



**SPECIAL COUNCIL MEETING, OCTOBER 22, 2002**

**TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

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

Council met in open session at 7:05 p.m. on the above date.

Her Worship Mayor Cindy Forster in the Chair.

**Members Present:** Councillors R. Alakas, D. Beaudoin, M. Belcastro, N. Dmytrow-Bilboe, M. Dzugan, D. Fortier, D. Grenier (7:15 p.m.), J. Irvine, J. Mastroianni, S. O'Dell, and J. Spadafora.

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

City Clerk C.A. Stirtzinger  
City Manager T. Fitzpatrick  
General Manager Engineering, Public Works & Transportation Services G. Marcello  
General Manager Parks & Recreation Ian Smith  
General Manager Financial & Corporate Services/Treasurer B. Silvestri  
Vital Statistics Clerk – Steno II / Acting Games Licensing Clerk S. Stirling  
Manager, Engineering Services L. Ventresca  
Manager, Development Planning/Real Estate D. Thorpe  
Technical Analyst/Infrastructure Programs N. Desilets  
IS Manager/Network Administrator S. Barnes (7:55 p.m.)

**PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

Councillor Spadafora presided as Chair of the Public Hearing.

**02-161** The City of Welland has received an application by **P. DOUGLAS REITSMA SURVEYING LTD.** on behalf of **WELLAND COUNTY AGRICULTURAL SOCIETY, A.K.A. NIAGARA REGIONAL AGRICULTURAL SOCIETY** to amend the Official Plan (Part of Lot 225, former Township of Thorold) for lands at 1100 Niagara Street from Open Space and Commercial to Open Space. The purpose of the Amendment is to provide a framework whereby the Regional Fair Grounds can be better utilized. Proposed Policies will ensure the provisions/protection of the existing community and cultural facility, and recognize its importance to the municipality and its residents. The subject lands are also the subject of an Application for Zoning By-law Amendment – File 2002-09.

**02-161Z** The City of Welland has received an application by **P. DOUGLAS REITSMA SURVEYING LTD. on behalf of WELLAND COUNTY AGRICULTURAL SOCIETY, A.K.A. NIAGARA REGIONAL AGRICULTURAL SOCIETY** to rezone Part of Lot 225, former Township of Thorold for lands at 1100 Niagara Street from the existing O2 - Open Space Zone By-law 2667 to a Site Specific O2 Zone By-law 2667. The purpose of the Amendment is to permit the subject lands to be used for Agricultural Exhibitions including carnival, circus shows, fireworks displays, food concessions, livestock displays/competitions/auctions/racing, rodeos, midway, helicopter/hot air balloon rides, vehicle shows/exhibits, rallies/swap meets/racing, convention activities including home show/seminars/trade shows/job fairs/flea markets/craft shows/dances, commercial school/sports activities for tennis, baseball, football, soccer, etc., camping facilities only in conjunction with other permitted uses, live entertainment and non-profit charitable events, business activities related to the above uses including sports training facilities, storage facilities and communication towers. The Official Plan designation is OPEN SPACE AND COMMERCIAL. The subject lands are also the subject of an Application for Official Plan Amendment.

Councillor Spadafora 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:**

- D. Reitsma, agent on behalf of the applicant.
- Larry Farnsworth, member of the Board of Directors of the Welland County Agricultural Society.

**In opposition to the application:**

- no one spoke to the application.

**02-89** The City of Welland has received an application by **ARMSTRONG, GOLDBERG, HUNTER** on behalf of **IMPERIAL OIL LIMITED, 172965 CANADA LIMITED AND EDITH DOREEN GRAM** to amend the Official Plan for lands at 707, 711 and 713 Niagara Street (Part of Lot 240, former Township of Thorold, now City of Welland) from Residential to Commercial. The subject lands are also the subject of an Application for zoning By-law Amendment – File 2001-10.

**02-89Z** The City of Welland has received an application by **ARMSTRONG, GOLDBERG, HUNTER** on behalf of **IMPERIAL OIL LIMITED, 172965 CANADA LIMITED AND EDITH DOREEN GRAM** to rezone Part of Lot 240, former Township of Thorold for lands at 707, 711 and 713 Niagara Street from the existing R2 – Single-Detached Dwelling – Second Density Zone By-law 2667 to a C4 Zone By-law 2667. The purpose of the Amendment is to permit the development of a gas bar, a 174 square metre convenience store and a touchless car wash. The Official Plan designation is RESIDENTIAL (R). The subject lands are also the subject of an Application for Official Plan Amendment.

Councillor Spadafora 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 Dussault, Manager of Real Estate Imperial Oil Ltd, applicant
- N. Jane Pepino, Solicitor Aird & Berlis, agent on behalf of the applicant.
- Michael Goldberg, President, Armstrong, Goldberg, Hunter, agent on behalf of the applicant.
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- Mr. Cherepacha, President - Read, Voorhees and Associates, agent on behalf of the applicant.

**In opposition to the application:**

- Jim Montgomery, 21 Woodlawn Rd., Welland L3C 5Y7
- Joan Ziegler, 694 Niagara St., Welland L3C 1M1
- Gary Talosi, 239 Gadsby, Welland L3C 6M2
- Tom Richardson, Solicitor on behalf of residents in the neighboring area.

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

Council adjourned at 9:40 p.m.

These Minutes approved and adopted by Motion of Council this 5<sup>th</sup> day of November, 2002.

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**MAYOR**

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**CLERK**