



SPECIAL COUNCIL MEETING, NOVEMBER 13, 2001

TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

CITY HALL, COUNCIL CHAMBERS
411 EAST MAIN STREET

Council met in open session at 7:10 p.m. on the above date.

Vice Mayor Dan Fortier in the Chair.

Members Present: Councillors R. Alakas, D. Beaudoin, M. Belcastro, N. Dmytrow-Bilboe, M. Dzugan, J. Irvine, J. Mastroianni, and S. O'Dell.

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
Environmental Services Engineer D. Cook
Director of Development Services and Acting CAO T. Fitzpatrick
Fire Chief P. Olah
Community Services Director Ian Smith
Acting City Treasurer B. Silvestri
Engineering Services Co-ordinator L. Ventresca
Development Planner D. Thorpe
Clerk Steno III B. Gallaccio

PUBLIC HEARING PURSUANT TO THE PLANNING ACT

Councillor Irvine presided as Chair of the Public Hearing.

01-168 The City of Welland has received an Application for Official Plan Amendment from **PHIL FISHER OF PHIL FISHER & ASSOCIATES** on behalf of **1436475 ONTARIO INC.** to amend the Official Plan for lands at 95 Lincoln Street (Parcel 27-4, Section 59 - Crowland 6, Part of Lot 27, Concession 6, former Township of Crowland, now City of Welland being Parts 6 and 11, Plan 59R-5728 and Part 4, Plan 59R-6457 save and except Part 1, Plan 59R-6663) from Residential to Commercial. This property is the subject of an Application for Zoning By-law Amendment - File 2001-12.

01-168Z The City of Welland has received an Application (File 2001-12) to amend City of Welland Zoning By-law 2667 from **PHIL FISHER & ASSOCIATES LTD.** on behalf of **1436475 ONTARIO INC.** to rezone Parcel 27-4, Section 59 - Crowland 6, Part of Lot 27, Concession 6, former Township of Crowland, now City of Welland being Parts 6 and 11, Plan 59R-5728 and Part 4, Plan 59R-6457 save and except Part 1, Plan 59R-6663 for lands at 95 Lincoln Street from the existing C1-X10 By-law 2667 to a Site Specific Commercial Zone By-law 2667. The purpose of the Amendment is to rezone the subject land to permit the additional uses of a business office and clinic. The Official Plan designation is RESIDENTIAL (R). The subject lands are also the subject of an Application for Official Plan Amendment.

Councillor Irvine 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 applications:

Mr. Phil Fisher, agent on behalf of the applicant.

In opposition to the applications

No one spoke to the applications.

01-169 The City of Welland has received an Application (File 2001-13) to amend City of Welland Zoning By-law 2667 from **P. DOUGLAS REITSMA SURVEYING LTD.** on behalf of **STEVEN EUGENE HEGEDUS (IN TRUST)** to rezone Lots 25, 26, 27 and 91, Part Lots 24 and 92, Part of McAlpine Avenue, Plan 945 for lands at 454 McAlpine Avenue from the existing I1 - Storage and Lighting Manufacturing Zone By-law 2667 to a Site Specific I1 Zone By-law 2667. The purpose of the Amendment is to provide for the additional use of an Athletic/Fitness Club. Site Specific Zone provisions will also be provided. The Official Plan designation is INDUSTRIAL (I).

Councillor Irvine 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:

Mr. D. Reitsma, on behalf of the applicant.

In opposition to the application:

Mr. Harvey Thalen, on behalf of Mitech Plastics, 201 Major Street, Welland, L3B 6A9

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

Council adjourned at 7:35 p.m.

These Minutes approved and adopted by Motion of Council this 20th day of November, 2001.

MAYOR

CLERK

