



GENERAL COMMITTEE AGENDA

Tuesday, March 28, 2000

7:00 P.M.

COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2000 - 05

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1. DISCLOSURE OF INTEREST.
2. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF
February 22, 2000
(Previously Distributed)
3. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL
4. (A) RECESS GENERAL COMMITTEE MEETING TO CONVENE A
SPECIAL COUNCIL MEETING TO HOLD PUBLIC HEARINGS
PURSUANT TO THE PLANNING ACT.

PUBLIC HEARINGS:

(appoint Chair of Community Services to preside over Public Hearings)

1. An application to amend City of Welland Zoning By-law 2667 was received from John Conlin on December 24, 1999 on behalf of 1346673 Ontario Inc. for lands on the southeast side of Lancaster Drive, south of Jefferson Court East (Part of Lot 229, former Township of Thorold, now in the City of Welland). The requested Amendment proposes to amend the Zoning By-law from RM3 to a Site Specific RM3 Zone to permit street townhouses to have a minimum 3.0 side yard setback for end units instead of 4.5 metres and to permit maximum lot coverage of 50% for street townhouse buildings and individual dwelling units instead of 40%.
2. An application has been made by Callum Shedden, Solicitor on behalf of Vincent Policella Masonry Contractor Limited for approval of a Draft Plan of Subdivision for lands on the west side of Clare Avenue, north of Thorold Road (Part of Lot 246, former Township of Thorold, now in the City of Welland). The subject lands are designated as Urban by the Regional Policy Plan, and are zoned R2 by By-law 2667. There is no City of Welland Official Plan designation for these lands.
3. An application has been made by John Conlin on behalf of Ravenda & Ravenda Construction Limited for approval of a Draft Plan of



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Subdivision for lands on the south side of Colbeck Drive, south of Endicott Terrace (Part of Block 14, Plan M-86). The subject lands are designated as Urban by the Regional Policy Plan, and are zoned R1 and 01 by By-law 2667. The City of Welland Official Plan designation for these lands is Residential and Open Space.

4. An application to amend City of Welland Zoning By-law 2667 was received from John Conlin on January 12, 2000 on behalf of Ravenda & Ravenda Construction Limited for lands on the south side of Colbeck Drive, south of Endicott Terrace (Part of Block 14, Plan M-86). The requested Amendment proposes to amend the Zoning By-law from R1 and 01 to Environmental Protection Zone (EP) to permit the lands within the Floodplain to be protected from development. The City has expanded the Application to include lands owned by the City adjacent to Draper's Creek (Part of Block 15, Plan M-86).

(B) ADJOURN PUBLIC HEARING/SPECIAL COUNCIL MEETING AND RECONVENE GENERAL COMMITTEE MEETING.

5. DELEGATIONS:

1

Ref. No. 92-168 - Roman Kruczynski. and other members of the South Niagara Rowing Club and Welland/Port Colborne Rowing Commission re - outstanding bills and possible termination of Rowing Commission.

Ref. No. 99-133 - Mr. Phil Fisher on behalf of Mr. Mammoliti re request to open Matthews Road.

(See report DSD 2000-20)

6. STAFF REPORTS:

(A) COMMUNITY SERVICES

Development Services Department

Planning Division

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Ref. No. 2000-69 - Application for Draft Approval of Plan of Subdivision - Clare Avenue Estates - Vincent Policella Masonry Contractor Limited - West Side of Clare Avenue, North of Thorold Road (File 26T-14-99002)

(DSD 2000-17)

14

Ref. No. 2000-68/2000-68Z - Application for Draft Approval of Plan of Subdivision and Rezoning - Stonegate Estates - Ravenda & Ravenda Construction Limited - East Side of Colbeck Drive, South of Endicott Terrace (Files 26T-14-20001 and 2000-1)

(DSD 2000-18)



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46 Ref. No. 94-172 - Request for Extension to Draft Approval; Request for Red-Lined revision to draft plan and proposed zoning By-law amendment - Seaway Estates subdivision (Files 26T-94011 and 2000-2) - 1346673 Ontario Inc. - North-West and East Sides of Lancaster Drive, South of Jefferson Court East.
(DSD 2000-19)

56 Ref. No. 99-133 - Request to open Matthews Road immediately North of Buchner Road.
(DSD 2000-20)

62 Ref. No. 91-89 - Park Street Municipal Parking Lot
(DSD 2000-21)

Ref. No. 95-105 - Final Budget Analysis - Welland Court House
(DSD 2000-024) - see separate package appended to Agenda.

Building and Inspections Division

65 Ref. No. 2000-43 - Lot Grading/Site Alterations
(DSD 2000-23)

(B) CORPORATE SERVICES

Clerk's Department

Information Item

70 Clerk's Department Statistical Summary 1999

Treasury Department

76 Ref. 94-102/95-105/2000-04 - Direction - Amounts to be debentured
(2000-07)

81 Ref. 98-82 - Construction Costs - Civic Centre Complex
(TR 2000-08)

(C) OPERATIONAL SERVICES

Engineering Division

84 Ref. No. 98-46 - Transfer of Waste Management Responsibilities to Town of Fort Erie



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(ENG-2000-05)

Parking & Traffic Division

88 Ref. No. 99-35 - Policy for Establishment - Community Safety Zones
City of Welland
(TRAF 2000-02)

97 Ref. No. 2000-22 - Parking Controls - Municipal Parking Lots and on
Street Parking Meters - City of Welland
(TRAF 2000-03)

Public Works Division

115 Ref. No. 2000-09 - Proposal for Streetlighting - 130 Gadsby
(ENG-2000-14)

7. **NEW BUSINESS:** Nil

8. **OUTSTANDING ITEMS REFERRED TO COMMITTEE:**

(A) **COMMUNITY SERVICES**

Community Services Department

Ref. No. 2000-61 - Proposal of Welland Heritage Council & Multicultural
Centre to construct a monument in Merritt Park or other site suitable to
City staff to honour immigrants who built Welland Canal.

Development Services Department

Ref. No. 99-4 - Budgetary impact for proposed extension of watermain
on Ridge Rd. from Hwy. 140 to Doan's Ridge Rd.
(Report for April 25, 2000)

Ref. No. 99-4 - Extension of services to the "Cooks Mills" area.
(Report for April 25, 2000)

Ref. No. 6000-62 - Sale of Docteur-Renaud School, 100 First St.
(report for April 11, 2000)

(B) **CORPORATE SERVICES**



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Treasury Department

Ref. No. 2000-4 - Royal Canadian Legion Br. #4 - requesting tax relief from property tax for 383 Morningstar Ave.

Ref. No. 97-41 - Partnership w/Welland Soccer Club.

(C) OPERATIONAL SERVICES

Ref. No. 2000-9 - Linda Stortz & George Knezic requesting install. of streetlights on Colbeck Dr. S.

Ref. No. 99-22 - Harvey - requesting a warning signal at intersection of McAlpine Ave. S. & Welland St. S.

Ref. 99-120 - Staff to review costs for curbs on Wellington St.

Ref. No. 2000-9 - Sakalauskus requesting street light on Cope Road.

Ref. No. 2000-22 - Request for "No Parking" in front of 10 Welland Street.

Ref. No. 2000-63 - Request from Open Door Concepts Welland Inc. to designate a fire lane in parking lot adjacent to Canal view Homes, 60 King St.

9. ADJOURNMENT