



GENERAL COMMITTEE AGENDA

Tuesday, March 25th, 2003
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2003 - 05

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1. ADDITIONS/DELETIONS TO AGENDA
2. DISCLOSURE OF INTEREST.
3. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF FEBRUARY 25th, 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:

NIL
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)

1. An Application has been made by ROY **KIRKUP** on behalf of **MAC-BRI DEVELOPMENTS INC.** to rezone Part of Lots 29 and 30, Concession 6, former Township of Crowland, now in the City of Welland for lands at 224 Riverside Drive from the existing R1 and 01 By-law 2667 to a R2 and Environmental Protection Zone By-law 2667. The purpose of the Amendment is to permit the lands to be developed for a 31 lot residential subdivision and to recognize lands within the floodplain. The Official Plan designation is RESIDENTIAL AND OPEN SPACE. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-02003.



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2. An Application has been made by ROY **KIRKUP** on behalf of **MAC-BRI DEVELOPMENTS INC.** for approval of a Draft Plan of Subdivision for lands on the west side of Riverside Drive, south of Lincoln Street. The subject lands are designated as URBAN AREA by the Regional Policy Plan, as RESIDENTIAL AND OPEN SPACE by the City of Welland Official Plan and are zoned RI and O1 by By-law 2667. The lands are also the subject of an Application for Zoning By-law Amendment - File 2002-15. The Application proposes the development of 4.95 hectares of land for Residential purposes.
3. An Application has been made by DAN GROCHOLSKY to amend the Official Plan (Part of Lot 24, Plan 931) for lands at 404 Ontario Road from Commercial to Residential. The purpose of the Amendment is to permit the development of a semi-detached dwelling with a reduced frontage of 16.95 metres instead of the required 18.0 metres. Request is also made to permit the garage to be used for the storage of household goods and those goods normally incidental to residential use only by the owner or residential tenants of the property. The subject lands are also the subject of an Application for Zoning By-law Amendment - File 2003-01. A copy of the proposed Plan Amendment will be made available to the Public on March 6, 2003.
4. An Application has been made by DAN GROCHOLSKY to rezone Part of Lot 24, Plan 931 for lands at 404 Ontario Road from the existing CI - Local Commercial Zone By-law 2667 to a Site Specific RM2 Zone By-law 2667. The purpose of the Amendment is to permit the development of a semi-detached dwelling with a reduced frontage of 16.95 metres instead of the required 18.0 metres. Request is also made to permit the garage to be used for the storage of household goods and those goods normally incidental to residential use only by the owner or residential tenants of the property. The Official Plan designation is COMMERCIAL (C). The subject lands are also the subject of an Application for Official Plan Amendment.

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

7. DELEGATIONS: NIL



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8. STAFF REPORTS:

(A) COMMUNITY SERVICES

Parks & Recreation Department

- 1 **02-19** - Letter of Understanding – City of Welland and District School Board of Niagara.
(CSD-03-5)
- 3 **99-99** - Secondment of staff to the Wetland Recreation Canal Corporation.
(P&R-03-06)
- 5 **2000-88** - Comments on Proposed Niagara Children's Charter.
(P&R-03-07)

Planning and Development Services

Planning Division

- 9 Pull from Block **03-80** - Application for Draft Plan of Subdivision Approval and Rezoning Amendment – MAC-BRI Developments Inc. – Riverside West Subdivision (File 26T-14-02003 and 2002-15).
Pending Hearing **(PDS-2003-17)**
- 12 Pull from Block **03-79** - Proposed Amendment to the Official Plan and Zoning By-law 2667 – Dan Grocholsky – 404 Ontario Road (File 2003-01).
Pending Hearing (PDS-2003-18)
- 22 **03-78** - Annual Report – Planning and Development Services – Planning Division.
(PDS-2003-19)

(B) CORPORATE SERVICES

City Manager

- 01-35** - Mid-Peninsula Corridor.
(Oral Update)



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Clerk's Division

- 33 **03-3** - Order of the Sons of Italy request to use gaming proceeds for capital cost renovations.
(CLK-2003-10)

(C) **OPERATIONAL SERVICES**

Engineering, Public Works and Transportation Services

Traffic Division

- 35 **02-22** - Request for installation, Handicapped Parking Space at 20 Cross Street, Dr. Ralph L. Saari, Optometrist.
(TRAF-2003-04)
- 38 **02-22** - Request of Steve Stat-field and John Falvo to reinstate parking on the north side of Lincoln Street between Camrose and Scholfield Avenues, reconsideration of By-law 2002-143.
(TRAF-2003-05)
- 03-20**
- 03-21**
- 42 **03-49** - Temporary Road Closure, Niagara Food Festival, September 26 to 28, 2003.
(TRAF-2003-06)
- 44 **03-22** - Request of Jocelyne Ouellet dated February 26, 2003 on behalf of residents at 64, 66, 70 McMaster Avenue for exemption to Section 205-01-1 of By-law 89-2000 'No Parking' on a Highway between 12:01 A.M. and 7:00 A.M., November 1st to April 30th of the following year.
(TRAF-2003-08)
- 03-22**
- 46 **03-77** - Retention of Consultants, Intersection Improvements and Traffic Signal Installation, Quaker Road at Rice Road.
(TRAF-2003-09)
- 48 **03-2** - Request of D & B Fries for use of three (3) parking stalls, eastside of Cross Street.
(TRAF-2003-10)



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9. NEW BUSINESS:

(A) OPERATIONAL SERVICES

51 03-22 - Doug Todd, 50 Riverside Drive email regarding parking ticket received at the Seaway Mall in December.

Recommendation:

That the email from Doug Todd, 50 Riverside Drive regarding a parking ticket he received at the Seaway Mall in December be received for information.

52 03-22 - Anonymous Petition regarding the elimination of parking meters from the Downtown area.

Recommendation:

That the anonymous petition regarding the elimination of parking meters from the Downtown area be received for information.

10. OUTSTANDING ITEMS REFERRED TO COMMITTEE:

(A) COMMUNITY SERVICES

Planning and Development Services

01-117 - New Official Plan for the City of Welland to be presented to Council by March, 2003.

03-22 - Review current Zoning By-laws 2667 and 1538 regarding the parking of different types of trailers in residential areas and expanding of the City's Parameter.

02-47 - Requesting for endorsement of report "***Investing for Tomorrow: Moving Forward with Smart Growth in Central Ontario***"

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



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Fire and Emergency Services Department

02-19

02-31

02-167 - Report regarding regulations for fireworks displays.
(Staff to report within 60 days)

(B) **CORPORATE SERVICES**

City Manager

02-155 - Report on the emission reduction benefits and financial costs of phasing-out the City's purchases of coal-fired electricity.

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.

03-58 - Recommendation to Council regarding Clinical Teaching Program – Niagara Health System.

Finance Division

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

(C) **OPERATIONAL SERVICES**

Engineering, Public Works and Transportation Services

02-87

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

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

01-35 - City of Port Colborne requesting support of its resolution regarding the preferred route for the Mid Peninsula Trade Corridor.



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96-1 - Municipal Infrastructure Information Technology & Asset Management Strategic Plan.

01-120 - Town of Pelham requesting 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 - Reducing the speed limit from the present 50 kilometers in the Downtown BIA area to 40 kilometers.

11. ADJOURNMENT