



GENERAL COMMITTEE/COUNCIL AGENDA

*Tuesday, September 11, 2007
7:00 P.M.*

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2007 - 10

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,
Deputy Clerk**

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- 1. COMMITTEE-OF-THE-WHOLE (IN CAMERA) (5:30 p.m.)
(See yellow tab)**

 - 2. ARISE FROM COMMITTEE-OF-THE-WHOLE**

 - 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 12, 2007.
(Previously Distributed)
 - 3.5 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 PRESENTATIONS - Nil

4.2 DELEGATIONS (MAXIMUM 5/10/5 RULE)

07-108Z Casey Holland – application for Zoning By-law Amendment, Lot 978, 114 Crowland Avenue.
(Background information provided in Council Members' Agenda Packages).

07-22 Ron Pace – Petition regarding parking on the Kingsway.
(Background information provided in Council Members' Agenda Packages).

4.3 LEGISLATED PUBLIC HEARINGS/MEETINGS

(Recess General Committee meeting to convene Special Council Meeting)

4.3.1 STATUTORY PUBLIC HEARING PURSUANT TO THE PLANNING ACT.

(A) 07-126

07-126Z Applications have been made by UPPER CANADA CONSULTANTS on behalf of TRIPLE-F DEVELOPMENTS INC., 1454417 ONTARIO INC., LEA SILVESTRI INVESTMENTS LTD. for approval of a Draft Plan of Subdivision and to rezone Part of Lot 258, former Township of Thorold for lands south of Webber Road between South Pelham Road and Clare Avenue from the existing RA – Rural Agricultural Zone By-law 2667 to a RM4, O1, Site Specific R3 and RM3 Zones By-law 2667. The purpose of the Amendment is to permit the development of a residential Plan of Subdivision containing 108 single-detached lots, 65 street townhouse units and one (1) apartment block. Site Specific Zoning provisions requested include reduced front and rear yard setbacks, increased lot coverage and reduced site yard requirements for street townhouses. The City has amended the Application to incorporate Part 1, 59R-13320 to be rezoned O1 for park purposes. The Official Plan designation is LOW DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-07002.

(See Staff Report PDS-2007-68 – Pages 1 to 3)



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- (B) **07-127**
07-127Z Applications have been made by RAFFAELE BELVEDERE on behalf of 2077254 ONTARIO INC. to amend the Official Plan and to rezone Part Lot 145, Plan 618 for lands at 163 First Avenue from the existing IN-1-X5 Zone By-law 2667 to a R1 Zone By-law 2667. The purpose of the Amendment is to satisfy a Consent Application and to permit the subject lands (Parts 1 and 2) to be used for Residential purposes. The Official Plan designation is INSTITUTIONAL (INST.) The subject lands are also the subject of an Application for Consent, Files B002 and B003/2007WELL.

(See Staff Report PDS-2007-67 – Pages 4 to 12)

(Recess Special Council Meeting to reconvene General Committee Meeting)

4.4 BOARDS, AGENCIES, COMMISSIONS REPORT(S)

06-4 James Brennan, CA Principal, Assurance and Business Advisory of Grant Thornton – Consolidated financial report for the year ended December 31, 2006 and audit concluding memorandum.
(Consolidated Financial Report and Audit Concluding Memorandum included with Council Members' Agenda Packages).

07-10 Nominating Committee Report
Recommendation:
THAT THE COUNCIL OF THE CITY OF WELLAND appoints Councillor Jim Larouche to the following committees to replace former Councillor Toni Eybel as a result of her resignation from Council:
1) Elm Street Landfill Site Composition/Public Liaison Committee
2) Humberstone Landfill Site Public Liaison Committee
3) Regional Representation Liaison Committee

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



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- 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. CORPORATION REPORTS**
 - 8.1 Mayor's Report**
 - 8.2 City Manager's Report**

- 9. 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)

2. Staff Reports

(A) COMMUNITY SERVICES

Planning and Development Services

Planning Division

**1
Remove From Block**

07-126 Gen. Mgr., Planning and Development Services D. Thorpe
- Application for Approval of Draft Plan of Subdivision (File 26T-
14-07002) Triple-F Developments Inc., 1454417 Ontario Ltd.
and Lea Silvestri Investments Ltd., south of Webber Road
between South Pelham Road and Clare Avenue.

**4
Remove From Block**

**07-127
07-127Z** Gen. Mgr., Planning and Development Services D. Thorpe
- Proposed Amendments to Official Plan and Zoning By-law
2667 – 2077254 Ontario Inc., Part Lot 145, Plan 618, known
municipally as 163 First Avenue (Files: OPA and 2007-05).



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3. NEW BUSINESS

- 80** **07-6** Gerald Noel, A/President, Royal Canadian Legion Branch 4 – requesting that the week of September 16 to September 22, 2007 be declared as “Legion Week”.
- Recommendation:**
THAT THE COUNCIL OF THE CITY OF WELLAND declares the week of September 16 to September 22, 2007 as “Legion Week” in the City of Welland as requested by the Royal Canadian Legion, Branch #4.
- 81** **07-6** The Hon. Diane Finley, P.C., M.P., Minister of Citizenship and Immigration – requesting that the week of October 15 to October 21, 2007 be declared as “Canada’s Citizenship Week”.
- Recommendation:**
THAT THE COUNCIL OF THE CITY OF WELLAND declares the week of October 15 to October 21, 2007 as “Canada’s Citizenship Week” in the City of Welland as requested by the Minister of Citizenship and Immigration.
- 82** **07-6**
07-21 Don Feduck, President, Air Force Association of Canada – requesting that the week of September 16 to September 23, 2007 be declared as “Commemoration of The Battle of Britain Week”.
- Recommendation:**
THAT THE COUNCIL OF THE CITY OF WELLAND approves the application of the Air Force Association of Canada, to hold a Battle of Britain parade on East Main Street with a flag ceremony to follow at the Civic Square on September 23, 2007, subject to the applicant’s completion of all conditions of the policy of road use for community activities; and further
THAT Welland City Council waives all fees associated with the Battle of Britain event; and further
THAT Welland City Council declares the week of September 16 to September 23, 2007 as “Commemoration of The Battle of Britain Week” in the City of Welland.



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| 84 | <u>07-49</u> | Claire Masswohl, Executive Director, Welland Multicultural Centre – requesting the waiving of fees for use of the following: |
| Remove From Block | <u>07-52</u> | <ul style="list-style-type: none">• portable stage, tables and chairs for the Niagara's Idol event on September 15 & 22, 2007• Showmobile, picnic tables, and portable promotional billboards for multicultural entertainment during the Food Festival event of September 28, 29, and 30, 2007. |
| | | <u>Recommendation:</u>
Council's discretion:
(As the request exceeds staff's policy discretion, the only options are for Council to determine: to either grant or deny the request). |
| 85 | <u>07-20</u> | Russell M. McPherson, President, Welland District Slo-pitch – requesting Special Occasion Permit for the Welland Sports Complex. |
| | | <u>Recommendation:</u>
THAT THE COUNCIL OF THE CITY OF WELLAND has no objection to the application by Welland & District Slo-pitch League Inc., for a Special Occasion Permit to operate an alcoholic beverage tent at a baseball tournament being hosted by Welland & District Slo-pitch League Inc. at the Welland Sports Complex on September 28, 29 and 30, 2007, subject to the applicant complying with the requirements and policies of the City of Welland, and the satisfactory completion of the Municipal Application for Community Festivals and Special Occasion Permits. |
| 87 | <u>07-6</u> | Drew Semple, Senior Planner, Niagara Region – Notice of Council Decision regarding Regional Policy Plan Amendment 3-2007, Municipal Sewer Services, Quaker Road and Rice Road. |
| | | <u>Recommendation:</u>
THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the letter from Niagara Region dated August 27, 2007 advising of the Council decision to not support approval of Amendment 3-2007 regarding the providing of municipal sewer services to existing dwellings located on Quaker Road and Rice Road. |