



GENERAL COMMITTEE MEETING

Tuesday, October 22, 2002
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2002 - 13

Members present: Mayor Cindy Forster

Councillors:

R. Alakas	D. Grenier (7:20 p.m.)
D. Beaudoin	J. Irvine
M. Belcastro	J. Mastroianni
M. Dzugan	S. O'Dell
D. Fortier	J. Spadafora

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Manager T. Fitzpatrick
General Manager Engineering, Public Works and Transportation Services G. Marcello
General Manager, Parks and Recreation I. Smith
General Manager Financial and Corporate Services / Treasurer B. Silvestri
Manager, Engineering Services L. Ventresca
Manager, Development Planning / Real Estate D. Thorpe
Manager, Information Services / Network Administrator S. Barnes (8:00 p.m.)
Recording Secretary, Vital Statistics Clerk- Steno II, Acting Games Licensing Clerk S. Stirling
Technical Analyst / Infrastructure Programs N. Desilets

Others Present:

Don Dussault, Manager, Real Estate Development, Imperial Oil Limited
Michael Goldberg, Principal, Planning Consultant, Armstrong, Goldberg, Hunter
N. Jane Pepino
Mr. Charapaka, Traffic Consultant
Thomas A. Richardson, Sullivan, Mahoney, Barristers & Solicitors

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

A minute of silence was held in memory of the 4 people killed (3 teenagers) and one teenager seriously injured in a recent motor vehicle / pedestrian accident on Thorold Road.

1. **ADDITIONS/DELETIONS TO AGENDA:** NIL



GENERAL COMMITTEE MEETING -- Page 2

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

2. DISCLOSURE OF INTEREST: NIL

3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF September 24, 2002

Councillor O'Dell brought an error in the Minutes from the October 22nd, 2002 meeting to the attention of Council and staff.

Page 3, 98-156 recommendation should be changed from "December 18th, 2002" to "December 18th, 2001".

Moved by Councillor Belcastro that the Minutes of the General Committee Meeting of September 24, 2002 be and the same are hereby approved and adopted as amended and circulated.

CARRIED

4. (A) Mayor Forster recessed the General Committee Meeting to convene the Special Council Meeting at 7:10 p.m. for Statutory Public Hearings, chaired by Councillor Spadafora, pursuant to The Planning Act.

(B) The Special Council Meeting adjourned at 9:40 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

5. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL

6. DELEGATIONS: NIL

7. STAFF REPORTS:

(A) COMMUNITY SERVICES - Councillor Spadafora, Chair

Planning Division

**02-161Z – Proposed Amendment to Official Plan and Zoning By-law 2667 – Welland County Agricultural Society, A.K.A. Niagara Regional Agricultural Society – 1100 Niagara Street (File 2002-09)
(PDS-2002-84)**

Councillor Beaudoin inquired as to whether the racing referred to in this report included



GENERAL COMMITTEE MEETING -- Page 3

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

ATV's and snowmobiles. Mr. Thorpe responded that the recommendation does not include vehicle racing and that staff is not recommending that racing be allowed.

Moved by Councillor Mastroianni

1. That the City of Welland adopt Official Plan Amendment No. 107 respecting part of Lot 225, former Township of Thorold, now in the City of Welland, known municipally as 1100 Niagara Street from the existing Open Space and Commercial designation to an Open Space designation to ensure the provision/protection of the existing community and cultural facility and recognize its importance to the municipality and its residents; and
2. That Zoning By-law 2667, as amended, be further amended for 1100 Niagara Street (part of Lot 225, former Township of Thorold) from the existing O2 to a Site Specific O2 Zone to permit the lands to be used for Agricultural Exhibitions (including carnival, circus shows, fireworks displays, food concessions, livestock displays/competitions/auctions, rodeos, midways); vehicle shows/exhibits/swap meets; parking lot; convention activities including home shows/seminars/trade shows/job fairs; occasional flea markets, craft shows, dances or live entertainment being operated by, or on behalf of, non-profit organizations; commercial school; sports activities for tennis, baseball, football, etc.; camping facilities only in conjunction with other permitted uses, non-profit charitable events; business activities related to the above uses including sports training facilities, storage facilities; and a communication tower; and to create Zone provisions.

CARRIED

02-89Z - Proposed Amendment to the Official Plan and Zoning By-law 2667 – Imperial Oil Limited, 172965 Canada Limited and Edith Doreen Gram – 707, 711 and 713 Niagara Street (File 2002-10). (PDS-2002-85)

Ms. Pepino, Solicitor representing Imperial Oil and Mr. Richardson, Solicitor representing the Niagara North rate payers group met outside the Council Chambers to discuss the terms of the Holding Symbol Removal. An agreement between the parties was then read by Mr. Stirtzinger. Councillor Grenier requested that it be noted that even though Mr. Richardson was involved in drafting recommendation #3 it does not mean that the citizens are now in favour of this project. The agreement reached is a safer approach but the citizens in the area are still not in favour of changing Official Plan Amendment No. 77. She stressed that Council should look at the Region's concern and warning about the City of Welland's vision and the redeveloping of a well defined residential area. Councillor Grenier quoted the Region's letter saying that this is an intrusion in a stable residential area. She requested that a formal and in depth review of the Official Plan Amendment be undertaken and that Council should defer this matter until this review is completed. Councillor Fortier indicated that, by approving this recommendation, it is important to note that the City of Welland is saying it is open and ready to do business. He recognizes that there are problems and the city will work with the developer and the residents. Councillor O'Dell asked what mitigation actions can be taken after the project is completed. Mr. Fitzpatrick indicated that he will get further clarification on this matter. Councillor O'Dell brought to the



GENERAL COMMITTEE MEETING -- Page 4

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

attention of Council that this intersection is the highest collision intersection in the Region of Niagara and this project will only create more accidents in this area. All safety concerns have not been answered to his satisfaction. Further discussion took place in regards to the entrance and exit locations off Woodlawn Road and Niagara Street. Councillor Grenier then requested a recorded vote on this recommendation.

Moved by Councillor Dzugan

1. That the City of Welland adopt an Official Plan Amendment respecting 707, 711 and 713 Niagara Street (part of Lot 240, former Township of Thorold, now in the City of Welland) to redesignate the lands from Residential to Highway Commercial and to provide Policies to guide redevelopment;
2. That Zoning By-law 2667, as amended, be further amended for 707, 711 and 713 Niagara Street (part of Lot 240, former Township of Thorold, now in the City of Welland) from the existing R2 to H-C4 to permit highway commercial uses; and,
3. That the Holding Symbol shall be removed upon execution by the City and Imperial Oil of a Site Plan Control Agreement which contains a provision that no entrance permit shall be applied for nor be issued by the Regional Municipality of Niagara, and no occupancy permit shall be issued by the City of Welland until the planned improvements of the intersection of Woodlawn Road and Niagara Street have been completed or such other measures, approved by the Regional Municipality of Niagara, have been implemented at the cost of Imperial Oil.

CARRIED

YEAS: Councillors M. Belcastro, J. Irvine, J. Mastroianni, M. Dzugan, J. Spadafora, D. Beaudoin, D. Fortier, Mayor Forster

NAYS: Councillors D. Grenier, R. Alakas, S. O'Dell

Parks and Recreation Department

02-94

03-4 - Review of Draft RFP – Equity in Sports.

(P&R-02-33)

02-19

02-31

03-4 - Master Plan for Parks and Recreation Department

(P&R02-36)

Councillor Irvine asked if the total amount for the two studies in these reports was \$85,000.00 and Mr. Smith responded that that was correct. Councillor Spadafora requested that these reports be discussed during the budget process so that Council is able to see how this will impact the Recreation Budget and affect other recreation projects and operation.



GENERAL COMMITTEE MEETING -- Page 5

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

Moved by Councillor Fortier

That Report P&R-02-33 - Review of Draft RFP – Equity in Sports and Report P&R02-36 – Master Plan for Parks and Recreation Department be referred to the Budget Review Sub Committee.

CARRIED

(B) CORPORATE SERVICES - Councillor D. Fortier, Chair

Finance Division

**02-4 - Extension of Banking Agreement.
(TR 02-18)**

Moved by Councillor Belcastro

That the City of Welland exercise its two year extension option in its banking agreement with the Canadian Imperial Bank of Commerce and the General Manager of Financial and Corporate Services negotiate the best possible rates on credit and debit balances.

CARRIED

Clerk's Division

**02-164 - Federal Election Boundaries
(CLK-2002-17)**

Councillor Belcastro indicated that changing the federal election boundaries will make it worse and that the position of Mr. Tirabassi's office, after studying all options, is to keep the riding as it now stands.

Moved by Councillor Belcastro

THAT the City Clerk be requested to advise the Federal Electoral Boundaries Commission that the Council of the Corporation of the City of Welland supports the existing federal election boundaries and that a presentation to that affect will be made by a representative of the City of Welland at the November 19th, 2002 Commission Hearing.

CARRIED

(C) OPERATIONAL SERVICES - Councillor Beaudoin, Chair



GENERAL COMMITTEE MEETING -- Page 6

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

Engineering, Public Works & Transportation Services

96-160 - Municipal Infrastructure Information Technology & Asset Management Strategic Plan.

(ENG-2002-36)

Mr. Ventresca suggested that due to the late hour it might be best to defer this matter until the November 12th, 2002 General Committee Meeting so that an in depth power point presentation may be viewed and discussed by Council.

Moved by Councillor Beaudoin

That Report ENG-2002-36 – Municipal Infrastructure Information Technology & Asset Management Strategic Plan be referred to the November 12th, 2002 General Committee Meeting.

CARRIED

02-163 – East Main Street Water Service Replacement and Watermain Abandonment – Part of Water Service Replacement Program 2002.

(ENG 2002-50)

Moved by Councillor Belcastro

That the General Manager, Engineering, Public Works and Transportation Services be authorized to proceed with the preparation of plans, specifications and calling of tenders for the replacement of water service laterals, and abandonment of an existing watermain on East Main Street between Scholfield Avenue and Golden Boulevard East;

That the approved 2002 Waterworks Capital Budget be revised to expand the Water Service Replacement Program to include the works, as described in Report ENG-2002-50;

That funding of the \$105,000.00 to carry out the work be from Capital Contribution from Operating Budget, and municipal debenture, in the amounts of \$65,000.00, and \$40,000.00 respectively;

That the City Solicitor be directed to prepare all necessary and appropriate by-laws to execute same.

CARRIED

02-165 - Ministry of the Environment Communal Drinking Water Inspection Report.



GENERAL COMMITTEE MEETING -- Page 7

Tuesday, October 22, 2002
Meeting Number G.C. 2002 - 13

(ENG-2002-51)

Moved by Councillor Belcastro

That Report ENG2002-51 regarding Ministry of the Environment Communal Drinking Water Inspection Report be received for information purposes.

CARRIED

8. NEW BUSINESS:

(A) CORPORATE SERVICES

City Manager

Concern regarding stunt maneuvers off the dock.

Councillor Spadafora brought forward the matter of the person performing stunts off the dock into the Welland Recreational Canal. He cautioned that after seeing the picture and accompanying article in the newspaper about this stuntman the city is now aware and must take action. He continued that municipal leaders have a responsibility to provide a safe environment to the people of Welland. If the daredevil chooses to perform future stunts on his own property then there is no problem but if he wishes to use city property then he perhaps should acquire permission from the city and provide liability insurance. Councillor Spadafora requested that this matter be referred to staff. Mr. Fitzpatrick indicated that he would seek legal advice and speak to the Welland Recreational Canal Corporation. The Mayor also requested that a letter be sent to this individual outlining this inappropriate use of the canal lands and that neither the city nor the WRCC will take liability for his actions. Mr. Fitzpatrick indicated that staff would communicate with this individual in regards to this matter.

9. The General Committee Meeting adjourned at 10:35 p.m.