



GENERAL COMMITTEE MEETING

Tuesday, February 11th, 2003
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2003 - 03

General Committee met in Committee-of-the-Whole at 6:00 p.m. and in open session at 7:10 p.m.
with Vice Mayor Grenier calling the meeting to order

Members present: Vice Mayor Dianne Grenier

Councillors:

R. Alakas	J. Irvine
M. Belcastro	J. Mastroianni
N. Dmytrow-Bilboe	S. O'dell
M. Dzugan	J. Spadafora
D. Fortier	

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
City Manager T. Fitzpatrick
General Manager Engineering, Public Works and Transportation Services D. Shantz
Manager, Environmental and Traffic Services D. Cook
Manager, Development Planning / Real Estate D. Thorpe (7:10 p.m.)
Chief Building Official M. Mantesso (7:10 p.m.)
Recording Secretary, Games Licensing Clerk S. Stirling (7:10 p.m.)

Others Present:

03-55

03-55Z

Robert J. Ure, on behalf of 1346619 Ontario Inc.

Re: Application for Draft Plan of Subdivision approval and Rezoning amendment – 1346619

Ontario Inc. – Rainbow Country Estates (File 26T-14-02002 and 2002-13)

(PDS-2003-06)



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03-55

03-55Z

Ed Nicholas, 6 Kevin Drive, Fonthill L0S 1E4

Re: Application for Draft Plan of Subdivision approval and Rezoning amendment – 1346619 Ontario Inc. – Rainbow Country Estates (File 26T-14-02002 and 2002-13)

(PDS-2003-06)

03-55

03-55Z

Vince Policella Jr., 745 South Pelham Road, Welland L3C 3C9

Re: Application for Draft Plan of Subdivision approval and Rezoning amendment – 1346619 Ontario Inc. – Rainbow Country Estates (File 26T-14-02002 and 2002-13)

(PDS-2003-06)

03-56Z

Bernie Ceifets, 66 Savoy Crescent, Thornhill L4J 7W3, on behalf of Fiskin Developments Ltd.

Re: Proposed amendment to Zoning By-law 2667 – Fiskin Developments Ltd. – 425 King Street (File 2002-14)

(PDS-2003-07)

Vice Mayor Grenier called the General Committee Meeting to order at 7:10 p.m.

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

2. **DISCLOSURE OF INTEREST: NIL**

3. **ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF JANUARY 28th, 2003**

Moved by Councillor O'Dell that the Minutes of the General Committee Meeting of January 28th, 2003 be and the same are hereby approved and adopted as circulated.

CARRIED

4. **(A)** Vice Mayor Grenier recessed the General Committee Meeting to convene the Special Council Meeting at 7:15 p.m. for Statutory Public Hearings, chaired by Councillor Spadafora, pursuant to The Planning Act.



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- (B) The Special Council Meeting adjourned at 7:45 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:

- (A) **OPERATIONAL SERVICES** - *Vice Mayor Grenier, Chair*

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)

Councillor O'Dell inquired as to whether this report was changing the method of signage in parking lots only or also along city streets. Mr. Cook replied that this report refers to handicapped parking sections in parking lots only. He added that the By-law requires one handicapped sign per designated spot. Councillor O'Dell asked if the handicapped zone will be clearly marked on each end with arrows pointing in that clearly mark the beginning and end of the zone. Mr. Cook replied that the barrels holding the signs also define the end of the parking lane. He indicated this is strictly a parking lot issue and not an on street problem. Councillor Irvine inquired as to whether there is a limit to the number of spaces between the two signs and Mr. Cook replied that each stall must have it's own sign.

Moved by Councillor Mastroianni

That the City Solicitor be requested to prepare a By-law to amend the text of By-law 9840, passed by Council on May 5th, 1992, to incorporate changes to the text as outlined in Report TRAF-2003-02.

CARRIED

6. DELEGATIONS:

02-147Z - Mr. P. Douglas Reitsma, Ontario Land Surveyor, P.D. Reitsma Surveying Ltd. addressed Council regarding Victoria Welland Developments Ltd., Application to Amend Official Plan and Zoning By-law (File 2002-08).

Mr. Reitsma updated Council on amendments that have been made to the above noted application and requested its support of the application.



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99-157 - Mr. Danny Moccia addressed Council regarding impost and other fees on Lot #18, Montgomery Road.

Mr. Moccia addressed General Committee requesting reconsideration of the February 4th, 2003 decision of Council regarding Lot 18, Montgomery Road.

Moved by Councillor Spadafora

That Council recommend Mr. Moccia's request for an exemption from Development Charges on Lot 18, Montgomery Road to the next Council meeting.

LOST

7. STAFF REPORTS:

(A) **COMMUNITY SERVICES - Councillor J. Spadafora, Chair**

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 2002-13)

(PDS-2003-06)

Councillor Alakas inquired as to whether the parkland dedication in this Draft Plan of Subdivision is of normal size and Mr. Fitzpatrick responded that he believed the parkland dedication in this matter is 5% as permitted under the Planning Act. Councillor Fortier requested clarification that this Plan of Subdivision would be presented to Council again before it is finalized. Mr. Fitzpatrick responded that all the comments received during the Public Hearing tonight would be included in staff's report that will be brought back to Council. Councillor Grenier asked if the owner will be made aware that a fence is not being recommended in staff's report when it is brought back to Council. Mr. Fitzpatrick responded that the owner will be made aware of the date the report will appear on the Council Agenda.

Moved by Councillor Mastroianni

That Report PDS-2003-06 concerning Applications for Rezoning and Draft Plan of



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Subdivision for the Rainbow Country Estates be received for information purposes.

CARRIED

**03-56Z – Proposed Amendment to Zoning By-law 2667 – Fiskin Developments Ltd. –
425 King Street (File 2002-14).
(PDS-2003-07)**

Moved by Councillor Dmytrow - Bilboe

That Zoning By-law 2667, as amended, be further amended for 425 King Street (Part of Block E, Plan 574) from the existing C2 Zone to a Site Specific C2 Zone to permit a Motor Vehicle Repair Shop Class "A"; a Service or Repair Shop Class "A" and "B"; a Sales and Hire Garage and a Fast Food Outlet in addition to the uses permitted in the C2 Zone.

CARRIED

**02-158 - Semi-Annual Subdivision Status Report – December 31, 2002.
(PDS-2003-08)**

Moved by Councillor Mastroianni

That the Semi-Annual Subdivision Status Report as of December 31, 2002 be received for information.

CARRIED

**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)**

Moved by Councillor Mastroianni

1. That the City of Welland adopt Official Plan Amendment No. 107 respecting part of Lots 2 and 3, Plan 592 known municipally as 430, 432 and 434 Niagara Street from Residential to Commercial to permit a parking lot for the existing commercial plaza to the north; and



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2. That Zoning By-law 2667, as amended, be further amended for 430, 432 and 434 Niagara Street (part of Lots 2 and 3, Plan 592) from the existing RM2 Zone to the Site Specific C2-X4 Zone, to permit C2 uses and to incorporate a minimum yard setback from Zimmer Lane and to amend the regulations for the C2-X4 Zone.

CARRIED

Building and Inspections Division

02-169 - Request for Exemption from Fence By-law 10545, Visibility Triangle for 85 Aqueduct Street. (PDS-2003-10)

Councillor O'Dell asked if this exemption would compromise the existing By-law or would it have to be changed to incorporate this matter. He is concerned that once the City begins this practice then other owners who were made to conform to the By-law may come back and ask why they were not given the same opportunity for an exemption. Mr. Mantesso explained that in the concern of safety issues the City takes the position that the current By-law be followed. Staff feels there is enough latitude in this case that safety is not compromised. Councillor Spadafora added that originally staff believed there was a traffic problem which would cause some difficulty in this matter. Once staff went out to the property it was determined that it was not a traffic concern. Mr. Mantesso added that research has been conducted with twenty other municipalities and the trend is to reduce the visibility triangle. He also informed Council that, under the new Municipal Act, a new fence By-law will be presented for approval that reduces the visibility triangle.

Moved by Councillor Spadafora

That Mr. and Mrs. Harold be advised to have their hedge at 85 Aqueduct Street conform with the previous Fence By-law 5705 by April 30, 2003 and that any wrought iron fence or plantings within the regulated area not exceed 3 feet in height; and That the necessary by-law be prepared.

CARRIED

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

Clerk's Division

02-160 - Eliminating General Committee Meeting Evenings. (CLK-2003-04)

Councillor O'Dell voiced his concerns that, with the elimination of General Committee,



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Councillors will be pressured into making decisions too quickly. Councillor Fortier added this new meeting procedure would force members of Council to be prepared at the meeting and they will not be able to postpone the matters and their comments to the next meeting because they are not prepared. He supported the elimination on a trial period. Councillor Spadafora was concerned that everything on the agenda would not get done and asked if a time limit would be imposed. Councillor Mastroianni indicated that there would be a curfew of 11:00 and the new start time for the meetings would be 5:30. Mr. Stirtzinger explained that there is currently a lot of duplication of agenda topics between meetings and he detailed the new meeting procedure to members of Council. Councillor

Alakas mentioned that not everyone on Council works steady days, can take vacation days or can leave their job to attend meetings at 5:30. He felt this new meeting procedure would limit the type of person who could run for Council and eliminate shift workers and professionals. He stressed that if a Councillor had to miss a meeting, under the new procedure, he would be missing a lot of information with meetings only twice a month. He also felt it would be hard to complete the entire agenda in one night and there would be additional meetings required to complete all the items on the agenda. He would like to see the meeting schedule remain as is so that even shift workers can attend on a regular basis. Councillor Dmytrow-Bilboe supported Councillor Alakas' comments and added that two Councillors could not attend this evening's meeting because they were working. She added that not everyone has the luxury of switching shifts, using vacation or taking time off from their job to attend meetings at 5:30. She mentioned that she would like this matter to be voted on when all twelve Councillors were present. Councillor Fortier stressed that he felt that anyone who is committed to Council will make themselves available for the meetings on Tuesdays. This new process will not allow Councilors who did not attend the General Committee meeting to have another attempt at stalling the process. Councillor Mastroianni agreed and added that it would be easier for shift workers to arrange for only two Tuesdays a month off instead of four as they currently do. Councillor Spadafora added that he would agree to a two month trial but he feels that it is not a good time with the election coming and he feels that City business will suffer with the new meeting procedure. Councillor Dzugan offered his opinion on this matter by saying that people who choose to run in the election know what is expected of them before the election takes place. He also felt there was a lot of duplication on many issues and it was worth trying it for three months to determine if the new procedure expedites matters. Councillor Belcastro added his concerns for shift workers but felt this new meeting schedule would force Council to make decisions that night and not dodge the issues. Councillor Grenier then added that the Councillors would still have the opportunity to defer issues to the next meeting and this new process would not eliminate this concern. She also was concerned about shift workers having difficulty in changing their shifts to attend meeting and felt their comments must be taken into account. Councillor Grenier added that perhaps it would be best to change the meeting format at the beginning of Council's term and not the end. Councillor Mastroianni offered that he believed it would be better to try the new format with experienced Councillors who know how the system works and are familiar with the process. Making the change in meeting procedures at this time allows the current experienced Council to look at both options. Councillor Irvine then requested that this matter be deferred to the March 4th Council Meeting.



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Moved by Councillor Irvine

That Report CLK-2003-04 regarding the elimination of General Committee Meetings be referred to the March 4th, 2003 Council Meeting.

CARRIED

(C) OPERATIONAL SERVICES - Councillor Beaudoin, Chair

Engineering, Public Works and Transportation Services

Public Works Division

03-51 - Council's concerns regarding first snowfall event – December 1, 2002. (ENG-2003-03)

Councillor O'Dell indicated that he did not agree with the dates in this report. He added that the service was much better during the last snowfall that occurred.

Moved by Councillor O'Dell

That Report ENG2003-03 regarding Council's concerns with respect to the First Snowfall Event - December 1, 2002 be received for information purposes.

CARRIED

03-9 - Request for Streetlighting – 22 Karen Crescent. (ENG-2003-05)

Moved by Councillor Mastroianni

That the request from Eileen Pando for the installation of a streetlight and hydro pole on the south west side of the curve across from 22 Karen Crescent be approved and that staff be authorized to proceed with the installation of a hydro pole with streetlight at an estimated cost of \$2,922.79, excluding taxes.

CARRIED



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Engineering Division

02-136 - Response to 'Draft Report' July 2002, Environmental Assessment Level Review of Regional Mid-Term Disposal Alternatives, Urban Environmental Management Inc., Regional Municipality of Niagarat.
(ENG-2003-08)

Moved by Councillor Mastroianni

That Staff Report ENG2003-08 dated February 11, 2003 be forwarded to the Region of Niagara for information and consideration in the preparation of the 'Final' Report on the 'Mid-Term Disposal Alternatives' being prepared for Regional Niagara by Urban Environmental Management Inc.

CARRIED

8. **NEW BUSINESS:** **NIL**

9. The General Committee Meeting adjourned at 9:40 p.m.