



## GENERAL COMMITTEE AGENDA

Tuesday, February 11<sup>th</sup>, 2003  
7:00 P.M.  
COUNCIL CHAMBERS - CITY HALL  
Meeting Number G.C. 2003 - 03

### Page No.

1. ADDITIONS/DELETIONS TO AGENDA
2. DISCLOSURE OF INTEREST.
3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF JANUARY 28<sup>th</sup>, 2003.
4. CALL UPON CLERK TO REVIEW AGENDA INDEX FOR COUNCIL TO DETERMINE ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION.
5. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:
  - (A) OPERATIONAL SERVICES  
Engineering, Public Works and Transportation Services  
Traffic Division  
03-22 - Amendments to By-law 9840, By-law to authorize designation and provision of parking spaces for sole use by a handicapped person.  
**(TRF-2003-02)**  
*(Referred from the January 21<sup>st</sup>, 2003 Council Meeting)*
6. (A) RECESS GENERAL COMMITTEE MEETING TO CONVENE A SPECIAL COUNCIL MEETING TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.  
PUBLIC HEARINGS:  
*(appoint Chair of Community Services to preside)*



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1. An Application has been made by ROBERT J. URE on behalf of 1346619 ONTARIO INC. to rezone Part of Lot 1, Concession 11, former Township of Pelham for lands on the south side of Trillium Avenue, west of South Pelham Road from the existing RA - Rural Agricultural Zone By-law 2667 to a R3 and 01 Zones By-law **2667**. The purpose of the Amendment is to permit the development of 29 residential lots by Plan of Subdivision. There is no City of Welland Official Plan coverage. The subject lands are also the subject of an Application for Draft Plan of Subdivision - File 26T-14-02002.
2. An Application has been made by ROBERT J. URE on behalf of 1346619 ONTARIO INC. for approval of a Draft Plan of Subdivision for lands south of Trillium Avenue, west of South Pelham Road. The subject lands are designated as URBAN AREA by the Regional Policy Plan. There is no City of Welland Official Plan coverage. The lands are zoned RA - Rural Agricultural Zone by By-law 2667. The Application proposes the development of 2.07 hectares of land for Residential purposes. The lands are also the subject of an Application for Zoning By-law Amendment - File 2002-I 3.
3. An Application has been made by FISKIN DEVELOPMENTS LTD. to rezone Part of Block E, Plan 574 for lands at 425 King Street from the existing C2 - Shopping Commercial Zone By-law 2667 to a Site Specific C2 Zone By-law 2667. The purpose of the Amendment is to add a Motor Vehicle Repair Shop Class 'A', a Service or Repair Shop Class 'A' and 'B', a Sales and Hire Garage, a Fast Food Outlet and a Light Equipment/Machinery Rental Establishment as uses in addition to those permitted in the C2 Zone. The Official Plan designation is **COMMERCIAL (C)**.

### **(B) ADJOURN PUBLIC HEARING/SPECIAL COUNCIL MEETING AND RECONVENE GENERAL COMMITTEE MEETING.**

#### 7. **DELEGATIONS:**

- 3 **02-147Z** - Mr. P. Douglas Reitsma, Ontario Land Surveyor, P.D. Reitsma Surveying Ltd. to address Council regarding Victoria Welland Developments Ltd., Application to Amend Official Plan and Zoning By-law (File 2002-08)
- 4 **99-157** - Mr. Danny Moccia to address Council regarding impost and other fees on Lot #18, Montgomery Road.



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#### 8. STAFF REPORTS:

##### (A) COMMUNITY SERVICES

##### Planning and Development Services

##### Planning Division

##### **03-55**

**03-55Z** - Application for Draft Plan of Subdivision approval and Rezoning amendment - 1346619 Ontario inc. – Rainbow Country Estates (Files 26T-14-02002 and 2002-I 3)

**(PDS-2003-06)**

10

**03-56Z** - Proposed amendment to Zoning By-law 2667 – Fiskin Developments Ltd. – 425 King Street (File 2002-14).

**(PDS-2003-07)**

17

**02-I 58** - Semi – Annual Subdivision Status Report – December 31, 2002.

**(DPS-2003-08)**

30

**02-147Z** - Proposed amendment to the Official Plan and Zoning By-law 2667 – Victoria Welland Developments Ltd. – 430, 432 and 434 Niagara Street (File 2002-08)

**(PDS-2003-09)**

##### Building and Inspections Division

44

**02-169** - Request for exemption from Fence By-law 10545, Visibility Triangle for 85 Aqueduct Street.

**(PDS-2003-10)**

*(Referred from December 3<sup>rd</sup>, 2002 Council Meeting)*

##### (B) CORPORATE SERVICES

##### Clerk's Division

53

**02-I 60** - Eliminating General Committee Meeting Evenings.  
**(CLK-2003-04)**

*(Referred from the January 21<sup>st</sup>, 2003 Council Meeting)*



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#### (C) OPERATIONAL SERVICES

##### Engineering, Public Works and Transportation Services

##### Public Works Division

- 57                    03-51 - Council's concerns regarding first snowfall event –  
December 1, 2002.  
**(ENG-2003-03)**
- 60                    03-9 - Request for streetlighting – 22 Karen Crescent.  
**(ENG-2003-05)**

##### Engineering Division

02-I 36 - Response to Draft Report July, 2002, Environmental  
Assessment Level Review of Regional Mid Term Disposal  
Alternatives, Urban Environmental Management Inc., Regional  
Municipality of Niagara.  
**(ENG-2003-08)**

*(Report to be distributed at Meeting)*

9.            NEW BUSINESS:                    NIL

10.          OUTSTANDING ITEMS REFERRED TO COMMITTEE:

#### ( A ) COMMUNITY SERVICES

##### Planning and Development Services

01-I 17 - New Official Plan for the City of Welland to be  
presented to Council by March, 2003.

01-2 - Review of City's current Business Licensing By-law.

01-154 - Staff to review By-law from West Lincoln re sexual  
exploitation of children and child pornography.

99-140 Brady and Associates requesting the initiation of a  
Planning Study of North Welland in order to extend the northerly  
boundary of the City's urban area.



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**2000-83** - Review of City's Lot Grading and Drainage for Subdivisions Policy.

### **Fire and Emergency Services Department**

**02-1 9**

**02-31**

**02-1 67** - Report regarding regulations for fireworks displays.  
**(Staff to report within 60 days)**

**03-1 5** - Endorsing the establishment of a fire museum in the vintage 1920 firehall located at Hellems Avenue and Division Street.

### **(B) CORPORATE SERVICES**

#### **City Manager**

**02-1 5** - Report on the emission reduction benefits and financial costs of phasing-out the City's purchases of coal-fired electricity.

**02-1 20** - Matter regarding the City of Cadereyta becoming twin cities with the City of Welland.

**99-49** - Resolution from City of St. Catharines regarding Municipally-owned Electric Utility Corporations.

**03-20**

**03-21**

**03-49** - Tourism of Welland Niagara requesting permission to hold a Special Occasion Permit, a fireworks display and temporary street closures during the Niagara Food Festival.

#### **Finance Division**

**02-167** - Report on Heritage Properties Tax Reduction or Refund Program – Bill 127.



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### (C) OPERATIONAL SERVICES

#### Engineering, Public Works and Transportation Services

02-22 - Dr. Ralph L. Saari, Optometrist – request to install a handicap parking space in front of his business at 20 Cross Street.

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

02-22 - Reducing the speed limit from the present 50 kilometres in the downtown BIA area to 40 kilometres.

02-22 - Request by Steve Starfield, owner of 544 Lincoln Street to reinstate parking on Lincoln Street, north side of Camrose Avenue to Scholfield Avenue.

02-136 - Comments regarding Draft Report – Identification of Preferred Alternative Environmental Assessment Level Review of Regional Niagara Mid-Term Waste Disposal Alternatives.

**01-120** - Town of Pelham requesting the appointment of an engineer to maintain the section of Big Creek Drain in the City of Welland.

02-22 - Report with respect to calming traffic on East Main and Division Streets.

02-22 - Request from Michael Belcastro on behalf of Seaway Mall and Doral Holdings Limited regarding a By-law to prohibit parking of transport trucks on private property.

02-87

**03-10** - Report regarding the Niagara Water Quality Protection Strategy Steering Committee Membership.

**02-1 54** - Matter regarding the dismantling of the Canada Southern Railway between St. Thomas and Attercliffe.

11. **ADJOURNMENT**