



## GENERAL COMMITTEE AGENDA

Tuesday, December 13<sup>th</sup>, 2005  
7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2005 - 13

PURSUANT TO BY-LAW 2005-176, THE PROCEDURAL BY-LAW OF COUNCIL, COUNCIL WILL MEET AT THE CONCLUSION OF THE GENERAL COMMITTEE AND MAY RATIFY ALL OR PART OF THE RECOMMENDATIONS AND BY-LAWS RELATED THERETO OF THE GENERAL COMMITTEE AT THAT TIME.

Craig A. Stirtzinger,  
City Clerk

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1. ***Additions / Deletions to Agenda.***
  2. ***Disclosure of Interest.***
  3. ***Adoption of Minutes of General Committee Meeting of November 22<sup>nd</sup>, 2005.***
  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.***
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### ***Public Hearings:***

***(appoint Chair of Community Services to preside)***

1. An Application has been made by P. DOUGLAS REITSMA SURVEYING LTD. on behalf of LEONARD GEORGE BANTTEN, EDITH MARTHA MAE BANTTEN, LEONARD SALMON AND LOLA SALMON, JOSEPH TIRONE AND EVA FALCONE, JOHN SMITH AND ELIZABETH SMITH, ANDRE ROY AND MAUREEN ROY, VITO SCARSELLI AND ALFONSINA RAVENDA to rezone Lots 2, 3, 4 and 5, Plan 59M-311 for lands at 18, 24, 30, 36, 42, 48, 54, 60 Bridgewater Court from the existing RM4 - Multiple Dwelling – Fourth Density Zone By-law 2667 to a Site Specific RM4 Zone By-law 2667. The purpose of the Amendment is to permit an existing deck with a zero metre setback instead of the required 1.2 metre setback from the common/shared lot line for the existing semi-detached dwellings. There is no Official Plan designation.
2. An Application has been made by 1578967 ONTARIO LTD. to rezone Lots 39, 40, 41 and 42, Plan 969 for lands at 11 Pietz Avenue from the existing RM2 – Multiple Dwelling – Second Density 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 a variety of commercial uses including retail store, personal service establishment, dry cleaning and laundry depot, bake shop, caterer, day care facility, artist studio, distillation establishment, contractors establishment, custom workshop, printing establishment, business service establishment and car detailing. The Official Plan designation is RESIDENTIAL (R). The subject lands are also the subject of an Application for Official Plan Amendment.
3. An Application has been made by 1578967 ONTARIO LTD. to amend the Official Plan (Lots 39, 40, 41 and 42, Plan 969) for lands at 11 Pietz Avenue from RESIDENTIAL (R) to COMMERCIAL. The purpose of the Amendment is to permit the subject lands to be used for a variety of commercial uses including retail store, personal service establishment, dry cleaning and laundry depot, bake shop, caterer, day care facility, artist studio, distillation establishment, contractors establishment, custom workshop, printing establishment, business service establishment and car detailing. The subject lands are also the subject of an Application for Zoning By-law Amendment – File 2005-13.



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#### (B) ***Adjourn Public Hearings/Special Council Meeting And Reconvene General Committee Meeting.***

#### 7. ***Oral Reports and Delegations:***

##### 7.1 **Delegations:**

**02-157** - Corwin Cambray, Commissioner of Planning and Development, Region of Niagara, to address Council regarding Urban Design Guidelines and Provincial Policy Statements.

1 **99-125** - Rick Alakas, President, CAW Local 523 to address Council regarding their "Solid Pensions-Secure Future campaign.

7 **05-175** - Dave and Tracey Albano to address Council regarding the storage of a bus on a private drive.

##### 7.2 **Boards, Agencies, Commissions Report(s)**

8 7.2.1 **99-99** - Welland Recreational Canal Corporation (Mark Carl, Chairman, Welland Recreational Canal Corporation, to address Council regarding the WRCC semi-annual report prepared by Barry LaPlante, General Manager, Parks and Recreation, entitled Welland Recreational Canal Corporation.)

#### 8. ***Staff Reports:***

##### (A) **COMMUNITY SERVICES**

##### **Planning and Development Services**

##### **Planning Division**

11 **05-176**  
**05-176Z** - Proposed Amendment to the Official Plan and Zoning By-law 2667 – 1578967 Ontario Ltd, 11 Pietz Avenue (File 2005-13).  
**(PDS-2005-86)**

19 **05-177Z** - Proposed Amendment to Zoning By-law 2667 – Bridgewater Court - Lots 2, 3 4 and 5, Plan 59M-311 – 18, 24, 30, 36, 42, 48, 54 and 60 Bridgewater Court (File 2005-14).  
**(PDS-2005-87)**



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- 25                    **01-108** - Downtown Incentive Program Application - Matilda Coppola – 38 Division Street - Residential Conversion and Intensification Loan Program - Refund of Local Planning and Building Fees Program.  
(PDS-2005-88)
- 29                    **04-89** - Proposed Regional Policy Plan Amendment 187; A Healthy Landscape – Healthy Communities; New Environmental Policies for Niagara.  
(PDS-2005-89)

### (B)    **CORPORATE SERVICES**

#### **Clerk's Division**

- 31                    **06-45** – 2006 City Insurance Renewal.  
(CLK-2005-23)
- 61                    06-29  
06-33  
06-56  
**07-29** - Council Calendar 2006 – Council Meeting Dates, Municipal Elections and Christmas Closure.  
(CLK 2005-22)

#### **Legal Department**

- 63                    96-129  
**04-126** - Hearing of Council with respect to an application by Chris Webb for an order exempting Chris Webb from the requirement that the owner's dog be muzzled pursuant to an order of Animal Control Officer, B. Ashcroft, application pursuant to the provisions of By-law 10715 Section 14(F).  
(LEGAL 2005-04)

### (C)    **OPERATIONAL SERVICES**

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

#### **Public Works Division**

- 66                    **97-67** - Provision of Contracted Snow Plowing to Supplement Existing City Forces.  
(ENG-2005-50)



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#### Transit Services Division

69                    05-13 - Welland Winter Lights 2005.  
(TRANS-2005-10)

#### 9.    ***New Business:***

70                    Letter from Kim Phillips, City Clerk, City of Burlington dated November 29, 2005 regarding Niagara to GTA Corridor Environmental Assessment (City of Burlington Submission) File 575-05 & 795-01.

72                    Faxed resolution from St. Catharines regarding Niagara to GTA Corridor.

**Recommendation: That Welland City Council urges the Ministry of Environment and the Ministry of Transportation Ontario to proceed with the Environmental Assessment of the proposed GTA Niagara Transportation Plan without delay.**

#### 10.   ***Outstanding Items Referred To Committee.***

#### 11.   ***Adjournment.***