



GENERAL **COMMITTEE/COUNCIL** AGENDA

Tuesday, March 28, 2006

7:00 P.M.

COUNCIL CHAMBERS -- CIVIC SQUARE

Meeting Number G.C. 2006 - 04

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.

Barbara Gallaccio,
Acting 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 28th, 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)

06-61 Jack Gibbons, Chair, Ontario Clean Air Alliance, to address Council regarding Ontario's Electricity Needs. (Ross Peever to be in attendance)

Background Information included with Council Members' Agenda Package

4.2 LEGISLATED PUBLIC HEARINGS

4.2.1 STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.

- (A) **06-79Z** An Application has been made by U. LUCCHETTA CONSTRUCTION LTD. to rezone Part Lot 1, Concession 11 for lands south of Balsam Street, west of South Pelham Road from the existing R3 – Single-Detached Dwelling – Third Density Zone By-law 2667 to a Site Specific R3 Zone By-law 2667. The purpose of the Amendment is to permit a maximum lot coverage of 50% instead of the 40% maximum allowed and a minimum side yard of 1 metre instead of the required 1.2 metre side yard for all lots within the Subdivision. The Official Plan designation is LOW DENSITY RESIDENTIAL.

(See Staff Report PDS-2006-20 - Pages 12 to 20)

06-80Z An Application has been made by JOHN CONLIN, C/O AVALON CONSULTING PROFESSIONALS OF ONTARIO, LLC on behalf of 1477862 ONTARIO INC., O/A HEATHWILL HOLDINGS to rezone Part Lot 28, Concession 6, Part 2 on Plan 59R-9792 for lands at 19 Lincoln Street from the existing C4-X8 Zone By-law 2667 to a C4-X8 Zone By-law 2667. The purpose of the Amendment is to permit a Contractor's Establishment and a Light Equipment/Machinery Rental Establishment as additional uses. In addition, permission is requested for outdoor storage of landscape materials, a reduced front yard of 12.0 metres instead of the required 13.5 metres and a planting strip along the front lot line 1.45 metres wide instead of the required minimum 3.0 metre width. The Official Plan designation is COMMERCIAL (C).

(See Staff Report PDS-2006-21 - Pages 21 to 28)



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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**
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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) **COMMUN17-Y SERVICES**

Planning and Development Services

Building and Inspections Division

4 **06-72** Gen. Mgr. Planning and Development Services D. Thorpe –
Proposed Demolition of Building at 457 East Main Street.

Planning Division

a **2000-107** Gen. Mgr. Planning and Development Services D. Thorpe –
Request by Gateway Residential and Community Support
Services of Niagara Inc. for an Encroachment Agreement –
176-1 78 King Street, Welland.

12 **06-79Z** Gen. Mgr. Planning and Development Services D. Thorpe –
Proposed Amendment to Zoning By-law 2667 – Rainbow Country
Subdivision – Part Lot 1, Concession 11 – Lands South of
Balsam Street, West of South Pelham Road (File 2006-01).
Remove from Block



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21 **06-80Z** Gen. Mgr. Planning and Development Services D. Thorpe –
Remove from Block Proposed Amendment to Zoning By-law 2667 – 1477862 Ontario
Inc., O/A Heathwill Holdings, Part Lot 28, Concession 6, Former
Township of Crowland being Part 2, Plan 59R-9792 – 19 Lincoln
Street (File 2006-02).

Fire and Emergency Services

29 **06-15** Chief, Fire and Emergency Services P. Olah –
Annual Report 2005.
**Background Information included with Council Members’
Agenda Package**

(B) CORPORATE SERVICES

Clerk’s Department

30 **06-36** Gen. Mgr., Financial and Corp. Serv./Treasurer B. Silvestri –
2006 Municipal Elections.

3. **NEW BUSINESS**

06-81 Don Thorpe to introduce John Penachetti re: In-Service Presentation
regarding a new concept of development in **Welland**.

Recommendation:

That the In-Service Presentation by John Penachetti regarding a new
concept of development in **Welland** be received for information.

**Notices of Motion introduced by Councillor Beaudoin.
(previously submitted for discussion)**

06-82 That staff investigate and report back to Council with cost estimates for the
erection of bollards/jersey barriers at the end of **Nelles** Road to prevent
recreational vehicles from using this as a thoroughfare as there is a safety
concern issue from area residents.



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06-83 That staff contact the governing body of the hydro right of way by Golden Blvd. to have barriers erected from east to west at strategic locations to prevent recreational vehicles from using this area. High volumes of vehicles have created areas of potential West Nile health issues with local residents. Other issues of vehicle use in this area are noise all year round and residents trying to enjoy a walk without the fear of being hit.
