



GENERAL COMMITTEE/COUNCIL AGENDA

*Tuesday, February 14, 2006
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 02

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**

1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:30 p.m.)**
(See yellow tab)

2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA)**

3. **OPEN GENERAL COMMITTEE MEETING (7:00 p.m.)**
 - 3.1 **CALL TO ORDER**
 - 3.2 **ADDITIONS/DELETIONS TO AGENDA**
 - 3.3 **DISCLOSURE OF INTEREST**
 - 3.4 **ADOPTION OF MINUTES**

General Committee Meeting of January 24th, 2006.
(Previously Distributed)
 - 3.5 **CALL UPON THE CLERK TO REVIEW AGENDA INDEX TO DETERMINE ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**



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4. ORAL REPORTS AND DELEGATIONS

(Staff reports relating to delegations to be brought forward)

4.1 DELEGATIONS (MAXIMUM 5/10/5 RULE) - Nil

4.2 LEGISLATED PUBLIC HEARINGS

4.2.1 STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.

- (A) 06-48Z** An Application has been made by ALLAN J. HEYWOOD on behalf of TINA DELUCA AND LEO AITA to rezone Lots 50 to 75 inclusive, Plan 942, Lane and Part of Trufal Avenue (Closed) for lands at 170 Broadway from the existing O2 and C3 Zone By-law 2667 to a Site Specific H-RM4, H-RM3 and C3 Zone By-law 2667. The purpose of the Amendment is to permit the redevelopment of a former school into a 30-unit apartment building; the development of vacant lands for multi-residential purposes; to provide related Site Specific Zone provisions to implement the development/redevelopment of the subject lands; and, to provide one zone coverage (C3) for lands at 48 St. George Street. The Official Plan designation is SCHOOL AND COMMERCIAL (C3). The subject lands are also the subject of an Application for Official Plan Amendment and Application for Consent, File B010/2004WELL.

(See Staff Report PDS-2006-07 - Pages 5 to 8)

06-49Z An Application has been made by UPPER CANADA CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. to rezone Block 29, Plan 59M-328 for lands at 740 Thorold Road from the existing H-RM4-X12 Zone By-law 2667 to a Site Specific H-RM4-X12 Zone By-law 2667. The purpose of the Amendment is to permit street townhouses as an additional use with reduced minimum lot area of 180 square metres, minimum lot frontage (end unit) of 7.2 metres, minimum side yard of 1.2 metres, minimum interior side yard of 1.2 metres (0.6 metres for garage) and maximum lot coverage of 50%. The Official Plan designation is MEDIUM AND HIGH DENSITY RESIDENTIAL. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-05003.

(See Staff Report PDS-2006-06 - Pages 9 to 11)



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- 4.3 BOARDS, AGENCIES, COMMISSIONS REPORT(S) - Nil**

- 5. COMMITTEE OF THE WHOLE (OPEN)
(to discuss items removed from Agenda Block)**

- 6. ADJOURN GENERAL COMMITTEE AND CALL TO ORDER COUNCIL MEETING.**
 - 6.1 RATIFY ACTIONS OF GENERAL COMMITTEE**
 - 6.2 BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA) - Nil**
 - 6.3 RESOLUTIONS OF SPECIAL COUNCIL MEETING NOTICE - Nil**
 - 6.4 BY-LAWS (SEE COUNCIL AGENDA INDEX)**

- 7. ADJOURNMENT**

BY-LAWS

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

BY-LAWS RELATED TO GENERAL COMMITTEE MEETING

06-1

BYL 2006 - 12

A By-law to adopt, ratify and confirm proceedings of Council of the City of Welland at its meeting held on the 14th day of February, 2006.

BY-LAWS RELATED TO SPECIAL COUNCIL MEETING NOTICE

NIL



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AGENDA BLOCK

**1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS
AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION**

2. COMMITTEE AND STAFF REPORTS

1. Business Arising from Committee of the Whole (closed) (NIL)

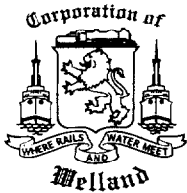
2. Staff Reports

(A) COMMUNITY SERVICES

Planning and Development Services

Planning Division

1	<u>04-92</u>	Gen. Mgr. Planning and Development Services D. Thorpe – Request for Minor Variance to Sign By-law.
5	<u>06-48</u> <u>06-48Z</u>	Gen. Mgr. Planning and Development Services D. Thorpe – Proposed amendment to the Official Plan and Zoning By-law 2667 – Lots 50 – 75 (inclusive), the Lane and Part of Trufal (closed), Plan 942, being Parts 1 to 4, 59R-12322 and Parts 1 and 2, 59R-12189 – Tina Deluca and Leo Aita – 170 Broadway (File 2005-16).



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9	06-49 <u>06-49Z</u>	Gen. Mgr. Planning and Development Services D. Thorpe – Application for approval of Draft Plan of Subdivision and Zoning By-law Amendment (File 26T-14-05003; 2005-15) Lea Silvestri Investments Ltd. Whispering Pines Subdivision (Block 29, 59M-328).
12	<u>98-77</u>	Chief, Fire and Emergency Services P. Olah – Ontario Fire Code Amendment – Smoke Alarms.

3. NEW BUSINESS - Nil