



## **SPECIAL COUNCIL MEETING AGENDA**

**Tuesday, September 23, 2003  
7:00 P.M.  
COUNCIL CHAMBERS - CITY HALL**

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**Page No.**

1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:30 p.m.)**  
(See attached)
2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA) (7:00 p.m.)**
3. **OPEN SPECIAL COUNCIL MEETING (7:00 p.m.)**
  - 4.1 **STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.**
    1. **03-1 9** An Application has been made by **GREEN SCHEELS PIDGEON PLANNING CONSULTANTS** on behalf of **1108889 ONTARIO LIMITED, 1108890 ONTARIO LIMITED, 1108893 ONTARIO LIMITED AND 1083295 ONTARIO LIMITED** to rezone Part of Lots 20 and 21, Concession 2 and part of the road allowance between Lots 20 and 21, Concession 2, former Township of Crowland, now City of Welland being Part 2 and part of Parts 3, 6 and 7, Plan 59R-9112 for lands on the north side of Woodlawn Road, east of Brown Road from the existing H-C4-X9 By-law 2667 to a Site Specific H-C4 Zone By-law 2667. The purpose of the Amendment is to allow the subject lands to be used for uses permitted in the BP-XI Zone and the following uses: department store, automobile service station, automotive trade uses, large retail store (greater than 2,300 square metre floor area), home and auto supply store. The additional uses of retail stores, business offices and personal service establishments would be permitted provided a minimum of 11,845 square metres of department store or home improvement store uses or large retail stores have been, or are under, development on the subject lands. Zone provisions shall also be provided. The Official Plan designation is **PRESTIGE LIGHT INDUSTRIAL/HIGHWAY COMMERCIAL DESIGNATION – OFFICIAL PLAN AMENDMENT NO. 97**. The subject lands are also the subject of an Application for Official Plan Amendment and Application for Red-Lined Revision – Subdivision File 26T-14-97003 (Niagara Centre).



## **SPECIAL COUNCIL MEETING AGENDA - Page 2**

**Tuesday, September 23, 2003  
7:00 P.M.  
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---

**Page No.**

2.     **03-1 40**     An Application has been made by **P. DOUGLAS REITSMA SURVEYING LTD.** on behalf of **HELGA TOWNSEND** to rezone Part of Lot 19, Concession 6, former Township of Crowland, now City of Welland for lands at 92 Ridge Road from the existing I1 – Storage and Lighting Manufacturing Zone By-law 2667 to a Site Specific I1 Zone By-law 2667. The purpose of the Amendment is to permit a residential single-detached dwelling to the rear of an existing building used for light industrial uses. The Official Plan designation is INDUSTRIAL AND OPEN SPACE.

**(B)   ADJOURN PLANNING ACT PUBLIC HEARINGS.**

4.2     **STATUTORY PUBLIC HEARING PURSUANT TO THE MUNICIPAL ACT.**

To consider amendments to the City of Welland 2003 Capital Budget.

**98-82**             **(CM Report 2003-23 - Award of Tender – Civic Square Project.)**  
**(TO BE DISTRIBUTED AT MEETING)**

**03-1 4**             **(See Report ENG-2003-59 – Award of Tender – Oakland Avenue Sanitary Sewer and Watermain Replacement (Oakland – Wilton Area – Phase 1) from Lincoln Street to Maple Avenue (Pages 11 to 14).**

**(B)   ADJOURN MUNICIPAL ACT PUBLIC HEARINGS.**

4.3     **DELEGATIONS:**

**03-1 4**     Clemence Vizsolyito -Barking Dogs By-law.

**03-1 1**     Ninetta Gallant -Watermain at **200** Moyer Road.

98-82     William Summers - Welland Recreational Canal Corporation  
**99-99**     plans for development between Merritt Island and Merritt Park.

**98-82**     Janet Booth, Welland Public Library- Need for a new library at the Civic Square.



## **SPECIAL COUNCIL MEETING AGENDA - Page3**

**Tuesday, September 23, 2003  
7:00 P.M.  
COUNCIL CHAMBERS - CITY HALL**

---

**Page No.**

**5. BY-LAWS:**

***BY-LAWS MAY BE VIEWED AT THE CLERK'S DEPARTMENT PRIOR TO THE MEETING IF DESIRED.***

~~03-83~~ **03-84** Law to authorize the entering into a contract with Vic Vatr Contracting Limited for the Oakland Avenue Sanitary Sewer and Watermain Replacement (Oakland – Wilton Area – Phase 1) from Lincoln Street to Maple Avenue.

**98-82** (By-laws if necessary re: Civic Square Project).

**6. ADJOURNMENT**



## **SPECIAL COUNCIL MEETING AGENDA - Page4**

**Tuesday, September 23, 2003  
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COUNCIL CHAMBERS - CITY HALL**

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**Page No.**

**1. STAFF REPORTS**

**1. Staff Reports**

**98-82** City Manager T. Fitzpatrick – Award of Tender – Civic Square Project.

**(TO BE DISTRIBUTED AT MEETING)**

**03-1 9** Mgr., Development Planning / Real Estate D. Thorpe – Proposed Amendment to Zoning By-law 2667 – Helga Townsend – 92 Ridge Road (File 2003-08).

**03-1 0** Mgr., Development Planning / Real Estate D. Thorpe – Applications for Official Plan and Zoning By-law amendments - 1108889 Ontario Limited, 1108890 Ontario Limited and 1083295 Ontario Limited Part Lots 20 & 21 Concession 2 & Part of Road allowance between Lots 20 & 21, concession 2, former Township of Crowland, now City of Welland being Part 2 and Part of Parts 3,6 and 7, Plan 59R-9112 – north side of Woodlawn Road, east of Brown Road.

**11** **03-1 4** Gen. Mgr. Engineering, Public Works & Transp. Serv. / City Engineer D. Shantz – Award of Tender – Oakland Avenue Sanitary Sewer and Watermain Replacement – (Oakland – Wilton Area – Phase 1) from Lincoln Street to Maple Avenue.

**15** **02-1 51** Gen. Mgr. Engineering, Public Works & Transp. Serv. / City Engineer D. Shantz – CCTV Camera Inspection of Gravity Sewers.

**2. New Business**

**17** **03-1 0** Michael Del Ben, Gorge Holdings Inc. – Objecting to the Proposed Shopping Centre – First Pro, Hwy. 406 and Woodlawn Road, Welland.



## **SPECIAL COUNCIL MEETING AGENDA - Page 5**

**Tuesday, September 23, 2003**

**7:00 P.M.**

**COUNCIL CHAMBERS - CITY HALL**

---

**Page No.**

**Recommendation:**

That the letter from Michael Del Ben, Gorge Holdings Inc. regarding the objection to the proposed Shopping Centre – First Pro, Hwy. 406 and Woodlawn Road, Welland be received for information; and

That the request for all notices of proceedings be referred to the Development Services and Clerks Departments for their information and action.