



SPECIAL COUNCIL MEETING, FEBRUARY 11, 2003

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.

Vice Mayor Dianne Grenier in the Chair.

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

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Manager T. Fitzpatrick
City Solicitor G. Banks
General Manager Engineering, Public Works & Transportation Services D. Shantz
Manager, Environmental & Traffic Services D. Cook
Recording Secretary S. Stirling
Manager, Engineering Services L. Ventresca
Manager, Development Planning/Real Estate D. Thorpe

PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Spadafora presided as Chair of the Public Hearings.

03-55 An Application has been made by ROBERT J. URE on behalf of 1346619 ONTARIO INC., C/O TERESA SIEMENS for approval of a Draft Plan of Subdivision for lands south of Trillium Avenue, west of South Pelham Road. The subject lands are designated as URBAN AREA by the Regional Policy Plan. There is no City of Welland Official Plan coverage. The lands are zoned RA – Rural Agricultural Zone by By-law 2667. The lands are also the subject of an application for Zoning By-law Amendment – File 2002-13.

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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 applications:

- Robert Ure, agent on behalf of applicant.
- Vince Pollicella Jr., 745 South Pelham Rd., Welland L3C 3C9

In opposition to the applications:

- Ed Nicholas, 6 Kevin Dr., Fonthill LOS 1E4

03-56Z An Application has been made by FISKIN DEVELOPMENTS LTD. to rezone Part of Block E, Plan 574 for lands at 425 King Street from the existing C2 - Shopping Commercial Zone By-law 2667 to a Site Specific C2 Zone By-law 2667. The purpose of the Amendment is to add a Motor Vehicle Repair Shop Class 'A', a Service or Repair Shop Class 'A' and 'B', a Sales and Hire Garage, a Fast Food Outlet and a Light Equipment/Machinery Rental Establishment as uses in addition to those permitted in the C2 Zone. The Official Plan designation is COMMERCIAL (C).

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:

- Bernie Ceifets, agent on behalf of applicant.

In opposition to the application:

- No one spoke to the application.

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

Council adjourned at 7:45 p.m.

These Minutes approved and adopted by Motion of Council this 18th day of, 2003.

MAYOR

CLERK