



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, September 26, 2006
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2006 - 11

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) (6:00 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 September 12, 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)

~~06-126~~ Pennachetti, Harvest Investment Corp. – Proposed Plan of Subdivision – Dain City Developments.

06-126 Melanie Horton, MHBC Planning, on behalf of John Deere Welland Works – Proposed Plan of Subdivision – Dain City Developments.

4.2 LEGISLATED PUBLIC HEARINGS

4.2.1 STATUTORY PUBLIC HEARING PURSUANT TO THE PLANNING ACT.

- (A) 06-148 An Application has been made by LAURENT VIGER CONSTRUCTION LIMITED on behalf of LAURENT VIGER CONSTRUCTION LIMITED for approval of a Draft Plan of Subdivision for lands north of Lincoln Street and east of Vanier Drive. 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 R2 Zone and RM4 Zone by By-law 2667. The lands are also the subject of an Application for Zoning By-law Amendment – File 2006-14.

(See Staff Report PDS-2006-78 – Pages 76 to 79)

- (B) 06-148Z An Application has been made by LAURENT VIGER CONSTRUCTION LIMITED to rezone Lots 441 to 465 and 478 to 486, Part of Lots 469 to 477 and 491 to 496, part of Vanier Drive and part of Tanguay Street, Plan 563, former Township of Crowland, now in the City of Welland for lands on the north of Lincoln Street and east of Vanier Drive from the existing R2 Zone and RM4 Zone By-law 2667 to Site Specific RM2 and RM3 Zones By-law 2667. The purpose of the Amendment is to permit a Subdivision development consisting of one Block and 14 Lots of Semi-detached dwellings and a Block of three townhouse units, including a park Block, totalling 33 units. The Official Plan designation is RESIDENTIAL (R). The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-06005.

(See Staff Report PDS-2006-78 – Pages 76 to 79)



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- (C) 06-1492** An Application has been made by JOHN CONLIN, C/O AVALON CONSULTING PROFESSIONALS OF ONTARIO, LLC on behalf of WESLEY-ROBINS RETIREMENT VILLAGE INC. to rezone Part of Lot 28, Concession 6, former Township of Crowland, now in the City of Welland for lands at 35 Northhaven Road from the existing R2 – Single-Detached Dwelling – Second Density Zone By-law 2667 to a Site Specific **RM4-X5** Zone By-law 2667. The purpose of the Amendment is to permit the demolition of the existing dwelling and construction of three townhouse units. There is no Official Plan coverage.

(See Staff Report PDS-2006-79 – Pages 80 to 84)

4.2.2 PUBLIC MEETING PURSUANT TO THE MUNICIPAL ACT.

To consider an amendment to the 2006 Capital Budget.

06-4 – (See Report ENG-2006-46 – Pages 123 to 129).

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

BY-LAWS

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

THE FOLLOWING BY-LAWS RELATE TO:

**REPORTS PREVIOUSLY PRESENTED TO GENERAL COMMITTEE AND
RECOMMENDED FOR ADOPTION BY COUNCIL
PREVIOUS RESOLUTIONS OF COUNCIL**

06-4

BYL 2006 – 141

A By-law to adopt the revised 2006 Capital Budget.

06-1 492

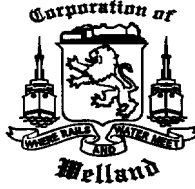
BYL 2006 – 142

A By-law to amend City of Welland Zoning By-law 2667 (Wesley-Robins Retirement Village Inc. – File 2006-1 5) 35 Northhaven Road.

06-1

BY L 2006 – 143

A By-law to adopt, ratify and confirm proceedings of Council of the Corporation of the City of Welland at its meeting held on the 26th day of September, 2006.



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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

Remove From Block

06-1 26

06-1262

Gen. Mgr. Planning and Development Services D. Thorpe – Proposed Plan of Subdivision and Amendments to the Official Plan and Zoning By-law 2667 – Dain City Subdivision (File No. 26T-14-06002, 2006-07 and OPA) – Dain City Developments – north side of Forks Road, west of the Welland Canal and east of Canal Bank Street.

(Background Information included in Council Members' Agenda Packages)



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| 76
Remove From Block | 06-148
<u>06-1482</u> Gen. Mgr. Planning and Development Services D. Thorpe – Applications for Rezoning and Draft Plan of Subdivision Approval – Laurent Viger Construction Limited – Vanier Court (File 2006-I 4 and 26T-14-06005). |
| 80
Remove From Block | <u>06-149Z</u> Gen. Mgr. Planning and Development Services D. Thorpe – Proposed Amendment to Zoning By-law 2667 -John Conlin, c/o Avalon Consulting Professionals of Ontario, LLC on behalf of Wesley-Robbins Retirement Village Inc., 35 Northhaven Road (File 2006-15). |
| a5 | 06-151 Gen. Mgr. Planning and Development Services D. Thorpe – Semi-Annual Subdivision Status Report – June 30, 2006. |

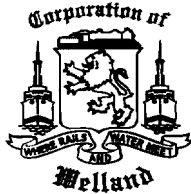
Buildina and Inspections Division

- | | |
|-----|---|
| 105 | <u>06-122</u> Gen. Mgr. Planning and Development Services D. Thorpe – Exotic Animal By-law – Request for Exemption – 47 Seventh Street. |
| 109 | 06-2
<u>06-150</u> Gen. Mgr. Planning and Development Services D. Thorpe – Noise and Licensing By-laws – Request for Exemptions – Tender Wishes Foundation – 200 Fitch Street. |

(B) CORPORATE SERVICES

Clerk's Department

- | | |
|------------|---|
| 114 | <u>06-3</u> City Clerk C. Stitzinger – Bingo Hall Charity Association's Request for Reduction of License Fees. |
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(C) OPERATIONAL SERVICES

Engineering, Public Works and Transportation Services

Enaineering Division

- 117** **06-I 33** Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Award of Tender for Watermain Replacement on Denistoun and Mill Streets.
- 119** 2000-43
2000-83 Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Engineering Consultant Services Update of Engineering, Planning, Subdivision Standards and Processes for New Development in the City of Welland.
- 121** **06-I 5** Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Award of Tender for Watermain Replacement on Southworth Street.

Transuortation Services

- 123**
Remove From Block **06-4** Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Further Revisions to 2006 Capital Budget.

Public Works Division

- 130** **06-46** Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Request for Authorization for the Procurement of Equipment and Vehicles as per the 2006 Fleet Capital Replacement Program.
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Transit Services Division

134 06-46 Purchase of Transit Support Vehicles as per the 2006 Fleet Capital Replacement Program.

3. **NEW BUSINESS - NIL**
