



GENERAL **COMMITTEE/COUNCIL** AGENDA

*Tuesday, September 12, 2006*  
*7:00 P.M.*

**COUNCIL CHAMBERS – CIVIC SQUARE**

Meeting Number G.C. 2006 - 10

PURSUANT TO BY-LAW 2005176, 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

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1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:45 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 June 27<sup>th</sup>, 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-I 3 Eric Pilon and Eric Flora - inter-municipal specialized transit.

~~06-I 41~~ Furney – Biggar Road property sale.  
**(Background Information included in Council Members' Agenda Packages)**

06-28 Gord Clendening – proposed closure of Grassybrook Road.

#### 4.2 LEGISLATED PUBLIC HEARINGS

##### 4.2.1 STATUTORY PUBLIC HEARING PURSUANT TO THE PLANNING ACT.

(A) 06-I 8 An Application has been made by RICHARD RAMOS on behalf of TERESA SZEFLINSKA-WOZNY to amend the Official Plan (Lots 42, 44 and 45 and part of Lot 43, Plan 556, Lots 19 to 22 and part of the Raceway Reserve and part of the unnamed road allowance between Lot 22 and the Raceway Reserve, Plan 569, Lot J.L. and part of Block H.A.R., Plan 564) for lands at 200 West Main Street from RESIDENTIAL AND OPEN SPACE to REINVESTMENT ZONE. The purpose of the Amendment is to permit the conversion of the existing building (former Welland High School site) to a mixed Commercial and Residential development. The subject lands are also the subject of an Application for Zoning By-law Amendment - File 2006-I 2.

(See Staff Report PDS-2006-70 – Pages 4 to 7)

(B) 06-138Z An Application has been made by RICHARD RAMOS on behalf of TERESA SZEFLINSKA-WOZNY to rezone Lots 42, 44, 45 and part of Lot 43, Plan 556, Lots 19-22 and part of the Raceway Reserve and part of the unnamed road allowance between Lot 22 and the Raceway Reserve, Plan 569, Lot J.L. and part of Block H.A.R., Plan 564 for lands at 200 West Main Street from the existing RM3 Zone and 01 Zone By-law 2667 to a RZ Zone and RM3 Zone By-law 2667. The purpose of the Amendment is to permit the conversion of the existing building (former Welland High School site) to mixed Commercial and Residential uses (apartment units, student residence, long term

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care/retirement units). The Official Plan designation is RESIDENTIAL AND OPEN SPACE. The subject lands are also the subject of an Application for Official Plan Amendment.

(See Staff Report PDS-2006-70 -- Pages 4 to 7)

- (C) **06-139Z** An Application has been made by P.D. REITSMA SURVEYING (2005) LTD. on behalf of RUSSELL DAVID GODIN AND KELLY ROSE GODIN to rezone Part Township Lot 230, Township of Thorold, now in the City of Welland for lands at 127 Quaker Road from the existing R2 - Single-Detached Dwelling – Second Density Zone By-law 2667 to a Site Specific R2 Zone By-law 2667. The purpose of the Amendment is to permit the existing house to be used as a group home, permitting 6-8 residents. The Official Plan designation is URBAN AND RESIDENTIAL.

(See Staff Report PDS-2006-71 -- Pages 8 to 12)

- 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)**
- 6.3 **RESOLUTIONS OF SPECIAL COUNCIL MEETING NOTICE - Nil**
- 6.4 **BY-LAWS (SEE COUNCIL AGENDA INDEX)**
7. **OUTSTANDING ITEMS REFERRED TO COMMITTEE:**  
( Information Only )
8. **ADJOURNMENT**
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## **GENERAL COMMITTEE MEETING AGENDA INDEX**

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### **AGENDA BLOCK**

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

3 Petition from Summerlea Residents Association regarding safety issues in the Summerlea neighbourhood.

**Recommendation:**

That **Welland City Council** receive the petition from the Summerlea Residents Association regarding safety of the residents with respect to potential future road allowances.

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**

4

Remove From Block

**06-1 38**

**06-138Z**

Gen. Mgr. Planning and Development Services D. Thorpe –  
Proposed Amendment to the Official Plan and By-law 2667 –  
Teresa Szeflinska-Wozny - 200 West Main Street (File 2006-12).

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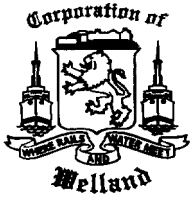
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|---|---|--|
| <b>8</b><br><b>Remove From Block</b>          | <b><u>06-1 39Z</u></b>                      | Gen. Mgr. Planning and Development Services D. Thorpe – Proposed Amendment to Zoning By-law 2667 – Russell David and Kelly Rose <b>Godin</b> , 127 Quaker Road (File 2006-13).   |
| <b>13</b>                                     | <b><u>02-1 30</u></b>                       | Gen. Mgr. Planning and Development Services D. Thorpe – Request for Extension of Draft Plan Approval – Tetherwood Subdivision (File: <b>26T-14-02001</b> ), North Side of Ontario Road, East of Southworth Street.                                 |
| <b>19</b>                                     | <b><u>06-62</u></b><br><b><u>06-62Z</u></b> | Gen. Mgr. Planning and Development Services D. Thorpe – Application for Approval of Draft Plan of Subdivision and Zoning By-law Amendment (File <b>26T-14-05004</b> ; 2005-1 8) 165066 Ontario Inc. – Riverbend Subdivision (290 Riverside Drive). |
| <b><u>Parks and Recreation Department</u></b> |   |  |
| <b>65</b>                                     | <b><u>06-1 42</u></b>                       | Gen. Mgr. Parks and Recreation B. LaPlante - Cellphone Service Provider.   |
| <b><u>Fire and Emergency Services</u></b>     |   |  |
| <b>68</b>                                     | <b><u>06-1</u></b>                          | Acting Fire Chief K. Roach – Volunteer Firefighter Liaison – New Position.   |
| <b>(B) <u>CORPORATE SERVICES</u></b>          |   |  |
| <b><u>Office of the City Manager</u></b>      |   |  |
| <b>76</b>                                     | <b><u>06-1 7</u></b>                        | Acting City Manager C. Stitzinger – Economic Growth Strategy: Opportunities for Inter-Municipal Cooperation in Niagara (a.k.a. “One Voice”).   |
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Clerk's Department

89                    **06-3**        Acting City Clerk B. Gallaccio – Extension of the Interim Revenue Model for Bingo Halls.

(C)    OPERATIONAL SERVICES

Engineerina. Public Works and Transportation Services

Engineerina Division

90                    **04-I 20**  
**06-I 05**        Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – **COMRIF** (Canada-Ontario Municipal Rural Infrastructure Fund) submission completion of the Fitch Street Road Improvement Project.

3.    **NEW BUSINESS**

92                    **05-I 18**        Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Further Water Conservation Program Update.

**Recommendation:**

That the update on the completion of the Water Conservation Program for 2006 be received for information.

93                    **06-3**        Beryl Guillemette, President, Main Street Bingo Palace Hall Charity Association – letter regarding Bingo licensing fees.  
(*Similar letters were received from 23 charities*)

**Recommendation:**

That the letter from the Main Street Bingo Palace Hall Charity Association requesting a review of Bingo licensing fees due to the loss of bingo revenues be received and referred to staff for study and report.

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**04-91**

John Lammers, President, **Welland** Tennis Club – letter regarding use of the museum property for additional courts and parking and requesting notification of future meetings.

**Recommendation:**

That the letter from the **Welland** Tennis Club regarding use of the museum property for additional courts and parking and requesting notification of future meetings be received and referred to staff for study and report.

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