



SPECIAL COUNCIL MEETING, FEBRUARY 22, 2005

FOR THE PURPOSE OF HOLDING 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.

His Worship Mayor Damian Goulbourne in the Chair.

Members Present: Councillors D. Alexander, P. Chiochio, M. Dzugan, D. Fortier (until 8:15 p.m.), P. Grenier, M. A. Grimaldi, J. Larouche, S. O'Dell and B. Sharpe.

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger

City Manager T. Fitzpatrick

General Manager Engineering, Public Works & Transportation Services D. Shantz

General Manager of Planning and Development Services D. Thorpe

Games Licensing Clerk S. Stirling

DISCLOSURE OF INTEREST

Councillor Chiochio disclosed an interest in Ref. No. 05-67Z as he is a member of C.U.P.E. Local 1263 (the applicant for the proposed development).

STATUTORY PUBLIC HEARINGS PURSUANT TO THE MUNICIPAL ACT

Councillor O'Dell presided as Chair of the Public Hearing.

05-66 An Application has been made by JOHN CONLIN, C/O ASSOCIATED ENGINEERING on behalf of DORAL HOLDINGS LIMITED AND 430635 ONTARIO INC. to amend the Official Plan (Part Lots 229 and 230, former Township of Thorold, Parts 1, 2, 3, and 4 on Plan 59R-11781) for lands on the north side of Woodlawn Road, west of the Welland Recreational waterway from OPEN SPACE AND HERITAGE CORRIDOR to RECREATIONAL. The purpose of the amendment is to permit a private/public recreational use with accessory commercial uses. The subject lands are also the subject of an Application for Zoning By-law Amendment – File 2004-08.

Councillor O'Dell 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:

- Mr. John Conlin, agent on behalf of applicant.

In opposition to the application:

- Mr. Terry Smith, 201 Willowlanding Court, Welland L3C 7L8.
- Mr. Sam Falconer, 165 Willowlanding Court, Welland L3C 7L8

05-66Z An Application has been made by JOHN CONLIN, C/O ASSOCIATED ENGINEERING on behalf of DORAL HOLDINGS LIMITED AND 430635 ONTARIO INC. to rezone Part Lots 229, 230 former township of Thorold for lands at 800 Niagara Street from the existing C2 with C3 uses, C2 for parking only, C3 and O2 By-law 2667 to a Site specific C4 zones By-law 2667. The purpose of the Amendment is to two fold. The first, for Part 1, is a Site specific C4 Zone restricted to a parking lot; recreational establishment; a pro shop, athletic sale store, restaurant, fast food outlet and convention activities including home shows/seminars/trade shows/job fairs only in conjunction with a recreational facility. The second, for Part 2, is a Site specific C4 Zone to permit all uses in C1, C2 C3 and C4 zones. Part 1 is designated Open Space and Heritage Corridor and is also the subject of an Application for Official Plan Amendment. There is no Official Plan designation for Part 2.

Councillor O'Dell 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:

- Mr. J. Conlin, agent on behalf of the applicant.

In opposition to the application:

- Mr. Terry Smith, 201 Willowlanding Court, Welland L3C 7L8.
- Mr. Sam Falconer, 165 Willowlanding Court, Welland L3C 7L8

05-67Z An Application has been made by CUPE LOCAL 1263, C/O SUSAN SCHMIDT, PRESIDENT on behalf of HAUN DROP FORGE CO. LTD. to rezone Part Lot 21, concession 4, former Township of Crowland for lands at 500 Major Street from the existing I2 – Yard Storage and Heavy Manufacturing Zone By-law 2667 to a Site specific I2 Zone By-law 2667. The purpose of the Amendment is

to use the existing industrial building as a business office and meeting rooms. The Official Plan designation is INDUSTRIAL (I).

Councillor O'Dell 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.

In support of the application:

- Ms. Susan Schmidt, President, C.U.P.E. Local 1263 on behalf of Haun Drop Forge Co. Ltd.

In opposition to the application:

- No one spoke to the application.

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

Council adjourned at 8:20 p.m.

These Minutes approved and adopted by Motion of Council this 1st day of March, 2005.

MAYOR

CLERK