



SPECIAL COUNCIL MEETING AGENDA

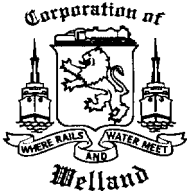
Tuesday, October 28, 2003

7:00 P.M.

COUNCIL CHAMBERS - CITY HALL

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. **03-1512** An Application has been made by **P. DOUGLAS REITSMA SURVEYING LTD.** on behalf of AUGUSTO AND FRANCA NARDILLI to rezone Lots 163, 164 and 165, Plan 655 for lands at 37 Rice Road from the existing R2-Single-Detached Dwelling – Second Density Zone By-law 2667 to a Site Specific R2 Zone By-law 2667. The purpose of the Amendment is two fold. The first, for Part 1 on the attached sketch, is to recognize an existing duplex, to permit a lot area of 470 square metres, to permit a front yard setback of 3.0 metres, to permit a rear yard setback of 6.9 metres and to provide other Zone regulations. The second, for Part 2, is to permit a single-detached dwelling on a lot with a lot frontage of 11.9 metres, a lot area of 360 square metres, a front yard setback of 5.2 metres and a maximum lot coverage of 38% with all other provisions of the R2 Zone applying. There is no Official Plan designation. The subject lands are also the subject of an Application for Committee of Adjustment – Consent – File B004/2003W ELL.
 2. **03-1522** An Application has been made by **BELION HOLDINGS LIMITED, C/O THE EFFORT TRUST COMPANY** to rezone Part of Lot 251, former Township of Thorold, now City of Welland for lands at 180 Fitch 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 permit the subject lands to be used for C2 uses as well as a Sales and Rental Garage and a Motor Vehicle Repair Shop Class “A”. The Official Plan designation is COMMERCIAL (C).



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3. **03-1 55Z** An application has been made by THE CORPORATION OF THE CITY OF WELLAND to rezone Part of Block E, Plan 574 and Part of Lot 130, Plan 565 for lands at 501 King Street from the existing 02 – Open Space Zone By-law 2667 to a Site Specific 02 Zone By-law 2667. The purpose of the Amendment is to permit a portion of the existing building (Arena) to be used as a clinic, The Official Plan designation is OPEN SPACE (OS).
4. **99-105Z** An Application has been made by THE CORPORATION OF THE CITY OF W ELLAND to rezone Block 15, Part Block 14, Plan M-86 for lands on the east side of Colbeck Drive, south of Endicott Terrace from the existing R1 , 01, EP-XI Zones By-law 2667 to H-RI and EP-XI Zones By-law 2667. The purpose of the Amendment is to rezone those lands within the floodplain to Environmental Protection Zone EP-XI and those lands above the floodplain to H-R1 . It is proposed to transfer the majority of the EP-XI lands to merge in Title with proposed Lot 7 in the Stonegate Estates Draft Plan of Subdivision. The H-R1 lands, together with the EP-XI lands to the north, are proposed for single-detached residential development. The Official Plan designation is LOW DENSITY RESIDENTIAL AND ENVIRONMENTAL PROTECTION.

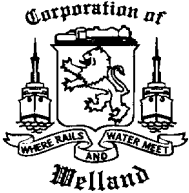
(B) ADJOURN PLANNING ACT PUBLIC HEARINGS.

4.2 DELEGATIONS: NIL

5. BY-LAWS:

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

03-1 512 A By-law to amend City Of Welland Zoning By-law 2667 (Augusto and Franca Nardilli - File 2003-1 1) 35 and 37 Rice Road.



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- 03-1522** A By-law to amend City Of Welland Zoning By-law 2667 (Belion Holdings Limited – File 2003-I 4) 180 Fitch Street.
- 03-1552** A By-law to amend City Of Welland Zoning By-Law 2667 (City of Welland – File 2003-I 3) 501 King Street.
- 99-1052** A By-law to amend City Of Welland Zoning By-law 2667 (City Of Welland - File 2003-I 2) East Side of Colbeck Drive, South of Endicott Terrace.
- 2000-47** A By-Law to lay out, establish and name Lot 132, Plan 674 being A 0.3 metre reserve for the City Of Welland as part of Abbey Road.

6. ADJOURNMENT



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1. STAFF REPORTS

- 1 **03-I 51Z** Mgr., Development Planning / Real Estate D. Thorpe – Proposed amendment to Zoning By-law 2667 – Augusto and Franca Nardilli – 37 Rice Road (File 2003-I 1).
- 7 **03-I 52Z** Mgr., Development Planning / Real Estate D. Thorpe – Proposed amendment to Zoning By-law 2667 – Belion Holdings Limited – 180 Fitch Street (File 2003-I 4).
- 13 **03-I 55Z** Mgr., Development Planning / Real Estate D. Thorpe – Proposed amendment to Zoning By-law 2667 – City of Welland – 501 King Street (File 2003-I 3).
- 17 **99-I 05Z** Mgr., Development Planning / Real Estate D. Thorpe – Proposed amendment to Zoning By-law 2667 – City of Welland – East side of Colbeck Drive, south of Endicott Terrace (File 2003-12).
- 31 **2000-47** Mgr., Development Planning / Real Estate D. Thorpe – Lay out, establish and name a one foot reserve on Abbey Road west of Carlton Avenue.
- 33 **03-I 54** Mgr., Development Planning / Real Estate D. Thorpe – Condominium Approval, 937776 Ontario Inc., 162 First Street, City of Welland (File 26CD-14-03001).
- 34 **2000-68** Mgr., Development Planning / Real Estate D. Thorpe - Request for extension to Draft Approval and to revise Draft Plan Conditions 3, o), p), q) and r) – Stonegate Estates Subdivision – Ravenda & Ravenda Construction Limited (File 26T-14-20001).
- 39 **03-I 53** Mgr., Development Planning / Real Estate D. Thorpe - Regional Policy Plan Proposed Official Plan – Amendment Number 185 – Servicing Policy Update – Extensions of Sewer & Water Services – Outside the Urban Area.
- 44 **02-I 6** Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri- Municipal Performance Measurement Program for the Year **2002.**



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| 59 | <u>03-4</u> | Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri-
August 2003 Financial Statements. |
| 72 | <u>03-1</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv. / City
Engineer D. Shantz – Transit Service Extension to Town of
Pelham. |
| 74 | <u>03-22</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv. / City
Engineer D. Shantz – Parking Concerns on River Road. |
| 78 | <u>03-22</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv. / City
Engineer D. Shantz – Parking on Lancaster Drive. |
| 81 | <u>03-22</u> | Gen. Mgr. Engineering, Public Works & Transp. Serv. / City
Engineer D. Shantz - School Zone Safety Concerns. |

2. New Business

- | | | |
|----|--------------|---|
| 86 | <u>01-42</u> | Robert Piper, Chairman, Welland River Keepers, regarding
possible environmental contamination in areas in and around the
Welland River/Draper's Creek, as well as the maintaining of the
integrity of the local ecosystem. |
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Recommendation:

That the presentation of Robert Piper, Chairman of Welland River Keepers regarding the application for Amendment to Zoning By-law 2667 as it pertains to the City owned land abutting Draper's Creek be received for information.