



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, October 9, 2007
7:00 P.M.
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2007 - 12

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**

**1. COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:00 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 September 25, 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 DELEGATIONS (MAXIMUM 5/10/5 RULE) - Nil

4.2 LEGISLATED PUBLIC HEARINGS/MEETINGS

(Recess General Committee meeting to convene Special Council Meeting)

4.2.1 STATUTORY PUBLIC HEARING PURSUANT TO THE PLANNING ACT.

(A) 03-I 39

03-I 392

Applications have been made by WOOD, BULL, LLP on behalf of CALLOWAY REIT (WELLAND) INC. to amend the Official Plan and to rezone Part of Lot 21, Concession 1, Part of Lots 20, 21 and 22, Concession 2, Part of Road Allowance between Lots 20 and 21, Concession 1, Part of Road Allowance between Concessions 1 and 2, and Part of Road Allowance between Lots 20 and 21, Concession 2, former Township of Crowland, being Parts 1 to 8, inclusive, Plan 59R-9112 for lands at 102 Primeway Drive. The purpose of the Amendment is to amend the existing C4-X13 Zone provisions as follows:

- to increase the maximum Gross Leasable Floor Area (GLFA) from 22,590 square metres to 26,477 square metres for the entire site;
- to increase the maximum GLFA for the Home and Auto Supply/Home Improvement Store from 7,023 square metres to 9,350 square metres;
- to increase the maximum GLFA for the Commercial Retail Units (CRU's) from 1,858 square metres to 3,900 square metres;
- to delete the minimum GLFA requirement for complementary type service uses;
- to decrease some retail CRU's to have a GLFA of less than 372 square metres.

In addition, the Applicant is requesting that a windmill be permitted as a use on the subject lands. The Official Plan designation is PRESTIGE LIGHT INDUSTRIAL/HIGHWAY COMMERCIAL DESIGNATION – OFFICIAL PLAN AMENDMENT NO. 113.

(See Staff Report PDS-2007-75 – Pages 1 to 9)



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- (B) **07-I 35**
07-I 35Z Applications have been made by WOOD, BULL, LLP on behalf of CALLOWAY REIT (WELLAND), INC. to amend the Official Plan and to rezone Parts 15, 16 and 17 on Plan 59R-13178 for lands at 69 and 165 Primeway Drive. The purpose of the Amendment is to permit a range of retail and service commercial uses such as business office, personal service establishment and banks in addition to those uses currently permitted in the C4-X9 Zone. A maximum gross leasable floor area of 12,077 square metres (130,000 square feet) is proposed for the entire site including a 4,832 square metre (52,000 square feet) home improvement store and 6,967 square metres (75,000 square feet) of other retail and service commercial uses. The Official Plan designation is PRESTIGE LIGHT INDUSTRIAL/HIGHWAY COMMERCIAL DESIGNATION – OFFICIAL PLAN AMENDMENT NO. 97.

(See Staff Report PDS-2007-76 – Pages 10 to 18)

(Recess Special Council Meeting to reconvene General Committee Meeting)

4.3 BOARDS, AGENCIES, COMMISSIONS REPORT(S)

- 07-I 3** Graham Morrison, Transit Manager – update on trial transit expansion into Port Colborne.
- 06-I 66** Craig Stirtzinger – update on Customer Service Program.

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

6.1(a) Councillors to identify items to be removed from ratification block.

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)



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- 7. OUTSTANDING ITEMS REFERRED TO COMMITTEE
(Information Only)**

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

 - 9. 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**

07-10

07-24

BYL 2007 – 153

A By-law to authorize the appointment of Rosanne Mantesso as General Manager, Human Resources.

07-46

BYL 2007 – 154

A By-law to authorize the purchase of two (2) new 2008 Crew Cab Pick-Up1 0,000 Lb. GVW Trucks complete with Wilcox Service Body.

07-1

BYL 2007 – 155

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 9th day of October, 2007.



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AGENDA BLOCK

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

Referred from October 2, 2007:

Remove from Block

02-I 60 THAT THE COUNCIL OF THE CITY OF WELLAND reviews its Procedural By-law in order to change the intent of General Committee meetings so that matters discussed at General Committee are referred to the next Regular Council meeting for approval by Council.

2. COMMITTEE AND STAFF REPORTS

1. Business Arising from Committee of the Whole (closed)

2. Staff Reports

(A) COMMUNITY SERVICES

Planning and Development Services

1

Remove from Block

03-I 39

03-139Z

Gen. Mgr., Planning and Development Services D. Thorpe - Applications for Official Plan and Zoning By-law Amendments, Calloway Reit (Welland) Inc., (Part of Lot 21, Concession 1, Part of Lots 20, 21 and 22, Concession 2, Part of Road Allowance between Lots 20 and 21, Concession 2, Former Township of Crowland, being Parts 1 to 8, inclusive, Plan 59R-9112) for lands at 102 Primeway Drive, north side of Woodlawn Road east of Brown Road and west of Highway 406 (Files: 2006-19; OPA).



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Remove from Block

07-135

07-135Z

Gen. Mgr., Planning and Development Services D. Thorpe - Applications for Official Plan and Zoning By-law Amendments, Calloway Reit (Welland) Inc., (Parts 15, 16 and 17, inclusive, Plan 59R-13178) for lands north of Woodlawn Road west of Brown Road, "69 and 165 Primeway Drive" (west side) (Files: 2006-20; OPA).

(C) OPERATIONAL SERVICES

Engineering, Public Works and Transportation Services

Engineering Division

19

07-I 30

Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Tender Award – Willson Park Outfall Extension and Ditch Realignment.

3. **NEW BUSINESS**

23

07-21

Ralph DeFazio, Principal, Notre Dame College School - requesting permission to hold "**Notre Dame's 32nd Annual Pilgrimage**".

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND approves the application for "**Notre Dame's 32nd Annual Pilgrimage**" for the Third World on Sunday, October 28, 2007 subject to the applicant's completion of all conditions of the Policy of Road Use for Community Activities.

24

07-3

Pat Leece, President, Lupus Foundation of Ontario – requesting permission to sell raffle tickets in the City of Welland.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND grants permission to Lupus Foundation of Ontario to sell raffle tickets in-the City of Welland under authority of Lottery License M016020; subject to the receipt of a \$25.00 administration fee for processing this request.
