



**SPECIAL COUNCIL MEETING, NOVEMBER 23, 2004**

**IN COMMITTEE-OF-THE-WHOLE  
TO CONSIDER SECURITY OF PROPERTY MATTERS AND A PERSONAL MATTER; AND  
IN OPEN SESSION  
FOR THE PURPOSE OF HOLDING PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

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

Council met in Committee-of-the-Whole at 6:10 p.m. and in open session at 7:10 p.m. on the above date.

His Worship Mayor Damian Goulbourne in the Chair.

**Members Present:** Councillors D. Alexander (6:15 p.m.), D. Beaudoin, M. Belcastro, P. Chiocchio, M. Dzugan, D. Fortier, P. Grenier, M.A. Grimaldi, and J. Larouche.

**Members of the Staff and Others Present:**

City Clerk C.A. Stirtzinger

City Manager T. Fitzpatrick

City Solicitor G. Banks (7:10 p.m.)

General Manager Engineering, Public Works & Transportation Services D. Shantz (7:10 p.m.)

General Manager Financial & Corporate Services/Treasurer B. Silvestri (7:10 p.m.)

General Manager of Planning and Development Services D. Thorpe (7:10 p.m.)

Games Licensing Clerk S. Stirling (7:10 p.m.)

S. Smith, Frank Cowan Company was present during Committee-of-the-Whole (in Camera) discussions on a Security of Property Matter.

**04-25** Moved by Grenier and Belcastro that Council meet in Committee-of-the-Whole, closed to the public at 6:10 p.m. to consider:

- a) the security of the property of the municipality; and
- b) personal matters about an identifiable individual, including municipal employees.

**CARRIED**

**04-25** Moved by Belcastro and Grenier that the Committee-of-the-Whole arise from its closed meeting at 6:55 p.m.

**CARRIED**

## **STATUTORY PUBLIC HEARINGS PURSUANT TO THE MUNICIPAL ACT**

Mayor Goulbourne presided as Chair of the Public Hearing.

**04-115Z** An Application has been made by PHIL FISHER & ASSOCIATES LTD. on behalf of LARRY CREIGHTON to rezone Part Lot 11, Concession 5, former Township Crowland, Part 22 on 59R-7377 for lands on the north side of Buchner Road, west side of Matthews Road (unopened) from the existing RA - Rural Agricultural District By-law 1538 to a Site Specific - RA By-law 1538. The purpose of the Amendment is to amend the regulation of the Rural Agricultural (RA) District to permit the construction of a single-detached dwelling. The Applicant requires an amendment to the Lot Area requirement from 1.2 hectares to 4,047 square metres. The Official Plan designation is AGRICULTURAL (A).

Mayor Goulbourne 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:**

- Fred Paul of Hynde Paul Associates, agent of behalf of the applicant.
- Brian Miller, Solicitor, on behalf of the applicant.

### **In opposition to the application:**

- No one spoke to the application.

**04-154Z** An Application has been made by MICHAEL WAYNE LOSIER to rezone Part Lots 44-50 inclusive, Part of Lots 107-113 inclusive, Part of Closed Craig Street, Plan 948, being Part 21 on 59R-1680 for lands at 74 Vaughan Road from the existing I1-X2 Zone By-law 2667 to a Site Specific I1-X2 Zone By-law 2667. The purpose of the Amendment is to permit a mini warehouse and public storage facility as an additional permitted use on the site. The City has amended the Application to provide for a general amendment to By-law 2667 to permit a mini warehouse and public storage facility in a Storage and Light Manufacturing Zone - I1-X2. The Official designation is INDUSTRIAL (I).

Mayor Goulbourne 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:**

- Michael Losier, applicant.

### **In opposition to the application:**

- No one spoke to the application.

There being no other submissions the hearing was concluded.

**THE FOLLOWING CORRESPONDENCE WAS READ:**

**98-62Z** Report from Gen. Mgr. of Planning and Development Services D. Thorpe – Removal of Holding Symbol – Application by 1434386 Ontario Inc. – The Masters at Hunters Pointe – Phase 1 (File 97-15).

**98-62Z** A By-law to amend Zoning By-law 2667 upon the application of 1434386 Ontario Inc. to remove the holding symbol "H" from certain lands – The Masters at Hunters Pointe – Phase 1 Plan of Subdivision known municipally as 8 through 171 Magnolia Lane.

**98-62Z** Moved by Dzugan and Grimaldi that the Holding Symbol (H) established by City of Welland By-law No. 11232 for the RM3 Zone affecting The Masters at Hunters Pointe – Phase 1 (Plan 59M-326) be removed.

**CARRIED**

**BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE**

**97-49** Moved by Larouche and Grimaldi that Council approve, in principle and pending budget approvals, to support the Physician Recruitment Committee's desire to move forward a lease hold improvement operation within a City owned facility.

**CARRIED**

**BY-LAWS**

**BY-LAW PRESENTED FOR FIRST READING:**

1. Moved by Dzugan and Grimaldi that leave now be given to introduce the following proposed By-law entitled:

**98-62Z**

BYL 2004 – 159

A By-law to amend Zoning By-law 2667 upon the application of 1434386 Ontario Inc. to remove the Holding Symbol "H" from certain lands - The Masters at Hunters Pointe - Phase 1 Plan of Subdivision known municipally as 8 through 171 Magnolia Lane.

And that the same be now read a first time.

**CARRIED**

**BY-LAW PRESENTED FOR SECOND AND THIRD READING:**

2. Moved by Dzugan and Grimaldi that the By-law in the foregoing motion for first reading, having been read a first time and considered, be now read a second and third time and do pass, and the Mayor and Clerk do sign and seal the same.

**CARRIED**

Council adjourned at 7:35 p.m.

These Minutes approved and adopted by Motion of Council this 7<sup>th</sup> of December, 2004.

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**MAYOR****CLERK**