



GENERAL COMMITTEE MEETING

Tuesday, October 14th, 2003
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2003 - 07

General Committee met in Committee-of-the-Whole at 6:00 p.m. and in open session at 7:10 p.m. with Mayor Cindy Forster calling the meeting to order.

Members present: Mayor Cindy Forster

Councillors:

R. Alakas	T. Eybel
D. Beaudoin (7:20 p.m.)	D. Fortier
M. Belcastro	J. Irvine
N. Dmytrow-Bilboe	J. Mastroianni
M. Dzugan	S. O'Dell

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
City Manager T. Fitzpatrick
General Manager Engineering, Public Works and Transportation Services D. Shantz
Manager, Leisure Services R. Morwald (7:15 p.m.)
General Manager Financial and Corporate Services/Treasurer B. Silvestri (7:15 p.m.)
Manager, Human Resources R. Beaumont (until 7:10 p.m.)
Manager, Development Planning / Real Estate D. Thorpe (7:15 p.m.)
Recording Secretary, Vital Statistics Clerk Steno II Laura Bubanko (7:15 p.m.)
Gary LaPierre (until 7:10 p.m.)

Others Present:

Joe Keca (Shop Chair) and Gord Chatwin (President) were present on behalf of CAW Local 523 during Committee-of-the-Whole discussions on a labour relations matter.

03-148

Doug Reitsma, P. Douglas Reitsma Surveying Ltd., on behalf of Nco Peter Maarten Peetsma, Jacoba Johanna Peetsma, Nicole Hennymarie Peetsma-Epker and Jeannette Adrienne Peetsma.

Re: Proposed Amendment to Zoning By-law 2667 – Nico Peter Maarten Peetsma, Jacoba Johanna Peetsma, Nicole Hennymarie Peetsma-Epker and Jeannette Adrienne Peetsma – 149 Elmview Street (File 2003-09)

(PDS-2003-74)



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03-147

John Corwin, C.F. Johnson Realty Consulting, on behalf of 842701 Ontario Inc.
Re: Proposed Amendment to Zoning By-law 2667 – 842701 Ontario Inc. – 547 Thorold Road
(File 2003-10)
(PDS-2003-75)

93-134

Clemence Vizsolyi, 98 McAlpine Avenue South, Welland L3B 1T6
Re: address Council regarding barking dogs.

96-109

Arnold Steed, Rose City Seniors Activity Centre, 145 Lincoln Street East, Welland L3B 6E1
Re: address Council regarding a feasibility study on an expansion for the Senior Centre building and the recently established Senior Centre Foundation.

Mayor Forster called the General Committee Meeting to order at 7:10 p.m.

1. **ADDITIONS/DELETIONS TO AGENDA: NIL**
2. **DISCLOSURE OF INTEREST: NIL**
3. **ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF SEPTEMBER 9th, 2003**

Moved by Councillor Dzugan that the Minutes of the General Committee Meeting of September 9th, 2003 be and the same are hereby approved and adopted as circulated.

CARRIED

4. **(A)** Mayor Forster recessed the General Committee Meeting to convene the Special Council Meeting at 7:15 p.m. for Statutory Public Hearings, chaired by Councillor Irvine, pursuant to The Planning Act.
- (B)** The Special Council Meeting adjourned at 8:05 p.m. to re-convene the General



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Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.

5. **BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:** **NIL**

6. **DELEGATIONS:**

93-134

Clemence Vizsolyi addressed Council regarding barking dogs.

Ms. Vizsolyi spoke of her neighbour's dogs with concern about neglect and cruelty. She hears them barking all day and sees them kept outside for extended periods of time. She has made complaints to the SPCA, but because the dog owners are providing bare necessities, nothing further is done. Councillor Fortier stated that the main concern is cruelty to animals and the less than satisfactory response from the SPCA. Mayor Forster suggested we contact SPCA and Mr. Thorpe advised we will check the status of the complaint with our By-law Office.

Moved by Councillor Mastroianni

That the presentation by Clemence Vizsolyi regarding barking dogs be received for information.

CARRIED

96-109

Arnold Steed addressed Council regarding a feasibility study on an expansion for the Senior Centre building and advised on the recently established Senior Centre Foundation.

Mr. Steed updated Council on plans for an expansion, and the establishment of a building fund. The emphasis for the Senior Centre is on a healthy life style or wellness centre, not just a recreation or activity centre. The Rose City Seniors Centre Foundation has been created and an operational framework and budget developed. The original architect, Ralph Belvedere, suggested an expansion could be built for approximately \$3,000,000 and the next step was to contract the Dennis Group to conduct a study to determine the level of community support for an expansion, which revealed positive findings. For example, the centre is well run, unique in the Niagara Region, provides outstanding service to older adults in the community, and seventy-nine percent of those spoken to fully endorsed the needs of the centre and 74 percent agreed with the plan to meet the needs. The findings were to not support a recommendation for a \$3 million goal, however the report did recommend proceeding with a more realistic goal of \$1.2 million. Due to the current projects of the YMCA, City Hall and Library, the membership realizes it is best to be patient knowing that their time will come. The Seniors Centre has an excellent reputation and they will stand on this when encouraging the community to donate to the Foundation.

Moved by Councillor Mastroianni

That the presentation by Arnold Steed regarding the proposed expansion of the Rose City Senior's Centre and the formation of the Senior Centre Foundation be received for information.

CARRIED



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7. STAFF REPORTS:

(A) COMMUNITY SERVICES - Councillor Irvine, Acting Chair

Planning and Development Services

Planning Division

03-148 - Proposed Amendment to Zoning By-law 2667 – Nico Peter Maarten Peetsma, Jacoba Johanna Peetsma, Nicole Henny Marie Peetsma - Epker and Jeannette Adrienne Peetsma – 149 Elmview Street (File 2003-09).

(PDS-2003-74)

Moved by Councillor Mastroianni

That Zoning By-law 2667, as amended, be further amended for 149 Elmview Street (Lot 19 and Part of Lot 20, Plan 603) from the RM2 Zone to a Site Specific RM2 Zone to recognize an existing triplex with a minimum frontage of 15.4 metres; a minimum lot area of 550 square metres; a front yard setback (existing) of 4.6 metres; side yard setbacks of minimum 2.4 metres one side and 0.9 metres other side; a minimum west yard setback of 0.6 metres for an existing accessory building; and to require a minimum of three (3) parking spaces instead of the required five (5).

CARRIED

03-147 - Proposed Amendment to Zoning By-law 2667 – 842701 Ontario Inc. - 547 Thorold Road (File 2003-10).

(PDS-2003-75)

Moved by Councillor Belcastro

That Zoning By-law 2667, as amended, be further amended for part of 547 Thorold Road (Part of Lot 254, former Township of Thorold, now in the City of Welland) from the C4 (with exemptions) and R1 to a Site Specific C4 Zone to incorporate the use of a clinic and to permit the expansion of the existing parking area approximately 7.5 metres into the R1 Zone.

CARRIED

(B) CORPORATE SERVICES - Councillor D. Fortier, Chair

Clerk's Division

02-4 – Clerk's Department 2002 Statistical Summary.



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(CLK-2003-24)

Moved by Councillor Dmytrow-Bilboe

That the 2002 Statistical Summary of the City Clerk's Department be received for information.

CARRIED

Legal Division

03-144 - Public Nuisance Dust Control By-Law.
(LEGAL-2003-01)

Councillor Fortier advised that there are frustrated residents in the Hagar Street area with problems related to dust, and he hopes the municipality can move forward with this issue. Mr. Banks explained that the fine is not the real issue and the intention is to put pressure on the owner responsible to eliminate the dust problem.

Moved by Councillor Fortier

1. That Council pass a by-law that a Public Nuisance is created and caused by the existence and use of unpaved lanes and parking areas of commercial and industrial properties by Transport Vehicles, whenever all of the following conditions exist together:
 - (i) the operation of a commercial or industrial business adjacent to one or more occupied residential properties;
 - (ii) to or from which business, goods, materials, or products are delivered by Transport Vehicles;
 - (iii) which Transport Vehicles access such business over a private lane or parking area or portion thereof which is unpaved; and
 - (iv) thereby creating a hazardous condition of air borne particulate and dust.
2. That the proposed by-law receive first and second reading only, at this time.
3. That Public Notice be given of the proposed by-law and a Public Meeting shall subsequently be held to discuss the proposed by-law.
4. The City Solicitor and/or City Manager shall contact and negotiate with existing violator(s), and provided such violator(s) enter(s) into a remediation agreement, they will be exempt from the proposed by-law.
5. This matter shall be returned thereafter to Council for third reading of the by-law.

CARRIED

(C) OPERATIONAL SERVICES - Councillor Beaudoin, Chair

Engineering, Public Works and Transportation Services

Traffic Division

03-22 – Parking on Redwood Court.
(TRAF-2003-20)



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Moved by Councillor Dmytrow-Bilboe

That Report TRAF-2003-20 regarding parking on Redwood Court at Wellandvale Drive be received.

CARRIED

03-22 – Parking Review – Autumn Crescent. **(TRAF-2003-21)**

“1) That Report TRAF-2003-21, regarding Parking Review-Autumn Crescent be received; and,

2) That the City Solicitor be requested to prepare a By-law to amend Schedule ‘C’ of By-law 89-2000 by:

i) DELETING the following:

Column 1	Column 2	Column 3		Column 4
Highway	Side	From	To	Period Times/Day
Autumn Crescent	North, South, East & West Sides	Oakcrest Avenue	Oakcrest Avenue	At No Time

ii) ADDING the following:

Column 1	Column 2	Column 3		Column 4
Highway	Side	From	To	Period Times/Day
Autumn Crescent	North, South, East Sides (Even numbered Side)	Oakcrest Avenue	Oakcrest Avenue	At No Time

CARRIED

8. BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE

Direction from Committee-of-the-Whole:

03-23 – Proposed Employee Suggestion Policy **(HR-03-03)**

Section 1 – Program Objectives

Delete first bullet, namely,

“Create a formal opportunity for employees to share in the design and conduct of work”

Direction: Recommend policy as revised to Council.



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03-23 – Modified Work Policy for Temporary Accommodation of Injured/Ill Workers
(HR-03-04)

Direction: Discuss further with unions with respect to non occupational injuries.

9. **NEW BUSINESS:** **NIL**

10. The General Committee Meeting adjourned at 8:20 p.m.