



## **SPECIAL COUNCIL MEETING AGENDA**

**Tuesday, September 9, 2014**

**7:00 p.m.**

**COUNCIL CHAMBERS – CIVIC SQUARE**

---

### **1. OPEN SPECIAL COUNCIL MEETING**

#### **1.1 DISCLOSURES OF INTEREST**

#### **1.2 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE-WHOLE (OPEN) (See pink tab)**

### **2. ORAL REPORTS AND DELEGATIONS**

#### **2.1 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

**14-100**

**14-100Z**

Complete Applications have been made by UPPER CANADA CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. for approval of a Draft Plan of Subdivision for lands at the north west and south west corners of South Pelham Road and Webber Road; and to rezone the lands at 245, 253, 309 and west side of South Pelham Road from the existing Rural Agricultural - RA to Site Specific MXR, R3 and RM3 Zones, EP and O1 Zones; and to amend the City of Welland Official Plan by changing the designation of the lands from CORE NATURAL HERITAGE SYSTEM, LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL to CORE NATURAL HERITAGE SYSTEM, AREA SPECIFIC LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL. The purpose of the rezoning and the Official Plan amendments is to permit the development of a Plan of Subdivision containing mixed-use residential/commercial uses; dwelling units composed of single-detached dwellings, semi-detached dwellings, triplexes, townhouses; parkland and environmental conservation lands.

(File No. 26T-14-14001, File 2014-02 and OPA)

**(See Staff Report P&B-2014-45, pages 6 to 11)**

**14-101Z**

A complete Application has been made by UPPER CANADA CONSULTANTS on behalf of 1872353 ONTARIO INC. to rezone a portion of the lands at 401 South Pelham Road (west side of South Pelham Road at the intersection of South Pelham Road and Fitch Street) from the existing R2 and RA Zones to a Site Specific RM3 Zone. The purpose of the Amendment is to permit a proposed freehold triplex with Site Specific provisions for lot coverage and accessory dwelling units. The Official Plan designation is CORE NATURAL HERITAGE SYSTEM, LOW DENSITY RESIDENTIAL

## Special Council Meeting Agenda - Page 2

---

AND MEDIUM DENSITY RESIDENTIAL. The lands are also the subject of an Application for Consent - File B010/2014WELL.  
**(See Staff Report P&B-2014-46, pages 12-42)**

**14-102**

**14-102Z**

Complete Applications have been made by DARLENE EDWARDS AND MARK D. AND LYNN M. MELLONI on behalf of JULIE ZENOVIA MALISKEVICH AND EDWARD LUSKA to amend the City of Welland Official Plan by changing the designation of the lands at 142 and 144A Thorold Road (north side of Thorold Road, west of Carlton Avenue) from LOW DENSITY RESIDENTIAL to COMMUNITY COMMERCIAL CORRIDOR; and to rezone the lands from the existing R2 Zone and R2 Exemption 8.2.7 to a Site Specific C3 Zone. The purpose of the amendments is to permit the existing dwelling and lands at 142 Thorold Road to be used for a business office and personal services and to permit the existing building and lands at 144A Thorold Road to be used for uses permitted in the General Commercial Zone - C3. The Official Plan designation is LOW DENSITY RESIDENTIAL. (File 2014-04 and OPA)  
**(See Staff Report P&B-2014-47, pages 43 to 49)**

### **2.2 PRESENTATIONS – Nil**

### **2.3 DELEGATIONS (MAXIMUM 5/10/5 RULE)**

**02-85**

**13-26** Mr. James Almas re: Magnolia Lane Sidewalks.

### **2.4 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S)**

**13-86** Patrick Kennedy, Dillon Consulting re: Draft Urban Design Guidelines.

**10-108** Adam Bennett and Ed Pavao, Nustadia Recreation re: Updated 2014 Business Plan and 3<sup>rd</sup> Quarter Financials for the Youngs Sportsplex.

**99-99** Stephen Fischer, Executive Director, WRCC re: 2<sup>nd</sup> Interim Report.

**See White pages:**

**Report WRCC-CR-2014-07 (Canal Lands) 1 - 4**

**Report WRCC-CR-2014-08 (WIFC) 5 - 9**

**Report WRCC-CR-2014-09 (Illuminaqua) 10 - 15**

### **3. COMMITTEE-OF-THE-WHOLE (OPEN) (to discuss items removed from Agenda Block)**

### **4. BY-LAWS (SEE AGENDA INDEX)**

**5. CONFIRMATORY BY-LAW**

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 9<sup>th</sup> day of September, 2014.  
Ref. No. 14-1

**6. ADJOURNMENT**



## **SPECIAL COUNCIL MEETING AGENDA INDEX**

**Tuesday, September 9, 2014  
7:00 P.M.  
COUNCIL CHAMBERS – CIVIC SQUARE**

**Page No.**

### **AGENDA BLOCK**

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

**2. STAFF REPORTS**

- |                                   |                               |   |
|-----------------------------------|-------------------------------|---|
| <b>1-2</b>                        | <b><u>FIN-2014-17</u></b>     | Acting Gen. Mgr., Corporate Services/City Treasurer, S. Zorbas - Extension of Banking Services. Ref. No. 14-4 (See By-law 1)  |
| <b>3-5</b>                        | <b><u>ENG-2014-30</u></b>     | Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Selective Sidewalk Replacement 2014. Ref. No. 14-26 (See By-law 2)  |
| <b>6-11</b><br>Remove From Block  | <b><u>P&amp;B-2014-45</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith - Draft Plan of Subdivision Application (File No. 26T-14-14001); Official Plan Amendment; Zoning By-law Amendment Application (File No. 2014-02) by Upper Canada Consultants on behalf of Lea Silvestri Investments Ltd. for lands north and south of Webber Road, west of South Pelham Road. Ref. No. 14-100/14-100Z |
| <b>12-41</b><br>Remove From Block | <b><u>P&amp;B-2014-46</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith - Application for Zoning By-law Amendment 1872353 Ontario Inc. for lands at 401 South Pelham Road Part Lot 1, Concession 13 (File 2014-03). Ref. No. 14-101Z (See By-law 3)   |
| <b>42-47</b><br>Remove From Block | <b><u>P&amp;B-2014-47</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith - Application for Official Plan Amendment and Application for Zoning By-law Amendment - Julie Zenovia Maliskevich and Edward Luska for lands at 142 and 144A Thorold Road Part Township Lot 241 and Part Township Lot 241, being Parts 2 and 3 on Plan 59R-3923 (File OPA and 2014-04). Ref. No. 14-102/14-102Z       |
| <b>48-50</b>                      | <b><u>P&amp;B-2014-48</u></b> | Gen. Mgr. Integrated Services, J. Loveys Smith - Downtown Improvement Incentive Programs; Refund of Local Planning and Building Fees 2384686 Ontario Inc., 25 West Main Street. Ref No. 01-108  |



## **SPECIAL COUNCIL MEETING AGENDA INDEX – Page 2**

**Tuesday, September 9, 2014  
7:00 P.M.  
COUNCIL CHAMBERS – CIVIC SQUARE**

---

### **Page No.**

- |                                   |                               |  |
|-----------------------------------|-------------------------------|--|
| <b>51-53</b>                      | <b><u>P&amp;B-2014-49</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith - Request for Extension to Draft Plan Approval - Forks Common Subdivision - 1650725 Ontario Limited, south side of Forks Road, east of Crescent Drive (File: 26T-14-97004). Ref. No. 04-94                   |
| <b>54-63</b><br>Remove From Block | <b><u>P&amp;B-2014-50</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith/ Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Request to delete sidewalks on Magnolia Lane, the Masters at Hunters Pointe Subdivision - Phase 1 (File 26T-14-97005). Ref. No. 02-85/13-26 |
| <b>64-66</b><br>Remove From Block | <b><u>P&amp;B-2014-51</u></b> | Gen. Mgr., Integrated Services, J. Loveys Smith - City of Welland Urban Design Guidelines. Ref. No. 13-86  |

### **3. NEW BUSINESS – Nil**

### **4. BY-LAWS**

#### **MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.**

1. A By-law to authorize extension of banking services with RBC Royal Bank, and to amend By-law 2009-176. Ref. No. 14-4
2. A By-law to accept the tender and to enter into contract with 1526957 Ontario Limited o/a CTC Contracting for selective sidewalk replacement. Ref. No. 14-26
3. A By-law to amend City of Welland Zoning By-law 2667 (1872353 Ontario Inc. - File 2014-03) 401 South Pelham Road. Ref. No. 14-101Z
4. A By-law to provide for the appointment of members to The Niagara Compliance Audit Committee. Ref. No. 14-43