



**GENERAL COMMITTEE AGENDA**

**Tuesday, April 26<sup>th</sup>, 2005  
7:00 P.M.**

**COUNCIL CHAMBERS - CITY HALL**

**Meeting Number G.C. 2005 - 05**

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1. ***Additions / Deletions to Agenda.***
  
2. ***Disclosure of Interest.***
  
3. ***Adoption of Minutes of General Committee Meeting of April 12<sup>th</sup>, 2005.***
  
4. ***Call Upon Clerk To Review Agenda Index For Council To Determine Items To Be Removed From Block For Discussion.***
  
5. ***Business Arising From Minutes of Previous Meetings: NIL***
  
6. (A) ***Recess General Committee Meeting To Convene A Special Council Meeting To Hold Public Hearings Pursuant To The Planning Act.***  
  
***Public Hearings:***  
  
***(appoint Chair of Community Services to preside)***
  1. An Application has been made by UPPER CANADA



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CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. for approval of a Draft Plan of Subdivision for lands on the north side of Gaiser Road, south of Webber Road. The subject lands are designated as URBAN AREA by the Regional Policy Plan, as LOW AND MEDIUM DENSITY RESIDENTIAL by the City of Welland Official Plan and 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 2005-05. The Application proposes the development of 6 hectares of land for Residential purposes.

2. An Application has been made by UPPER CANADA CONSULTANTS on behalf of LEA SILVESTRI INVESTMENTS LTD. to rezone Part Lot 257, former Township of Thorold now in the City of Welland for lands on the north side of Gaiser Road, south of Webber Road from the existing RA – Rural Agricultural Zone By-law 2667 to a R3 and Site Specific RM3 By-law 2667. The purpose of the Amendment is to permit the subject lands to be developed into 65 single-detached residential lots and 3 Blocks for street townhouses by Plan of Subdivision. The Official Plan designation is LOW AND MEDIUM DENSITY RESIDENTIAL. The subject lands are also the subject of an Application for Draft Plan of Subdivision – File 26T-14-05001.
3. An Application has been made by LEA SILVESTRI INVESTMENTS LTD. to rezone Block 29, Plan 59M-328 for lands at 740 Thorold Road from the existing RM4-X12 Zone By-law 2667 to a Site Specific RM3 Zone By-law 2667. The purpose of the Amendment is to permit a townhouse development. The Official Plan designation is MEDIUM AND HIGH DENSITY RESIDENTIAL.

**(B) Adjourn Public Hearings/Special Council Meeting  
And Reconvene General Committee Meeting.**

7. **Delegation:** NIL



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8. **Staff Reports:**

(A) **COMMUNITY SERVICES**

**Planning and Development Services**

**Planning Division**

1 **05-107Z** - Proposed amendment to By-law 2667 – Lea Silvestri Investments Ltd., 740 Thorold Road (File 2005-04).  
(PDS-2005-32)

6 **05-108**  
**05-108Z** - Application for Draft Plan of Subdivision approval and Rezoning Amendment - Lea Silvestri Investments Ltd. - Webber Estates Subdivision (File 26T-14-05001 and 2005-05).  
(PDS-2005-33)

(B) **OPERATIONAL SERVICES**

**Engineering, Public Works and Transportation Services**

**Transit Services Division**

9 **03-145** - Delivery of Inter-Municipal Specialized Transit Services.  
(TRANS 2005-04)

9. **New Business:** NIL

10 10. **Outstanding Items Referred To Committee:**  
( Information Only )

11. **Adjournment.**