



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, February 28, 2006
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 03

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 February 14th, 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)**
-



GENERAL COMMITTEE/COUNCIL AGENDA -- Page 2

Tuesday, February 28th, 2006
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 03

4. ORAL REPORTS AND DELEGATIONS

(Staff reports relating to delegations to be brought forward)

4.1 DELEGATIONS (MAXIMUM 5/10/5 RULE)

05-175 - David Albano, John Scodellaro and Terry Dolan to address Council regarding a Zoning By-law Request for exemption to allow a school bus in a residential district.

(See Staff Report PDS-2006-13 - Pages 5 to 7)

4.2 LEGISLATED PUBLIC HEARINGS

4.2.1 STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.

- (A) **04-48Z** An Application has been made by P. DOUGLAS REITSMA SURVERYING LTD. on behalf of CENTRE PROPERTIES (WELLAND) LTD. to rezone the lands shown on the attached key map, municipally known as 1 Centre Street from the existing I2 – Yard Storage and Heavy Manufacturing Zone By-law 2667 to a Site Specific I2 Zone By-law 2667. The purpose of the Amendment is to create Zone Provisions (setbacks) for properties created by Consent and to recognize setbacks for existing buildings. The Official Plan designation is INDUSTRIAL (I). The subject lands are also the subject of Applications for Consent, Files B017/2005 to B024/2005WELL, inclusive.

(See Staff Report PDS-2006-09 - Pages 13 to 18)

06-62 An Application has been made by HYNDE, PAUL ASSOCIATES LIMITED on behalf of 1650666 ONTARIO INC. for approval of a Draft Plan of Subdivision for lands on the west side of Riverside Drive, east of the Welland River, south of Waterview Court. The subject lands are designated as URBAN AREA by the Regional Policy Plan, as RESIDENTIAL (R) by the City of Welland Official Plan and are Zoned RM2, R3 and O1 by By-law 2667. The lands are also the subject of an Application for Zoning By-law Amendment – File 2005-18.

(See Staff Report PDS-2006-10 - Pages 32 to 35)



GENERAL COMMITTEE/COUNCIL AGENDA -- Page 3

Tuesday, February 28th, 2006
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 03

06-62Z An Application has been made by HYNDE, PAUL ASSOCIATES LIMITED on behalf of 1650666 ONTARIO INC. to rezone Parts of Lots 29 and 30, Concession 6 for lands at 290 Riverside Drive from the existing RM2, R3 and O1 Zones By-law 2667, to R2, R3, EP, O1, Site Specific RM2 and RM3 Zones By-law 2667. The purpose of the Amendment is to permit the development of a Plan of Subdivision containing single-detached, semi-detached and street townhouse units. The Site Specific Zoning is requested to permit several variances for the proposed street townhouses including reduced lot frontages, lot areas, front yard, side yard and exterior side yard setbacks and reduced distances between blocks of units. A Site Specific Zoning is also requested to permit numerous variances for the proposed semi-detached lots including reduced lot frontages, lot areas and front yard setbacks. The Open Space area and Environmentally Sensitive lands adjacent to the Welland River will be Zoned O1 (Open Space) and EP (Environmental Protection). Areas for single-detached dwellings are to be Zoned R2 (Single-Detached Dwelling – Second Density Zone) and R3 (Single-Detached Dwelling – Third Density Zone). The Official Plan designation is RESIDENTIAL (R). The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-05004.

(See Staff Report PDS-2006-10 - Pages 32 to 35)

4.2.2 PUBLIC MEETING PURSUANT TO THE MUNICIPAL ACT.

To consider the 2006 Water & Sewer Operation & Capital Budgets with resulting rate structure.

06-04 (See Report FIN-06-02 – Pages 39 to 46).

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



GENERAL COMMITTEE/COUNCIL AGENDA -- Page 4

Tuesday, February 28th, 2006
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 03

6.3 RESOLUTIONS OF SPECIAL COUNCIL MEETING NOTICE - Nil

6.4 BY-LAWS (SEE COUNCIL AGENDA INDEX)

7. ADJOURNMENT



GENERAL COMMITTEE MEETING AGENDA INDEX

Tuesday, February 28, 2006

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 – 03

Page No.

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

Building and Inspections Division

1 **93-136** Gen. Mgr. Planning and Development Services D. Thorpe –
Federal Government's CMHC Residential Rehabilitation
Assistance Program (RRAP).

5 **05-175** Gen. Mgr. Planning and Development Services D. Thorpe –
Zoning By-law Request for Exemption to allow a School Bus in a
Residential District.
Remove from Block

Planning Division

8 **01-108**
06-64Z Gen. Mgr. Planning and Development Services D. Thorpe –
Request for Additional Funding – Downtown Incentive Programs
and Removal of Holding (H) Symbol; Niagara Falls Masonry
Contractors Inc. – 26 Mill Street.



GENERAL COMMITTEE MEETING AGENDA INDEX - Page 2

Tuesday, February 28, 2006

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 03

Page No.

- | | | |
|--------------------------------|---|--|
| 13
Remove from Block | <u>04-48Z</u> | Gen. Mgr. Planning and Development Services D. Thorpe – Proposed Amendment to Zoning By-law 2667 – Centre Properties (Welland) Ltd. – 1 Centre Street, North of East Main Street, East of Canadian National Railway Line (File 2005-17) |
| 19 | <u>06-49</u>
<u>06-49Z</u> | Gen. Mgr. Planning and Development Services D. Thorpe – Proposed Plan of Subdivision and Zoning By-law Amendment – Whispering Pines (Extension) (26T-14-05003 and 2005-15) - Lea Silvestri Investments Ltd. – North Side of Thorold Road, East of Foxtail Avenue (Block 29, 59M-328) |
| 32
Remove from Block | <u>06-62</u>
<u>06-62Z</u> | Gen. Mgr. Planning and Development Services D. Thorpe – Application for Approval of Draft Plan of Subdivision and Zoning By-law Amendment (File 26T-14-05004; 2005-18) 1650666 Ontario Inc. Riverbend Subdivision (290 Riverside Drive) |

(B) CORPORATE SERVICES

Finance Division

- | | | |
|--------------------------------|---------------------|---|
| 36 | <u>06-7</u> | Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri - Accounts Payable Report. |
| 39
Remove from Block | <u>06-04</u> | Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri – 2006 Water/Sanitary Sewer Operating and Capital Budget with Resulting Rate Structure. |

3. NEW BUSINESS - Nil