire Department Reserve Account.

CARRIED

OPERATIONAL SERVICES

Engineering Division

**01-135 - Fourth, Fifth and Sixth Streets Area - Watermain Replacement, Ph. I
(ENG 2001-46)**

Moved by Councillor Mastroianni:

That the Director of Operational Services be authorized to proceed with the preparation of plans, specifications and the calling of tenders for the replacement of watermains on Fourth, Fifth, and Sixth Streets, Patsy Avenue and Rices Lane, Ph. I, as presented in Report ENG-2001-46.

CARRIED

**01-11 - Watermain Leak Investigation and Water Usage Profiling.
(ENG 2001-49)**

Moved by Councillor Mastroianni:

That the Director of Operational Services be authorized to proceed with the preparation of a request for proposal to qualified firms to undertake watermain leak investigation and water usage profiling of the City of Welland Water Distribution System.

CARRIED

7. **NEW BUSINESS:** Nil
8. The General Committee Meeting adjourned at 8:35 p.m. to reconvene the Special Committee Meeting.