



GENERAL COMMITTEE/COUNCIL AGENDA

Tuesday, November 25, 2008

7:00 P.M.

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2008 - 12

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,
Clerk**

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1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:35 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 October 28, 2008.
(Previously Distributed)
 - 3.5 **ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**
 4. **ORAL REPORTS AND DELEGATIONS**

(Staff reports relating to delegations to be brought forward)

 - 4.1 **DELEGATIONS (MAXIMUM 5/10/5 RULE) – Nil**



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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) 08-158Z** A complete application has been made by SHAWN AND JULIE EVANS on behalf of GARY AND NATALIE STICKLES AND STAN AND KATHY STICKLES to rezone Part Township Lot 176, former Township of Thorold, now City of Welland and Parts 5, 6 and 13, Plan 59R-8989 for lands at 136 and 188 Milkweed Trail from the existing R1 - Single-Detached Dwelling – First Density Zone By-law 2667 to a Site Specific R1 Zone By-law 2667. The purpose of the Amendment is to exempt the property at 188 Milkweed Trail from Sections 5.2 and 6.6 of Zoning By-law 2667, as amended, in order to permit the construction of a single-detached dwelling on the property which does not front on a street, as defined in the Zoning By-law and where municipal water and sanitary services may not be available. The Application also requests similar exemptions from Sections 5.2 and 6.6 of Zoning By-law 2667, as amended, for lands municipally known as 136 Milkweed Trail although no new construction is proposed for this property at this time. The Official Plan designation is CLUSTER AREA.

(See Staff Report PDS-2008-72, Pages 1 to 4)

- (B) 08-159Z** A complete Application has been made by CHAMBERS AND ASSOCIATES SURVEYING LTD. on behalf of WELLAND OFFICE CENTRE LTD. to rezone Lots 223 and 246 inclusive, Part of Lots 159 to 182 inclusive, Part of Lots 313 to 327 inclusive and part of Scholfield Avenue, Plan 945 being Part 1, Plan 59R-13050 for lands at 27 Centre Street from the existing I2 – Yard Storage and Heavy Manufacturing Zone By-law 2667 to a Site Specific I2 Zone By-law 2667. The purpose of the Amendment is to permit an athletic/fitness club, an artist's studio, a business office, a business incubator, a business service establishment, a call centre and a vocational training centre in the existing office building. In addition, this Application requests that the subject lands be exempt from Section 5.20.2 of Zoning By-law 2667, as amended, which requires parking spaces to be designed in accordance with Schedule B – Geometric Design Standard for Parking, By-law 2667, as amended. The effect of the latter is to recognize the size and configuration of the existing parking spaces on site. The Official Plan designation is INDUSTRIAL (I).

(See Staff Report PDS-2008-73, Pages 5 to 13)



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4.2.2 PUBLIC MEETING.

08-4 To obtain input from members of the public regarding the 2009 Budget.

(Recess Special Council Meeting to reconvene General Committee Meeting)

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

6.1(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

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**

08-159Z

BYL 2008 – 184

A By-law to amend City of Welland Zoning By-law 2667 (Welland Office Centre Ltd. – File 2008-10) 27 Centre Street.

08-62

BYL 2008 – 185

A By-law requiring property owners to clear snow and ice from the public sidewalk adjacent to their property within twenty four hours of the substantial end of a snowfall or precipitation event.

08-1

BYL 2008 - 186

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 25th day of November, 2008.



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**

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**

08-158Z Gen. Mgr., Planning and Development Services D. Thorpe - Application for Zoning By-law Amendment – Gary and Natalie Stickles and Stan and Kathy Stickles, Part of Township Lot 176, former Township of Thorold, now in the City of Welland, municipally known as 136 and 188 Milkweed Trail (File 2008-09).

**5
Remove from Block**

08-159Z Gen. Mgr., Planning and Development Services D. Thorpe - Application for Zoning By-law Amendment – Welland Office Centre Ltd., 27 Centre Street, south of Centre Street, north of Major Street (File No. 2008-10).

