



SPECIAL COUNCIL MEETING, MARCH 25, 2003

TO HOLD PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

CITY HALL, COUNCIL CHAMBERS
411 EAST MAIN STREET

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

Her Worship Mayor Cindy Forster in the Chair.

Members Present: Councillors R. Alakas, D. Beaudoin, N. Dmytrow-Bilboe, M. Dzugan,
T. Eybel, D. Fortier, D. Grenier, J. Irvine, J. Mastroianni, and S. O'Dell.

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Manager T. Fitzpatrick
City Solicitor G. Banks
Chief, Fire & Emergency Services P. Olah
General Manager Engineering, Public Works & Transportation Services D. Shantz
General Manager Parks & Recreation Ian Smith
General Manager Financial & Corporate Services/Treasurer B. Silvestri
Manager, Environmental & Traffic Services D. Cook
Manager, Development Planning/Real Estate D. Thorpe
Recording Secretary S. Stirling

PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Councillor Irvine presided as Chair of the Public Hearings.

03-79 An Application has been made by **DAN GROCHOLSKY** to amend the Official Plan (Part of Lot 24, Plan 931) for lands at 404 Ontario Road from Commercial to Residential. The purpose of the Amendment is to permit the development of a semi-detached dwelling with a reduced frontage of 16.95 metres instead of the required 18.0 metres. Request is also made to permit the garage to be used for the storage of household goods and those goods normally incidental to residential use only by the owner or residential tenants of the property. The subject lands are also the subject of an Application for Zoning By-law Amendment - File 2003-01.

03-79Z An Application has been made by **DAN GROCHOLSKY** to rezone Part of Lot 24, Plan 931 for lands at 404 Ontario Road from the existing C1 - Local Commercial Zone By-law 2667 to a Site Specific RM2 Zone By-law 2667. The purpose of the Amendment is to permit the development of a semi-detached dwelling with a reduced frontage of 16.95 metres instead of the required 18.0 metres. Request is also made to permit the garage to be used for the storage of household goods and those goods normally incidental to residential use only by the owner or residential tenants of the property. The Official Plan designation is COMMERCIAL (C). The subject lands are also the subject of an Application for Official Plan Amendment.

Councillor Irvine outlined the procedures of the Public Hearing as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for the 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:

- Dan Grocholsky , applicant

In opposition to the applications:

- No one spoke to the applications.

03-80 An Application has been made by **ROY KIRKUP** on behalf of **MAC-BRI DEVELOPMENTS INC.** for approval of a Draft Plan of Subdivision for lands on the west side of Riverside Drive, south of Lincoln Street. The subject lands are designated as URBAN AREA by the Regional Policy Plan, as RESIDENTIAL AND OPEN SPACE by the City of Welland Official Plan and are zoned R1 and O1 by By-law 2667. The lands are also the subject of an Application for Zoning By-law Amendment - File 2002-15. The Application proposes the development of 4.95 hectares of land for Residential purposes.

03-80Z An Application has been made by **ROY KIRKUP** on behalf of **MAC-BRI DEVELOPMENTS INC.** to rezone Part of Lots 29 and 30, Concession 6, former Township of Crowland, now in the City of Welland for lands at 224 Riverside Drive from the existing R1 and O1 By-law 2667 to a R2 and Environmental Protection Zone By-law 2667. The purpose of the Amendment is to permit the lands to be developed for a 31 lot residential subdivision and to recognize lands within the floodplain. The Official Plan designation is RESIDENTIAL AND OPEN SPACE. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-02003.

Councillor Irvine outlined the procedures of the Public Hearing as required by the Planning Act. D. Thorpe confirmed that the statutory requirements for the 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:

- Roy Kirkup, agent on behalf of the applicant.
- Jeff Jaeger, consultant on behalf of the applicant and agent.
- Yvette Ward, 216 Riverside Drive, Welland.

In opposition to the applications:

- Wayne Brown, 47 Waterview Court, Welland L3C 7J1

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

Council adjourned at 8:05 p.m.

These Minutes approved and adopted by Motion of Council the 1st day of April, 2003.

MAYOR

CLERK

