



GENERAL COMMITTEE AGENDA

Tuesday, 2001
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL
Meeting Number G.C. 2001 - 04

Page No.

1. DISCLOSURE OF INTEREST.
2. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF February 27th, 2001
(Previously Distributed)
3. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS: NIL
4. (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 to amend City of Welland Official Plan and Zoning By-law 2667 has been received from Wesley Visser for lands located on the north side of Humberstone Road, west of Vaughan Road being Part of Gore Lot 29, Concession 7, former Crowland Township, now City of Welland designated as Part 1, Plan 59R-11104. The requested Amendment proposes to amend the Zoning By-law to permit the lands to be rezoned from RA - Rural Agricultural to a Site Specific Industrial Zone to permit the lands to be used to house the applicant's construction company, commercial greenhouse, a market garden and nursery. The proposed Official Plan Amendment proposes to designate the lands for Industrial use and to permit initial development of the lands, on a temporary basis, with private services.
2. An Application to amend City of Welland Zoning By-law 2667 was received from Donald Depasquale on January 24, 2001 for lands at 96 Lincoln Street (Part of Lot Lettered "O", Plan 564). The requested Amendment proposes to amend the Zoning By-law from R3 to a Site Specific R3 Zone to recognize an existing triplex; to recognize existing setbacks and to provide for a two-way driveway access with a width of 4.9 metres instead of the required 6.0 metres.



GENERAL COMMITTEE AGENDA -- Page 2

Tuesday, March 27, 2001
Meeting Number G.C. 2001 - 04

Page No.

3. An Application to amend City of Welland Zoning By-law 2667 was received from John Irvine on February 1, 2001 on behalf of Sheila Randall for lands at 284 Niagara Street (Part of Lot 3, N.T. Fitch Plan, Plan 554). The requested Amendment proposes to amend the Zoning By-law from RM2 to a Site Specific RM3 zone to permit an existing four-plex with a minimum frontage of 17 metres; a minimum lot area of 530 square metres; a front yard setback of 6.1 metres; a north side yard of 2.52 metres and a south side yard of 0.8 metres; to provide a minimum of 4 parking spaces instead of the required 6; and to recognize an existing 0.8 metre setback for an existing accessory building.
 4. An Application to amend City of Welland Zoning By-law 2667 was received from Brooks, Bielby & Smith, Solicitors on February 14, 2001 on behalf of Alfonso and Arlene Joy Ferrusi for lands at 35 Elgin Street (Part of Lot 18, Plan 549 and 550). The requested Amendment proposes to amend the Zoning By-law from RM2 to a Site Specific RM3 Zone to permit an existing tri-plex with a minimum frontage of 20.1 metres; a minimum lot area of 418 square metres; a front yard setback of 1.6 metres; and east side yard of 3.8 metres; a west side yard of 0.4 metres; to provide a minimum of two (2) parking spaces in tandem instead of the required 5; and to recognize an existing 0.3 metre setback for an accessory building.
 5. An application has been made by John Conlin on behalf of Ashton Homes (Western) Limited for approval of a Draft Plan of Subdivision for lands on the west and north sides of St. Lawrence Drive and the west side of Hansler Road being Lots 93 to 99; Lots 102 to 107; Lots 149 to 152, all inclusive and parts of Lots 100 and 101, Plan 59M-230. The subject lands are designated as Urban by the Regional Policy Plan, and are zoned R3-X4, RM2-X2 and RM3-X8 by By-law 2667. The City of Welland Official Plan designation for these lands is residential.
- (B) **ADJOURN PUBLIC HEARING/SPECIAL COUNCIL MEETING AND RECONVENE GENERAL COMMITTEE MEETING.**

5. **DELEGATIONS:** Nil

6. **STAFF REPORTS:**



GENERAL COMMITTEE AGENDA -- Page 3

Tuesday, March 27, 2001
Meeting Number G.C. 2001 - 04

Page No.

(A) COMMUNITY SERVICES

Development Services Department

Planning Division

- 1 **01-77**
01-77Z - Proposed Official Plan and Zoning By-law Amendment - Wesley Visser, Part of Gore Lot 29, Concession 7, former Township of Crowland, now City of Welland designated as Part 1, Plan 59R-1105 (File 2000-17)
(DSD-2001-24)
- 3 **01-78Z** - Proposed Amendment to Zoning By-law 2667 - Donald Depasquale - 96 Lincoln Street (File 2001-03)
(DSD-2001-25)
- 9 **01-79Z** - Proposed Amendment to Zoning By-law 2667 - Sheila Randall - 284 Niagara Street (File 2001-04)
(DSD-2001-26)
- 14 **01-80Z** - Proposed Amendment to Zoning By-law 2667 - Alfonso and Arlene Joy Ferrusi - 35 Elgin Street (File 2001-05)
(DSD-2001-27)
- 23 **95-103**
95-103Z - Application for Draft Plan of Subdivision approval and rezoning amendment - Ashton Homes - Towpath Village Extension (File 26T-14-01001 and File 2001-02)
(DSD-2001-28)

Building and Inspection Division

- 25 **01-68** - Stock Car petition from the residents of Bishop Road.
(DSD-2001-29)

(B) CORPORATE SERVICES

Treasury Department

- 27 **01-4** - Budget/Expenditure Controls.
(TR-01-11)
- 29 **01-04** - Approval of Spending Limits prior to approval of the current years budget estimates.
(TR-01-12)



GENERAL COMMITTEE AGENDA -- Page 4

Tuesday, March 27, 2001
Meeting Number G.C. 2001 - 04

Page No.

(C) OPERATIONAL SERVICES

Engineering Division

- 30 01-76 - Sanitary Service Lateral Replacement 2001.
(ENG 01-08)
- 32 01-73 - Watermain Replacement on Lincoln Street.
(ENG 2001-09)
- 34 01-73 - Hughes Avenue Watermain Replacement.
(ENG 2001-12)

Transit Division

- 38 01-13 - Transit Charter Rates
(TRANS 01-01)
- 40 01-13 - Preauthorization to purchase smaller used bus.
(TRANS 01-02)
- 42 99-128
01-13 - Mobility Niagara
(TRANS-2001-03)
- 45 01-13 - Transit and Handi-Trans Fare Increase.
(TRANS-2001-04)
- 50 98-13 - Welland Transit Terminal - Confectionery Store.
(TRANS-2001-05)
- 53 01-13 - Transcab Service
(TRANS-01-06)

7. NEW BUSINESS: Nil

8. OUTSTANDING ITEMS REFERRED TO COMMITTEE:

(A) COMMUNITY SERVICES

Community Services Department

01-55 - Welland Historical Society requesting permission to place a commemorative plaque to designate the remains of the Feeder Canal Lock, south of Broadway Bridge.



GENERAL COMMITTEE AGENDA -- Page 5

Tuesday, March 27, 2001
Meeting Number G.C. 2001 - 04

Page No.

01-70 - The Peacekeeping Art Project request for assistance to display information.

Development Services Department

99-140 - Brady - requesting a planning study for North Welland to extend the northerly boundary of Welland's urban area.

2000-83 - Review of City's Lot Grading & Drainage for Subdivisions for improvement enforcement procedures & review the need to deal with lot grading & drainage issues with new & existing subdivisions.

2000-101 - Report on the status of railway lands cleanup.

(C) OPERATIONAL SERVICES

Engineering Division

2000-108 - Cost estimate for removal of current ditches & reconstr. Of Thorold Rd. from Rice Rd. to South Pelham Rd.

2000-130 - Petition from Summerlea Subd. & areas surrounding Alexander Kuska School to install a pathway from Quaker Rd. to the school.

01-22

01-26 - Request from Ross School Parent Advisory Council for sidewalk installation along Glenwood Avenue and Connaught Street and "No Parking" restrictions.

92-168

01-52

01-13 - South Niagara Rowing Club requesting shuttle service during the 23rd Annual High School Invitational Regatta.

9. ADJOURNMENT