



## **GENERAL COMMITTEE/COUNCIL AGENDA**

*Tuesday, April 8, 2008*

*7:00 P.M.*

**COUNCIL CHAMBERS – CIVIC SQUARE**

**Meeting Number G.C. 2008 - 05**

**PURSUANT TO BY-LAW 2007-178, 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) - Nil**
  
  - 2. ARISE FROM COMMITTEE-OF-THE-WHOLE - Nil**
  
  - 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 March 25, 2008.  
*(Previously Distributed)*
  
    - 3.5 ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**



## GENERAL COMMITTEE/COUNCIL AGENDA -- Page 2

*Tuesday, April 8, 2008*  
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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)**

**07-109** Dillon Consulting regarding Commercial Strategy Update for the City of Welland.

#### **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) 08-77**

**08-77Z** Applications have been made by UPPER CANADA CONSULTANTS on behalf of DEMAC PROPERTIES INC. for Amendments to the Official Plan and Zoning By-law and for Approval of a Plan of Subdivision on Part of Township Lot 258, former Township of Thorold, now in the City of Welland for lands on the east side of South Pelham Road, north of Webber Road. The purpose of the Official Plan Amendment is to permit the development of the Plan of Subdivision to consist of one (1) Block for Commercial purposes (Commercial designation); one (1) Block for townhouses units or an apartment (maximum 66 units) (Medium Density Residential designation); and one (1) Block for independent living and extended care accommodations (173 units/beds) (Institutional designation) and to designate lands associated with Draper's Creek as Environmental Protection. The purpose of the Zoning By-law Amendment is to change the existing RA – Rural Agricultural Zone to a Site Specific C3, RM4 and IN-1 Zones. Each proposed Zone would contain site provisions such as yard setbacks, open space percentage, etc. The Applicant is also requesting exemptions to the parking requirements for the IN-1 Zone of 1 space per 3 beds/units. As well, there is a request to permit some Commercial uses within the proposed Institutional Zone.

**(See Staff Report PDS-2008-12, Pages 1 to 4)**

**(Recess Special Council Meeting to reconvene General Committee Meeting)**

#### **4.3 BOARDS, AGENCIES, COMMISSIONS REPORT(S) - Nil**



## **GENERAL COMMITTEE/COUNCIL AGENDA -- Page 3**

*Tuesday, April 8, 2008*  
**COUNCIL CHAMBERS – CIVIC SQUARE**

**Meeting Number G.C. 2008 - 05**

---

- 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**
  - 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**



## **GENERAL COMMITTEE MEETING AGENDA INDEX**

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Meeting Number G.C. 2008 – 05

---

Page No.

### **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**

1

Remove From Block

**08-77**

Gen. Mgr., Planning and Development Services D. Thorpe – Application for Approval of Draft Plan of Subdivision (File 26T-14-08002) Demac Properties Inc., Part Township Lot 258, former Township of Thorold, now in the City of Welland, east of South Pelham Road, north of Webber Road.

5

**06-156**

**08-10**

Gen. Mgr., Planning and Development Services D. Thorpe – Appoint Members of the Dog Control Appeal Committee.

(B) **OPERATIONAL SERVICES**

#### **Engineering, Public Works and Transportation Services**

##### **Engineering Division**

8

**08-73**

Gen. Mgr. Engineering, Public Works & Transp. Serv./City Engineer D. Shantz – Tender Award – Utility Cut Final Reinstatement 2008.



## **GENERAL COMMITTEE MEETING AGENDA INDEX – Page 2**

**Tuesday, April 8, 2008  
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**COUNCIL CHAMBERS – CIVIC SQUARE**

**Meeting Number G.C. 2008 - 05**

---

**Page No.**

**Public Works Division**

**11**                    **03-128**      Gen. Mgr. Engineering, Public Works & Transp. Serv./City  
Engineer D. Shantz – Tender Award – Stop 19 Area  
Watermain Replacement.

**Traffic & Parking Division**

**15**                    **08-22**      Gen. Mgr. Engineering, Public Works & Transp. Serv./City  
Engineer D. Shantz – Parking Restrictions – Empire Street.

**17**                    **08-70**      Gen. Mgr. Engineering, Public Works & Transp. Serv./City  
Engineer D. Shantz – Award of Tender – Supply and  
Application of Road Traffic Paint and Pavement Markings -  
2008.

**3.      NEW BUSINESS**

**20**                    **08-92**      **2008 Municipal Road and Bridge Infrastructure Investment.**

**Recommendation:**

THAT THE COUNCIL OF THE CITY OF WELLAND receives the letter dated March 31, 2008 from the Minister of Transportation, Jim Bradley, approving the City to receive funds in the amount of \$811,625 towards municipal road and bridge capital investment needs; and further

THAT Welland City Council acknowledges that:

- The \$811,625 allocated to the City of Welland by the province will be used for municipal road and bridge capital investment needs;
- A final summary report detailing expenditures, use of provincial funding, and outcomes achieved shall be submitted to the ministry and the ministry may request an independent audit of the project; and
- Any funds intended for the project that are not used in accordance with rehabilitation of municipal road and bridge capital investment needs or the terms outlined above will be returned to the ministry; and further

THAT Welland City Council designates the Mayor to sign the acknowledgement return as requested by the Minister of Transportation.