



**SPECIAL COUNCIL MEETING, APRIL 23<sup>rd</sup> , 2002**

**TO HOLD A PUBLIC HEARING PURSUANT TO THE PLANNING ACT**

**CITY HALL, COUNCIL CHAMBERS  
411 EAST MAIN STREET**

Council met in open session at 7:25 p.m. on the above date.

Vice Mayor Tony Eybel in the Chair.

**Members Present:** Councillors D. Beaudoin, N. Dmytrow-Bilboe, M. Dzugan,  
D. Fortier, J. Irvine, J. Mastroianni, S. O'Dell,  
and J. Spadafora.

**Members of the Staff and Others Present:**

City Clerk C.A. Stirtzinger (until 7:30 p.m.)

City Solicitor G. Banks

City Manager T. Fitzpatrick

Fire Chief P. Olah

General Manager Engineering, Public Works & Transportation Services G. Marcello

General Manager Financial & Corporate Services/Treasurer B. Silvestri

Clerk Steno III B. Gallaccio

Development Planner D. Thorpe

**DISCLOSURE OF INTEREST:**

Councillor Spadafora disclosed an interest in Ref. No. 2000-129Z and did not take part in the consideration and discussion of same, and refrained from voting thereon as he has made an offer to purchase property near the subject land.

**PUBLIC HEARING PURSUANT TO THE PLANNING ACT**

Councillor Irvine presided as Chair of the Public Hearing.

**2000-129Z** The City of Welland has received an application by **THE CORPORATION OF THE CITY OF WELLAND** (File 2002-03) proposes to amend Zoning By-law 1538 (Crowland) to rezone Part Lot 16, Concession 6, former Township of Crowland, now in the City of Welland being Part 1, Plan 59R-11331 for lands on the north side of Ridge Road, east of Highway 140 from the existing RA - Rural Agricultural District By-law 1538 to an EP and Site Specific I1 Zone By-law 1538. The purpose of the Amendment is to Rezone Lots 5 and 6 to the Environmental Protection Zone to recognize the Lyons Creek Floodplain. The remainder of the subject lands will be Rezoned to a Site Specific I1 Zone to permit an assembly/fabrication/manufacturing or processing plant; warehousing; contractors' establishment; business service establishment; call centre and a testing/research laboratory. Site Specific Zone provisions would include a 14 metre setback from Highway 140, no outside storage on Lots 1-3, outside storage for Lots 7-10 in the rear yard only and screened outdoor storage on Lot 4. The Official Plan designation is AGRICULTURAL (A). The subject lands are also the subject of a Draft Approved Plan of Subdivision - File 26T-14-20005.

Councillor Irvine outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

The following people spoke to the application:

**In support of the application:**

- Don Thorpe, Development Planner, on behalf of the applicant.

**In opposition to the application:**

- Marsha Rempel, 349 Ridge Road, Welland, Ontario L3B 5N7

There being no other submissions the hearing was concluded. The Vice Mayor then resumed the Chair.

Council adjourned at 7:50 p.m.

These Minutes approved and adopted by Motion of Council this 7<sup>th</sup> day of May, 2002.

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**MAYOR**

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**CLERK**