



MINUTES OF
SPECIAL COUNCIL MEETING, FEBRUARY 11, 2014
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 5:35 p.m. and in open session at 7:04 p.m.

His Worship Mayor Barry Sharpe in the Chair.

Members Present:

Councillors M. Belcastro, F. Campion (5:36 p.m.), M. Carl, P. Chiochio, T. DiMarco, P. Grenier (5:49 pm.), M.A. Grimaldi, J. Larouche, R. Letourneau, D. McLeod (5:42 p.m.), M. Petrachenko (until 6:40 p.m.), and B. Wright.

Members of Staff and Others Present:

City Manager, C. Stirtzinger
Deputy City Clerk, L. Bubanko
General Manager, Infrastructure Services/City Engineer, S. Iannello
General Manager, Human Resources, R. Mantesso
General Manager, Corporate Services/City Treasurer, K. Douglas
General Manager, Integrated Services, J. Loveys Smith
Recording Secretary, T. Stephens (7:04 p.m.)
Planning Manager, R. Di Felice (7:04 p.m.)

(S. Fischer, Executive Director, and V. Kerschl, Treasurer, Welland Recreational Canal Corporation were present during Committee-of-the-Whole discussions on litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; proposed or pending acquisition or disposition of land by the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and security of the property of the municipality or local board).

14-25 Moved by Petrachenko and Letourneau

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:35 p.m. to consider:

- security of the property of the municipality or local board;
- a proposed or pending acquisition or disposition of land by the municipality or local board;
- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
- the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

14-25 Moved by Wright and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:40 p.m. without report.

CARRIED

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Chiocchio presided as Chair of the Public Hearing:

14-54Z A complete Application has been made by DERRICK CHARLES AND LANA KATHERINE THOMSON to rezone Lots 133 and 134, Plan 655 for lands at 15 Donald Avenue from the existing R2 Single-Detached Dwelling – Second Density Zone to a Site Specific RM1 Zone (Multiple Dwelling – First Density). The purpose of the Amendment is to permit the construction of a semi-detached dwelling. The Site Specific Zone would recognize a minimum lot area of 631.68 square metres for a semi-detached dwelling and a minimum lot area for each dwelling unit of 274.5 square metres. The Official Plan designation is LOW DENSITY RESIDENTIAL.

Councillor Chiocchio outlined the procedures of the Public Hearing as required by the *Planning Act*.

R. Di Felice confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Derrick Charles and Lana Katherine Thomson, applicants, 1 Rhodes Court, Fonthill, ON L0S 1E4, presented to Council.

In support of the application:

- No one spoke to the application

There being no supporters to the application the Chair asked for those opposing the application.

In opposition of the application:

- No one spoke to the application

There being no persons present to speak in opposition to the application, the hearing was concluded.

Councillor Chiochio presided as Chair of the Public Hearing:

07-127Z A complete Application has been made by CINDY PRINCE on behalf of 2077254 ONTARIO INC. to rezone Lots 27-30, Lot A Part Lot 31, Plan 666; Lots 59 to 62, Lots 110 to 117, Lots 145 to 151, Part Lot 152, Plan 618; Part Block A, Plan 618; Part Lot 250, former Township of Thorold, now City of Welland for lands at 163 First Avenue from the existing IN-1-X5 Zone to a Site Specific IN-1 Zone. The purpose of the Amendment is to permit the construction of twelve (12) retirement townhouse units behind the existing retirement home. The proposed Site Specific IN-1 Zone would add townhouse units as a permitted use and amend the minimum west yard setback from 13.0 metres to 11.5 metres. The Official Plan designation is INSTITUTIONAL.

Councillor Chiochio outlined the procedures of the Public Hearing as required by the *Planning Act*.

R. Di Felice confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Cindy Prince, 2199 Blackacer Drive, Oldcastle, ON NOR 1L0, presented on behalf of the applicant, to Council.

In support of the application:

- Leo Van Vliet, 20 Home Street, Welland, ON L3C 2E9

There being no other supporters to the application the Chair asked for those opposing the application.

In opposition of the application:

- No one spoke to the application

There being no persons present to speak in opposition to the application, the hearing was concluded.

07-127Z Moved by Grimaldi and McLeod
 THAT THE COUNCIL OF THE CITY OF WELLAND approves an Amendment to Zoning By-law 2667, as amended, for lands described as Lots 27 to 30, Lot A, Part Lot 31, Plan 666; Lots 59 to 62, Lots 110 to 117, Lots 145 to 151, Part Lot 152, Plan 618; Part Block A, Plan 618; Part Lot 250, former Township of Thorold, now City of Welland, municipally known as 163 First Avenue, from the existing IN-1-X5 Zone to a Site Specific IN-1 (Institutional One) Zone to permit the construction of twelve (12) townhouse units behind the existing retirement home (Seasons).

CARRIED

14-54Z Moved by Grenier and Carl
 THAT THE COUNCIL OF THE CITY OF WELLAND approves an Amendment to Zoning By-law 2667, as amended, for lands described as Lots 133 and 134, Plan 655, municipally known as 15 Donald Avenue from the existing R2 Single-Detached Dwelling - Second Density Zone to a Site Specific RM1 Zone (Multiple Dwelling - First Density) to permit the construction of a semi-detached dwelling on a lot having a minimum area of 631.6 square metres and a minimum lot area for each dwelling unit of 274.5 square metres.

CARRIED

BY-LAWS

Moved by Carl and Wright

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

14-54Z

BYL 2014 – 14

A By-law to amend City of Welland Zoning By-law 2667 (Derrick Charles and Lana Katherine Thomson - File 2013-12) 15 Donald Avenue.

07-127Z

BYL 2014 - 15

A By-law to amend City of Welland Zoning By-law 2667 (2077254 Ontario Inc. - File 2013-11) 163 First Avenue.

14-1

BYL 2014 - 16

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 11th day of February, 2014.

CARRIED

Council adjourned at 7:43 p.m.

These Minutes approved and adopted by Motion of Council this 18th day of February, 2014.

MAYOR

CITY CLERK