



SPECIAL COUNCIL MEETING AGENDA
Tuesday, September 8, 2009
Council Chambers
7:00 p.m.

1. **COMMITTEE-OF-THE-WHOLE (IN CAMERA) - Nil**

2. **ARISE FROM COMMITTEE-OF-THE-WHOLE (IN CAMERA) - Nil**

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.**

09-140Z A complete Application has been made by DIANE SIBBALD on behalf of GORD-BLANCHE LIMITED to rezone Lot 48, Part of Lane, Plan 596 for lands on the west side of Ross Street, south of Bruce Street from the existing RM2 – Multiple Dwelling – Second Density Zone By-law 2667 to a Site Specific RM2 Zone By-law 2667. The purpose of the Amendment is to rezone the subject lands to permit a parking lot in addition to the residential uses currently permitted by the RM2 (Multiple Dwelling – Second Density) Zone. The Official Plan designation is RESIDENTIAL (R).
(See Staff Report PDS-2009-61, Pages 3 to 13)

09-141Z A complete Application has been made by IRENA JUZEVSKI to rezone Part Lot 9, Plan 557 for lands at 97 Burgar Street from the existing RM2 – Multiple Dwelling – Second Density Zone By-law 2667 to a RM4 Zone By-law 2667. The purpose of the Amendment is to allow the existing building to be converted into an apartment building containing five (5) dwelling units. The Applicant is also requesting a reduction in the number of parking spaces required by the Zoning By-law. The Official Plan designation is RESIDENTIAL (R).
(See Staff Report PDS-2009-62, Pages 14 to 33)

5. **ADJOURNMENT**



GENERAL COMMITTEE

Integrated Services and Corporate Services

Tuesday, September 8, 2009
COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number 2009 - 10

1. GENERAL COMMITTEE MEETING TO CONVENE FOLLOWING THE SPECIAL COUNCIL MEETING

1.1 CALL TO ORDER BY VICE MAYOR JIM LAROUCHE

1.2 ADDITIONS/DELETIONS TO AGENDA

1.3 DISCLOSURES OF INTEREST

1.4 ADOPTION OF MINUTES

General Committee Meeting of June 9, 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)

2.2.1 07-88 Ron Shishido and Patrick Kennedy, Dillon Consulting – update on Official Plan Amendment (OPA) Process. (Please note: 90 minutes has been allotted for this presentation)

3. COMMITTEE OF THE WHOLE (OPEN)
(Discuss items removed from Agenda Block)

4. ADJOURNMENT



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AGENDA BLOCK

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

Referred from the June 16, 2009 Council Meeting
(Please bring report from the June 16 Meeting)

Remove From Block

09-71 Gen. Mgr., Planning and Development Services, D. Thorpe –
09-71Z Applications for Official Plan and Zoning By-law Amendments, Lots 78
and 79, Part Lots 80 and 81, Plan 571, north side of McCormick
Street, west of the Welland Recreational Waterway, City of Welland
(File 2009-02).

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND adopts an Official Plan Amendment to redesignate lands on the north side of McCormick Street, west of the Welland Recreational Waterway, being Lots 78 and 79, Part Lots 80 and 81, Plan 571, from Open Space to Residential to permit single-detached, semi-detached, townhouses or street townhouses; and further
THAT Welland City Council approves an Amendment to Zoning By-law 2667, as amended, for lands on the north side of McCormick Street, west of the Welland Recreational Waterway, being Lots 78 and 79, Part Lots 80 and 81, Plan 571, from the existing R3 and O1 Zones to Site Specific RM3 Zone to permit single-detached, semi-detached, townhouses, or street townhouses with specific provisions including setbacks and lot frontage requirements.



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Referred from the August 11, 2009 Council Meeting

1
Remove From Block

04-37 Gen. Mgr., Financial and Corporate Services/Treasurer, B. Silvestri –
04-124 Water/Sewer Billing using a flat rate.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND continues its policy of using the flat rate water billing amount of \$243.52/quarter as per By-law 2009-23 for homeowners who have requested and not received a water meter.

Remove From Block

09-132Z Gen. Mgr., Planning and Development Services, D. Thorpe –
Application for Zoning By-law Amendment – Calloway Reit (Welland)
Inc., Part of Lot 4, Plan 59M-377, north side of Woodlawn Road, west
of Primeway Drive (File: 2009-12).

See Report F&ES 2009-06, page 34 re: Propane Regulation Changes.

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

3. STAFF REPORTS

INTEGRATED SERVICES - Councillor M. Dzugan, Chair

Planning and Development

3
Remove From Block

09-140Z Gen. Mgr., Planning and Development Services, D. Thorpe –
Application for Zoning By-law Amendment – Gord-Blanche Limited, west
side of Ross Street, south of Bruce Street (File No. 2009-13).
(PDS-2009-61)



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14
Remove From Block **09-141Z** Gen. Mgr., Planning and Development Services, D. Thorpe – Application for Zoning By-law Amendment – Irena Juzevski, Part Lot 9, Plan 557, southwest corner of Randolph and Bargar Streets, (97 Bargar Street) (File: 2009-14).
(PDS-2009-62)

Fire and Emergency Services

34 **09-15**
09-132Z Chief, Fire and Emergency Services, D. Prevost – Propane Regulation Changes.
(F&ES-2009-06)

4. NEW BUSINESS

53 **09-142** Alan Gummo, Associate Director, Comprehensive Community Planning, Niagara Region, regarding Ontario Municipal Board Appeals Regional Policy Plan Amendment 2-2009 Sustainable Community Policies.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Niagara Region Report ICP 40-2009 regarding Ontario Municipal Board Appeals Regional Policy Plan Amendment 2-2009 Sustainable Community Policies.

58 **09-143** Petition from the residents of Barron Street, Woodcroft Crescent and Home Street regarding a request to approve closure of the pathway that connects these three local roads.

Recommendation:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the petition from the residents of Barron Street, Woodcroft Crescent and Home Street regarding a request to approve closure of the pathway that connects these three local roads and refers to staff for study and report.