



GENERAL COMMITTEE AGENDA

Tuesday, May 9, 2000
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2000 - 08

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COMMITTEE-OF-THE-WHOLE - 6:30 P.M. COMMITTEE ROOM #1
(SEE ATTACHED)

1. DISCLOSURE OF INTEREST.
2. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF
April 25, 2000
(Previously Distributed)
3. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:
 - (A) Corporate Services

Ref. No. 92-141 - Welland Soccer Club -
(See report TR 2000-17 on page 30)

Ref. No. 92-168 - Termination - O/S Financial Issues - Re: Welland-Port
Colborne Rowing Commission.
(See report TR 2000-19 on page 45)
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 1276343 Ontario Limited (Daimler), Mr. and Mrs.
Mercier, and Mr. and Mrs. Zavitz on March 20, 2000 for lands at
Morris Trail, Block 145 Plan 59M-269; and 189 and 199 Muirfield
Trail, Lots 119 and 120 respectively, Plan 59M-269. The requested
Amendment proposes to eliminate a split zoning on Lots 119 and
120, Plan 59M 269, by Zoning the rear portions of the lot R3-X8
and to amend the RM3-X11 Zone affecting Block 145, Plan
59M-269, by reducing the rear yard requirements to 5.75 metres
from 7.5 metres and reduce the maximum lot coverage from 40% to
50% for interior town house units to 45% for entire townhouse
blocks.



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2. An application to amend City of Welland Zoning By-law 2667 was received from Greg Farr on March 20, 2000 on behalf of 404718 Ontario Inc. for lands at 980 Major Street (Part of Lot 21, Concession 4, former Township of Crowland, now in the City of Welland. The requested Amendment proposes to amend the Zoning By-law from the I2 Zone to a Site Specific I2 Zone to permit a car washing establishment.
 3. The City of Welland (File 2000-6) is proposing a general housekeeping amendment to Zoning By-law 2667 and 1538, as amended, to make minor text changes to certain definitions and various sections of the respective By-laws. The definition of "Deck" will be altered to increase the maximum height above grade to 1.5 metres instead of 1.2 metres; to clarify the definition of balcony; to clarify the relationship of pools as described in Schedule "E" (By-law 2267) and Schedule "C" (By-law 1538); to reword Section 5.7(d) (By-law 2667) and 5.6(d) (By-law 1538) with respect fire escapes; to clarify uncovered steps permitted in the front yard. There is no key map as these proposed amendments relate to text changes affection the entire City.
 4. An application was received from Vincent Policella Masonry Contractor Limited for a conversion to Condominium Tenure for 117 Willson Road.
- (B) ADJOURN PUBLIC HEARING/SPECIAL COUNCIL MEETING AND RECONVENE GENERAL COMMITTEE MEETING.**

5. **DELEGATIONS: NIL**

6. **STAFF REPORTS:**

(A) COMMUNITY SERVICES

Community Services Department

1

Ref. No. 2000-61 - Welland Heritage Council Request - Merritt Park Statue.
(CSD 2000-18)



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Development Services Department

Planning Division

- 2 Ref. No. 98-62Z - Proposed amendment to City of Welland zoning By-law 2667/Daimler/Mercier/Zavitz St. Andrews Terrace Subdivision - (File 2000-4)
(DSD 2000-40)
- 5 Ref. No. 2000-87Z - Proposed amendment to Zoning By-law 2667 - 404718 Ontario Inc. (Farr Ford Lincoln Ltd.) - 980 Major Street (File 2000-5).
(DSD 2000-41)
- 10 Ref. No. 2000-85Z - Proposed General Amendments to Zoning By-law 2667 and 1538.
(DSD 2000-42)
- 22 Ref. No. 2000-86 - Conversion of 117 Willson Road to Condominium Tenure/Vincent Policella Masonry Contractor Limited - File 26CD-14-20001
(DSD 2000-43)
- 26 Ref. No. 99-110 - Proposed Construction of Welland Canal Multi-Use Trail
(DSD 2000-44)

(B) CORPORATE SERVICES

Treasury Department

- 30 Ref. No. 92-141- Request for funding - Soccer Club - 2000 Budget
(TR 2000-17)
- 43 Ref. No.96-48 - Development Charges 1999 Year End Statement
(TR 2000-18)
- 45 Ref. No. 92-168 - Termination – O/S Financial Issues
RE: Welland-Port Colborne Rowing Commission
(TR 2000-19)



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(C) **OPERATIONAL SERVICES**

Engineering Division

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Ref. No. 2000-84 - Roadway Resurfacing Program 2000
(ENG 2000-22)

7. **NEW BUSINESS:** Nil

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

(A) **COMMUNITY SERVICES**

Community Services Department

Ref. No. 2000-05 - Gordon Shapley letter requesting financial assistance to attend the XIX Rehabilitation International World Congress re "Citizenship and Diversity in the New Millennium" to be held on August 25 - 29, 2000 in Rio de Janeiro, Brazil.

Ref. No. 2000-31 - Petition from area residents of Chaffey Street and Beatrice Street and surrounding neighbourhood to replace playground equipment in Maple Leaf Park.

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.

Ref. No. 99-4 - Extension of services to the "Cooks Mills" area.

Ref. No. 99-140 - Brady & Associates, requesting a planning study of North Welland in order to extend the northerly boundary of the City of Welland urban area.

Ref. No. 91-89 - Sale of Park Street Parking Lot.



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(B) CORPORATE SERVICES

Treasury Department

Ref. No. 92-29/2000-04 - Rebate Program for cultural clubs on non profit halls presently affected by commercial property tax rates.

(C) OPERATIONAL SERVICES

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

Ref. No. 2000-09 - 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.

Ref. No. 99-30-29 - Gallaccio, concerns about the drinking water as a result of aging water distribution system at 4 Hobson Ave.

Ref. No. 2000-09 - Stortz-Knezic - request for streetlight install on Colbeck Drive

9. **ADJOURNMENT**