



GENERAL COMMITTEE MEETING

Tuesday, November 13, 2001
7:00 P.M.
COUNCIL CHAMBERS - CITY HALL

Meeting Number G.C. 2001 - 15

Members present: Vice-Mayor D. Fortier

Councillors:

R. Alakas	J. Irvine
D. Beaudoin	J. Mastroianni
M. Belcastro	S. O'Dell
N. Dmytrow-Bilboe	
M. Dzugan	

Members of the Staff and Others Present:

City Clerk C.A. Stirtzinger
City Solicitor G. Banks
Acting C.A.O. and Director of Development Services T. Fitzpatrick
Fire Chief P. Olah
Community Services Director I. Smith
Acting City Treasurer B. Silvestri
Engineering Services Co-ordinator L. Ventresca
Environmental Services Engineer D. Cook
Clerk Steno III B. Gallaccio
Recording Secretary M. Hughes
Mr. Don Thorpe, Development Planner

Others Present: Mr. Doug Reitsma, P. Douglas Reitsma Surveying Ltd.
Mr. Harvey Thalen, Mitech Plastics Corporation
Mr. Phil Fisher, Phil Fisher & Associates Ltd.

- (A)** Vice-Mayor Fortier called the General Committee meeting to order at 7:05 p.m.

(B) Vice-Mayor Fortier recessed the General Committee Meeting to convene the Special Council meeting at 7:10 p.m. for Statutory Public Hearings, chaired by Councillor Irvine, pursuant to The Planning Act.

(C) The Special Council Meeting adjourned at 7:30 p.m. to re-convene the General Committee Meeting. The Minutes of the Special Council Meeting are recorded separately and filed with the Clerk.
- ADDITIONS/DELETIONS TO AGENDA: Nil**



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3. DISCLOSURE OF INTEREST: Nil
4. ADOPTION OF MINUTES OF GENERAL COMMITTEE MEETING OF OCTOBER 23, 2001.

Moved by Councillor Belcastro that the Minutes of the General Committee Meeting of October 23, 2001 are hereby and adopted as circulated.

CARRIED

5. BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS:

(A) Operational Services – Councillor Beaudoin - Chair

**01-22 – Staffing and Operating Parking and Traffic Section
(TRAF-2001-29)**

Moved by Councillor O'Dell

That the Section TRAF-2001-29 concerning Staffing and Operating Parking and Traffic be deferred until the next General Committee Meeting (November 27, 2001).

CARRIED

6. DELEGATIONS: Nil

7. STAFF REPORTS:

(A) COMMUNITY SERVICES – Councillor Irvine - Chair

Community Services Department

**01-168 – Proposed Amendment to Official Plan and Zoning By-law 2667 – 1436457 Ontario Inc. – 95 Lincoln Street (File 2001-12)
(DSD-2001-89)**

Moved by Councillor Mastroianni

1. That the City of Welland adopt Official Plan Amendment No. 103 to redesignate part of Lot 27, Concession 6, former Township of Crowland, now in the City of Welland, being Parts 6 and 11, Plan 59R-5728 and Part 4, Plan 59R-6457 save and except Part 1, Plan 59R-6663 known municipally as 95 Lincoln Street from Residential to Commercial;

2. That Zoning By-law 2667, as amended, be further amended for 75 Lincoln Street (part of Lot 27, Concession 6, former Township of Crowland being Parts 6 and 11, Plan 59R-5728 and Part 4, Plan 59R-6457 save and except Part 1, Plan 59R-6663) by adding the additional uses of a business office and clinic to the existing Site Specific C1-X10 Zone; and



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3. That any Zoning By-law Amendment shall come into force once the Official Plan Amendment has been approved.

CARRIED

**01-169 – Proposed Amendment to Zoning By-law 2667 – Steven Hegedus (In Trust) –
454 McAlpine Avenue (File 2001-13)
(DSD-2001-90)**

Moved by Councillor Beaudoin

That Report DSD 2001-90 regarding Proposed Amendment to Zoning By-law 2667- Steven Hegedus (in trust) - 454 McAlpine Road be deferred at the request of the applicant, sine die.

CARRIED

**01-171 – Amendments to Clean Yards and Property Standards By-laws Respecting
Derelict/Abandoned Vehicles
(DSD-2001-91)**

A clarification is required to determine what is considered a classic car, i.e, 25 or 30 years old and/or other stipulations. Staff informed Council that due to lack of manpower, enforcing the by-law is done on a complaint basis. Farms are difficult to monitor, any obviously derelict, unplatd vehicles that are not farm related would be considered abandoned.

Moved by Councillor Fortier

That Report DSD 2001-91 regarding Amendment to Clean Yards and Property Standards By-law respecting derelict abandoned vehicles be referred to staff for a legal opinion.

CARRIED

**02-40 – Proposed Planning Application Fees for 2002
(DSD-2001-92)**

Council was informed by City staff that current fees do not cover costs.

Moved by Councillor Dmytrow-Bilboe

1. That the following Tariff of Fees for Planning applications and related matters be adopted by the City of Welland effective January 1, 2002.

	CURRENT	PROPOSED
Zoning		
Official Plan Amendment Application	\$950	\$1,020
Zoning By-law Amendment Application	\$950	\$1,020
Concurrent Official Plan Amendment and Zoning By-law Amendment	\$1,540	\$1,630
Removal of Holding Symbol	\$280	\$295



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	CURRENT	PROPOSED
Temporary Use By-law	\$950	\$1,020
Site Plan Control Application	\$540	\$570
Minor Change to Site Plan Agreement	\$230	\$245
Processing Part Lot Control By-law	\$385	\$410
Processing Condominium Application/Exemption Request	\$2,820	\$2,990
Processing Short Form Subdivision Agreement (Consent)	\$590	\$625
Processing Subdivision Application/Development Agreements	\$2,820	\$2,990
	+ \$500 for each Phase over one	+ \$530 for each Phase over one
	+ \$10/Lot or Block excluding 0.3 reserves	+ \$10/Lot or Block excluding 0.3 reserves
Modification to Draft Plan Conditions Involving Circulation	\$665	\$705
Extension to Draft Plan Approval	\$335	\$355
Processing Servicing/Development Agreement	\$590	\$625
Processing Front-Ending Agreement	\$770	\$815
Information Report	\$75	\$80
Environmental Information	\$75	\$80
Minor Variance Application	\$335	\$355
Consent to Sever	\$615	\$650
Change of Conditions for Consent	0	\$125
Concurrent Minor Variance and Consent	\$820	\$870
Rescheduling of Consent or Minor Variance Application	\$150	\$160

CARRIED

Building Division

**02-39 – Proposed Building Permit fee Increases
(DSD-2001-93)**

Moved by Councillor O'Dell

1. That the following Tariff of Fees for Building/Plumbing Applications be adopted by the City of Welland effective January 1, 2002.



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CLASS OF PERMIT	EXISTING PERMIT APPLICATION FEE	PROPOSED PERMIT APPLICATION FEE
1. BUILDING		
1.1. NEW CONSTRUCTION AND ADDITIONS		
MAJOR OCCUPANCY		
GROUP A - ASSEMBLY OCCUPANCIES		
School; church; restaurant; daycare; hall; transit; recreation facility; other	\$0.84/ft ²	\$0.89/ft ²
GROUP B - INSTITUTIONAL OCCUPANCIES		
Hospital; retention facility; nursing home; other	\$1.00/ft ²	\$1.06/ft ²
GROUP C - RESIDENTIAL OCCUPANCIES		
One-Family Dwelling	\$0.64/ft ²	\$0.68/ft ²
Semi-detached dwelling; duplex dwelling	\$0.64/ft ²	\$0.68/ft ²
Multiple unit dwellings; apartment building; townhouse	\$0.53/ft ²	\$0.56/ft ²
Hotels; motels	\$0.53/ft ²	\$0.56/ft ²
Other residential	\$0.53/ft ²	\$0.56/ft ²
GROUP D - BUSINESS/PERSONAL SERVICES OCCUPANCIES		
Office; bank; medical; police stations; other	\$0.79/ft ²	\$0.84/ft ²
GROUP E - MERCANTILE OCCUPANCIES		
Store; shopping mall/plaza; shop; market; retail; other	\$0.64/ft ²	\$0.68/ft ²
GROUP F - INDUSTRIAL OCCUPANCIES		
Industrial mall/plaza/garage; plant; factory; warehouse; other	\$0.42/ft ²	\$0.45/ft ²
Industrial buildings with no partitions; no plumbing and no mechanical	\$0.22/ft ²	\$0.23/ft ²
SPECIAL CATEGORIES/OCCUPANCIES		
Farm building; greenhouse	\$0.10/ft ²	\$0.11/ft ²
Trailer; air supported structure	\$0.05/ft ²	\$0.06/ft ²
Tent	\$0.05/ft ²	\$0.06/ft ²



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CLASS OF PERMIT	EXISTING PERMIT APPLICATION FEE	PROPOSED PERMIT APPLICATION FEE
	to maximum of \$105.00	to maximum of \$110.00
One-family:		
garage; carport	\$0.22/ft ²	\$0.23/ft ²
covered deck/porch	\$0.22/ft ²	\$0.23/ft ²
uncovered deck/porch	\$0.16/ft ²	\$0.17/ft ²
sunroom/solarium	\$0.42/ft ²	\$0.45/ft ²
shed/accessory building	\$0.22/ft ²	\$0.23/ft ²
1.2 ALTERATIONS		
DESCRIPTION		
Unfinished basement	\$0.16/ft ²	\$0.17/ft ²
Roof structure	\$0.05/ft ²	\$0.06/ft ²
Fireplace; woodstove; chimney	\$41.00	\$43.00
Interior Alterations:		
including plumbing and mechanical	\$0.22/ft ²	\$0.23/ft ²
including plumbing or mechanical	\$0.16/ft ²	\$0.17/ft ²
excluding plumbing and mechanical	\$0.11/ft ²	\$0.12/ft ²
Finishing Basement	\$0.32/ft ²	\$0.34/ft ²
One-Family:		
finishing basement	\$0.16/ft ²	\$0.17/ft ²
other minor alteration	\$41.00	\$43.00
1.3 PARTIAL PERMIT/STAGED CONSTRUCTION		
	Partial/ conditional permits subject to a 50% surcharge of total permit value	Partial/ conditional permits subject to a 50% surcharge of total permit value
FOUNDATION		
Complete to grade including underground services	15%	15%



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CLASS OF PERMIT	EXISTING PERMIT APPLICATION FEE	PROPOSED PERMIT APPLICATION FEE
BUILDING SHELL		
Completed structural shell	40%	40%
Completed architectural shell	80%	80%
BUILDING COMPLETION		
Includes renovation by tenant to complete	100%	100%
2. PLUMBING ONLY		
Fixture; plumbing appliance; stack; interceptor; tank; floor drain; sewage ejector; sump; manhole; catchbasin; rain water leader; other	\$4.36 each	\$4.62 each
All buried piping including building drain and sewer; building storm drain and sewer; storm drainage piping; water service pipe	\$0.37/lf	\$0.39/lf
Water distribution pipe	\$41.00	\$43.00
3. DEMOLITION		
One-family dwelling; buildings less than 3,000 sq. ft. gross area	\$41.00	\$43.00
Other demolitions	\$0.01/ft ²	\$0.02/ft ²
4. MOVING		
	\$41.00	\$43.00
5. SIGN		
	\$0.58/ft ²	\$0.61/ft ²
6. POOL		
Public pool	\$220.00	\$233.00
Inground pool	\$62.00	\$66.00
Above-ground pool	\$41.00	\$43.00
7. RENOVATION		
Minor renovations not requiring plans	\$41.00	\$43.00
8. USE CHANGE		



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	Permit for the change of use of a building or part thereof	\$56.00	\$59.00
9.	OCCUPANCY		
	Permit to allow occupancy		
	Houses, semi-detached dwellings, townhouses	\$41.00	\$43.00
	Other buildings	\$205.00	\$217.00
10.	TRANSFER		
	Transfer of permit to a new owner	\$56.00	\$59.00
11.	DESIGNATED STRUCTURE		
	Retaining wall; pedestrian bridge; crane; runway	\$1.12/lf	\$1.18/lf
	Communication tower	\$154.00	\$163.00
	Other designated structure	\$56.00	\$59.00
12.	SEWAGE SYSTEM		
	Class 4	\$513.00	\$544.00
	Repair of Class 4	\$150.00	\$159.00
	Other than Class 4	\$308.00	\$326.00
	Assessment and comments of existing sewage systems	\$103.00	\$109.00
13.	Minimum Permit Fee and Amendments to Permits	\$41.00	\$43.00
14.	Where Fees must be Established by Value	\$8.50/\$1,000	\$9.28/\$1,000
15.	Refunds		
	Application Filed	80%	80%
	Plans Reviewed	60%	60%
	Permit Issued	40%	40%
	Additional Deduction for each Inspection	10%	10%
16.	Cancellation of an inspection or inspection not ready	\$41.00	\$43.00

CARRIED



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(B) CORPORATE SERVICES – Councillor Fortier - Chair

Clerk's Department

**01-166 – Increase of Marriage License Fees
(CLK-01-20)**

Moved by Councillor Belcastro

That the fees for the issuance of a marriage license be increased from \$75.00 to \$100.00 effective January 1, 2002 or as soon as the other cities in the Niagara Region increase their fees similarly.

CARRIED

**01-166 – Increase of Administration Service Fees for Vital Statistics
(CLK-01-21)**

Moved by Councillor Belcastro

That the administrative service fees for Vital Statistics administration be increased as follows effective January 1, 2002:

Death Registration	\$15.00	(formerly \$10.00)
Birth Registration	\$25.00	(formerly \$20.00)

CARRIED

(C) OPERATIONAL SERVICES – Councillor Beaudoin – Chair

Public Works Department

96-58

**01-22 – Parking Restrictions for Snow Plowing Operations November 1 to March 31
(ENG-2001-64)**

During discussions, Councillors were in agreement that a solution was needed regarding street parking during the winter months. Some comments made during discussions include consideration of an odd/even system of street parking, finding out what other municipalities are doing, educating the public with regards to an odd/even system and that a recommendation of no street parking considered too excessive (especially in older neighborhoods).

Moved by Councillor Mastroianni

That Report ENG 2001-64 regarding Parking Restrictions for Snow Plowing Operations from



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November 1st to March 31st be referred to the November 27th, 2001 General Committee Meeting;
and
That staff be directed to investigate the concept of odd and even numbered days for parking.

DIRECTION

A short break was called at 8:40 p.m., the General Committee Meeting reconvened at 8:50 p.m.

Traffic Services Division

**01-22 – Supplemental Report to TRAF-2001-26 – Penalty Provisions By-laws 89-2000 and 10721, TRAF-2001-27 – Municipal Parking Lots, TRAF-2001-28 – Parking Equipment
(TRAF-2001-30)**

Moved by Councillor Mastroianni

That Report TRAF 2001-30 regarding Supplemental Report to Traffic Penalty Provisions By-laws, Municipal Parking Lots and Parking Equipment be referred to the November 27, 2001 General Committee Meeting.

CARRIED



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**01-22 – Amendment to By-law 89-2000, Schedule ‘C’ – Parking Prohibition, Schedule ‘P’ – Stop Signs at Intersections
(TRAF-2001-31)**

Moved by Councillor Dmytrow-Bilboe

1. That the City Solicitor be requested to prepare a By-law to amend Schedule ‘C’ - Parking Prohibitions with signs by Adding:

COLUMN 1 STREET	COLUMN 2 SIDE	COLUMN 3		COLUMN 4 PERIOD
		FROM	TO	
Cabot Street	North Side	First Avenue	Northgate Drive	8:30 a.m. to 4:30 p.m. Monday to Friday
Rolling Acres Drive	South Side	Rice Road	Cranbrook Crescent	At No Time
Glenpark Drive	East Side	Glen Park Court	Willson Road	At No Time

2. That the City Solicitor be requested to amend Schedule ‘P’ - Stop Signs at Intersections by Adding:

COLUMN 1 HIGHWAY	COLUMN 2 AT	COLUMN 3 FACING TRAFFIC
Foxtail Avenue	Chantler Road	Southbound on Foxtail
Lea Crescent	Foxtail Avenue	Westbound on Lea Crescent
Lea Crescent	Autumn Crescent	Northbound on Lea Crescent
Autumn Crescent	Foxtail Avenue	Westbound on Autumn Crescent
Oakcrest Avenue	Thorold Road	Northbound on Oakcrest Avenue

1. That the Director of Operational Services be instructed to install the appropriate signage in accordance with the Highway Traffic Act.

CARRIED

8. NEW BUSINESS:

Councillor Beaudoin reported that the Canadian Urban Transportation Association (CUTA) announced that \$300 million would be available to municipalities across the province. The City of Welland will be sending in an application soon.

Council requested City Staff not to overload agenda for the November 27, 2001 General Committee Meeting. This meeting will be dedicated to all traffic and parking items. Councillor Irvine suggested that all concerned parties be notified of this meeting. It was suggested that an advertisement be placed in the newspaper, so that any concerned citizens, businesses, churches, clubs, etc. would be informed in advance.

DIRECTION

9. The General Committee Meeting adjourned at 9:10 p.m.



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