



**SPECIAL COUNCIL MEETING AGENDA**  
**Tuesday, May 12, 2009**  
**Council Chambers**  
**7:00 p.m.**

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**Page No.**

- 1. COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:40 p.m.)**  
**(See yellow tab)**
  - Proposed or pending acquisition or disposition of land by the municipality or local board matter; and
  - Security of property matters.
  
- 2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA) (6:55 p.m.)**
  
- 3. OPEN SPECIAL COUNCIL MEETING (7:00 p.m.)**
  - 3.1 DISCLOSURES OF INTEREST**
  
- 4. LEGISLATED PUBLIC HEARINGS/MEETINGS**
  - 4.1 STATUTORY PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT.**  
**09-94**  
**09-94Z** Applications have been made by UPPER CANADA CONSULTANTS on behalf of STERLING REALTY (NIAGARA) INC. for amendments to the Official Plan and Zoning By-law and for approval of a Draft Plan of Condominium on Part of Lot 28, Concession 6, former Township of Crowland, now in the City of Welland for lands on the west side of Elmwood Avenue, south of Lincoln Street and north of Windsor Street, municipally known as 70 Elmwood Avenue. The purpose of the Official Plan Amendment is to re-designate the subject lands from SCHOOLS (SC) to RESIDENTIAL (R). The purpose of the Zoning By-law Amendment is to rezone the subject lands from the existing O2 – Open Space Zone with Exceptions By-law 2667 to a Site Specific RM3 Zone By-law 2667. The site specific provisions requested include lot frontage, lot area, yard setbacks and lot coverage. The purpose of these amendments is to permit the establishment of a vacant land condominium consisting of thirty-six (36) bungalow-style townhouse dwellings.  
**(See Staff Report PDS-2009-31, Pages 1 to 8)**

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**5. STAFF REPORTS**

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**09-94**

**09-94Z** Gen. Mgr., Planning and Development Services D. Thorpe - Applications for approval of a Draft Plan of Condominium (File 26CD-14-09002) and applications for Official Plan and Zoning By-law amendments (Files OPA and 2009-08), Sterling Realty (Niagara) Inc., Part of Lot 28 Concession 6, Former Township of Crowland, now in the City of Welland, west side of Elmwood Avenue, south of Lincoln Street and north of Windsor Street, known municipally as 70 Elmwood Avenue.

**(PDS-2009-31)**

**02-157** Gen. Mgr., Planning and Development Services D. Thorpe - Regional Policy Plan Amendment – Niagara 2031 Sustainable Community Policies.

***(Report to be provided at Meeting)***

**6. BY-LAWS**

**09-1** 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 12<sup>th</sup> day of May, 2009.

**7. ADJOURNMENT**



## **GENERAL COMMITTEE**

### **Integrated Services and Corporate Services**

*Tuesday, May 12, 2009*  
**COUNCIL CHAMBERS – CIVIC SQUARE**

**Meeting Number 2009 - 08**

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- 1. GENERAL COMMITTEE MEETING TO CONVENE FOLLOWING THE SPECIAL COUNCIL MEETING**
  - 1.1 CALL TO ORDER BY VICE MAYOR**
  - 1.2 ADDITIONS/DELETIONS TO AGENDA**
  - 1.3 DISCLOSURES OF INTEREST**
  - 1.4 ADOPTION OF MINUTES**

General Committee Meeting of April 28, 2009.
  - 1.5 ITEMS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE OF THE WHOLE (OPEN) (See blue tab)**
  
- 2. VERBAL REPORTS AND DELEGATIONS**

(Staff reports relating to delegations to be brought forward)

  - 2.1 DELEGATIONS (MAXIMUM 5/10/5 RULE) - Nil**
  - 2.2 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S) - Nil**
  
- 3. COMMITTEE OF THE WHOLE (OPEN)**

(Discuss items removed from Agenda Block)
  
- 4. OUTSTANDING ITEMS REFERRED TO COMMITTEE (Information Only)**
  
- 5. ADJOURNMENT**



**GENERAL COMMITTEE**  
**Integrated Services and Corporate Services**

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**AGENDA BLOCK**

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

**Referred from the May 5, 2009 Council Meeting**

- 9**                    **09-92**        William Kolasa, Director of Corporate Services/Clerk, Town of Lincoln, requesting Council's consideration relative to Uploaded Region of Niagara Program Costs and Local Tier OMPF Adjustments.

**Recommendation:**

THAT THE COUNCIL OF THE CITY OF WELLAND supports the motion from the Town of Lincoln passed at its meeting of March 16, 2009 to develop and implement a plan to distribute the benefits of uploaded Region of Niagara social program costs to property taxpayers across Niagara.

- 10**  
Remove From Block                    **06-75**        Gen. Mgr., Planning and Development Services D. Thorpe – City of Welland 2009 Development Charge Background Study and By-law.  
**(PDS-2009-30)**

**Recommendation:**

FOR POLICY DEVELOPMENT

**2. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE (CLOSED)**

