



SPECIAL COUNCIL MEETING, MAY 9, 2000

TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

**CITY HALL, COUNCIL CHAMBERS
411 EAST MAIN STREET**

Council met in open session at 7:15 p.m. on the above date.

His Worship Mayor J. Richard Reuter in the Chair.

Members Present: Councillors D. Beaudoin, M. Belcastro, V. Bellantino, F. Campion, C. Forster, D. Fortier, J. Larouche, J.L. MacLellan, C. McQueen, S. O'Dell, J. Spadafora and L. Van Vliet.

Members of the Staff and Others Present:

Chief Administrative Officer V. Kerschl (7:20 p.m.)
City Clerk C.A. Stirtzinger
Fire Chief P. Olah
City Treasurer R. Perron
Community Services Director I. Smith
Assistant Clerk D. Vettori
Development Planner D. Thorpe

PUBLIC HEARING PURSUANT TO THE PLANNING ACT

Councillor Spadafora presided as Chair of the Public Hearing.

2000-62Z 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.

Councillor Spadafora outlined the procedures of the Public Hearings as required by the Planning Act. Development Planner D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

The following people spoke to the application:

In support of the application:

No one spoke to the application.

In opposition to the application:

No one spoke to the application.

2000-87Z An application 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.

Councillor Spadafora outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

The following people spoke to the application:

In support of the application:

No one spoke to the application.

In opposition to the application:

No one spoke to the application.

2000-85Z**2000-92Z**

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 affecting the entire City.

Councillor Spadafora outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

The following people spoke to the applications:

In support of the application:

D. Thorpe, Development Planner, on behalf of the City.

In opposition to the application:

No one spoke to the application.

2000-86 An application was received from Vincent Policella Masonry Contractor Limited for a conversion to Condominium Tenure for 117 Willson Road.

Councillor Spadafora outlined the procedures of the Public Hearings as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

The following people spoke to the applications:

In support of the application:

Callum Shedden, Solicitor, on behalf of Vincent Policella Masonry Contractor Limited

In opposition to the application:

No one spoke to the application.

There being no other submissions the hearing was concluded. The Mayor then resumed the Chair.

Council adjourned at 7:45 p.m.

These Minutes approved and adopted by Motion of Council this 16th day of May, 2000.

MAYOR

CLERK