



COUNCIL MEETING AGENDA

*Tuesday, August 22, 2006
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (5:00 p.m.)**
(See yellow tab)
 1. Personal matter: Physician recruitment
 2. Litigation or potential litigation matter:
 3. Labour relations and employee negotiations matters:
 4. Proposed disposition of land matter: City-owned *land*

 2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:55 p.m.)**

 3. **OPEN COUNCIL MEETING (7:00 p.m.)**
 - 3.1 **NATIONAL ANTHEM**
 - 3.2 **OPENING REMARKS**
 - 3.3 **ADDITIONS/DELETIONS TO AGENDA**
 - 3.4 **DISCLOSURE OF INTEREST**
 - 3.5 **ADOPTION OF MINUTES**

Special Council Meetings of August 1, 2006 and August 3, 2006
(Previously Distributed)
 - 3.6 **CALL UPON THE CLERK TO REVIEW AGENDA INDEX INCLUDING BY-LAWS FOR COUNCIL TO DETERMINE ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN)**
(See pink tab)

 4. **ORAL REPORTS AND DELEGATIONS**
 - 4.1 **PRESENTATION(S)**
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4.3 STATUTORY PUBLIC HEARINGS HELD JOINTLY WITH THE REGION OF NIAGARA, PURSUANT TO THE PLANNING ACT.

PUBLIC HEARING:

(Councillor J. Larouche Chair of Community Services to preside)

Regional Councillors Brian Baty, Anne Angelone and Ron Leavens AND Peter Colosimo, staff member will be in attendance to preside over the Regional portion of the Hearing.

- (A) **06-I 31**
~~06-132~~ Application for Regional Policy Amendment 3-2006 by Urban & Environmental Management, on behalf of Sterling Realty Limited, to permit a 3.7 hectare (9.14 acre) expansion of the Urban Area Boundary in the Central West area of the City of Welland.
- (B) **06-I 31**
~~06-132~~ Application has been made by URBAN & ENVIRONMENTAL MANAGEMENT INC. on behalf of STERLING REALTY (NIAGARA) INC., HARRY JOHN AND SANDRA GAIL ANDREWS, AND JENNIFER ANN WUISMAN to amend the Official Plan (Part of Township Lots 259 and 260, Part of the Road Allowance between Township Lots 259 and 260, former Township of Thorold, now in the City of Welland) for lands south of Gaiser Road between South Pelham Road and Colbeck Drive from NO COVERAGE to LOW DENSITY RESIDENTIAL AND ENVIRONMENTAL PROTECTION. The purpose of the Amendment is to permit the development of two Plans of Subdivisions and to provide protection for those lands lying south of the subject Plans and north of Coyle Creek. The proposed Plans of Subdivision, when completed, will contain 173 residential dwelling units and 11 Blocks for the future residential use, as well as parks and a storm water management facility. The Residential designation is intended to reflect the composition of the proposed Plans. The Environmental Protection designation is intended to provide protection for those environmentally sensitive lands north of Coyle Creek. The subject lands are also the subject of an Applications for Draft Plan of Subdivision - File 26T-14-06003 and 26T-14-06004, Applications for Zoning By-law Amendment – File 2006-I 0 and 2006-I 1 and Application for Regional Policy Plan Amendment.
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- (C) **06-I 31**
06-131Z An Application has been made by UPPER CANADA CONSULTANTS on behalf of STERLING REALTY (NIAGARA) INC., JENNIFER A. WUISMAN, HARRY J. AND SANDRA G. ANDREWS AND RAYMOND B. AND DEBORAH A. SIBBETT for approval of a Draft Plan of Subdivision for lands on the south side of Gaiser Road, east of South Pelham Road. The subject lands are designated as URBAN AND RURAL by the Regional Policy Plan, as LOW DENSITY RESIDENTIAL/NO COVERAGE by the City of Welland Official Plan and to Rezone the subject lands from RA – Rural Agricultural Zone By-law 2667 to a 01, Site Specific R3 and Site Specific RM3 Zones. The Application proposes the development of 10.542 hectares of land for Residential development. There is also an Application for an Amendment to the Regional Policy Plan. FILE NOS. 26T-14-06003 AND 2006-i 0.
- (D) **06-I 32**
06-132Z An Application has been made by UPPER CANADA CONSULTANTS on behalf of PENINSULA RESIDENTIALS INC., JENNIFER ANN WUISMAN, LEA SILVESTRI INVESTMENTS LTD. AND STERLING REALTY (NIAGARA) INC. for approval of a Draft Plan of Subdivision for lands north and south of Gaiser Road, west of Colbeck Drive. The subject lands are designated as URBAN AND RURAL by the Regional Policy Plan, as LOW DENSITY RESIDENTIAL/NO COVERAGE by the City of Welland Official Plan and to Rezone the subject lands from RA and H-RM3-X17 Zones By-law 2667 to a Site Specific R3 and RM3 Zones. The Application proposes the development of 4.023 hectares of land for Residential purposes. There is also an Application for an Amendment to the Regional Policy Plan. FILE NOS. 26T-14-06004 AND 2006-I 1.

ADJOURN PLANNING PUBLIC HEARINGS PROCESS.

4.3 DELEGATION(S) (maximum 5/10/5 policy):

~~06-109~~ Levick – the use of the Welland Recreational Canal Waterway.

~~06-114~~ Muise – Flooding from the storm of July 27, 2006.

~~06-109~~ Barkwell – Application for Draft Plan Subdivision – File 26T-14-06001 (Michael Estates Subdivision).

4.4 REGIONAL COUNCIL REPORT



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- 4.5 BOARDS, AGENCIES, COMMISSIONS REPORT(S)**
- 99-99 Mark Carl, Chair - Welland Recreational Canal Corporation Master Plan and Operations Update.
- 06-4** James Brennan, CA Principal, Grant Thornton LLP, Consolidated financial statements for the year ended December 31, 2005.
/Consolidated financial report and Audit Concluding Memorandum included with Council Members' Agenda packages.
- 5. COMMITTEE OF THE WHOLE (OPEN)**
(to discuss items removed from Agenda Block)
- 6. BY-LAWS (SEE AGENDA INDEX)**
- 7. NOTICES OF MOTION**
- 7.1 Notices of Motion (previously submitted for discussion)**
(Councillor Fortier)
- 06-114 That the City of Welland invite key stakeholders, historians, organizations and citizens interested in creating a recognized committee to commemorate Welland's 1 50th Anniversary in 2008.
- 7.2 Notices of Motion (for introduction)**
- 7.3 Councillor issues discussed with staff and not yet resolved.
- 8. CORPORATION REPORTS**
- 8.1 Councillor Activities Report**
- 8.2 Mayor's Report**
- 8.3 City Manager's Report**
- 9. ADJOURNMENT**
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- 17 **04-57** Mgr. Gen. Mgr. Planning and Development Services D. Thorpe-
Places to Grow: Growth Plan for the Greater Golden Horseshoe 2006.
**(Background information included in Council Members' Agenda
Packages.)**
- 22 ~~06-125~~ Mgr. Gen. Mgr. Planning and Development Services D. Thorpe-
Conditions with respect to approval of consents.
- 34 ~~06-109~~ Mgr. Gen. Mgr. Planning and Development Services D. Thorpe-
Remove from Block Applications for Draft Plan of Subdivision Approval and Zoning
By-Law Amendment (Files: 26t-14-06001; 2006-06) Lea Silvestri
Investments Ltd. Michael Estates Subdivision (east of South Pelham
Road, west of the westerly Terminus of Michael Drive)
- 70 ~~06-82~~ Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Parking Operations – West side of
Mayfair Drive.
- 72 06-134 Gen. Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Basement Flooding Investigation from
Storm of July 27, 2006.
- 74 ~~06-88~~ Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Award of Tender – Drapers Creek culvert
replacement at Colbeck Drive.
- 77 ~~06-105~~ Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Award of tender - Fitch Street Roadway
Reconstruction.
- 80 ~~06-26~~ Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Award of Tender – Mudjacking of concrete
sidewalk panels 2006.
- 83 ~~06-17~~ Mgr. Engineering, Public Works & Transp. Serv./City
Engineer D. Shantz – Food Festival 2006.
- 85 ~~06-19~~ Mgr. Parks and Recreation – Arena Concession License of
Occupation Agreement.
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- 06-1 5** A By-Law to authorize the acceptance of tender and the entering into a contract with Steed And Evans Limited for the Fitch Street Roadway Reconstruction between Prince Charles Drive and South Pelham Road (Part 2006 Work)
- 06-26** A By-law to authorize the acceptance of tender and the entering into a contract with Jojacks for the Mudjacking of Concrete Sidewalk Panels 2006.
- 06-24** A By-law to authorize the appointment of Peter Simmons as City Manager of the Corporation of the City of Welland.
- 06-1** A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 22nd day of August, 2006.
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