



**CITY OF  
Welland**

**MINUTES OF THE**

**APRIL 2, 2024 COUNCIL MEETING**

**CIVIC SQUARE, COUNCIL CHAMBERS  
60 EAST MAIN STREET**

**AMENDED\***

Council met in Committee-of-the-Whole closed to the public at 6:31 p.m. and in open session at 7:00 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiochio, T. DiMarco (virtual), B. Fokkens, B. Green, M.A. Grimaldi (virtual), J. Lee, D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

**Members of Staff and Others Present:**

Chief Administrative Officer, R. Axiak

City Clerk, T. Stephens

General Manager of Corporate & Enterprise Services/CFO, S. Nagel (10:32 p.m.)

Fire Chief & Community Emergency Management Coordinator, A. Eckhart (until 9:30 p.m.)

Director of Community Services, J. Ruddell (7:00 p.m. - 10:05 p.m.)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Planning Supervisor - Development, T. Meadows (until 10:56 p.m.)

**2024 - 97****24-25** Moved by Richard and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:31 p.m. to consider:

- proposed or pending acquisition or disposition of land by the municipality or local board;
  - Proposal to transfer surplus city owned land on the south-west corner of Moyer Road and Carl Road to Welland Hydro in exchange for the transfer of lands known as 2 Centennial Drive to the City.

**2024 - 98****24-25** Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:38 p.m. with report.

**CARRIED****LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

Councillor Speck presided as Chair of the Public Hearing:

**24-55** A Complete application has been made by NPG Solutions on behalf of The Development Squad to rezone the lands legally described as PT TWP LOT 239, Thorold and municipally known as 418, 424, 430 Aqueduct Street and 650, 656, 664, 670, 678 Niagara Street. The property is proposed to be rezoned from the existing Single-Detached Dwelling – First Density Zone – R1 in Zoning By-law 2667 to Site-Specific Residential High Density – RH in Zoning By-law 2017. The purpose of the amendment is to permit the construction of three (3) apartment buildings with commercial uses at grade, two (2) blocks of stacked townhouse dwellings and underground parking. The Official Plan designation of the subject land is High Density Residential. An application for Official Plan Amendment (File No. OPA 49) was also submitted in conjunction with application for Zoning By-law Amendment (File No. 2024-01).

Taylor Meadows confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

**On behalf of the applicant:**

- Nolan Cipriano, mCallumSather, 286 Sanford Avenue North, Hamilton, Ontario L8L 6A1
- Jenifer Szczerbak, R.J. Burnside & Associates Ltd, 1266 S. Service Rd., Suite C2-1, Stoney Creek, Ontario L8E 5R9
- Aaron Butler, Principal Planner, NPG Planning Solutions, 4999 Victoria Ave., Niagara Falls, ON L2E 4C9
- Jesse Ausptiz, Principal Planner, NPG Planning Solutions, 4999 Victoria Ave., Niagara Falls, ON L2E 4C9

- Robert Smit, Planner, NPG Planning Solutions, 4999 Victoria Ave., Niagara Falls, ON L2E 4C9

**In support of the application:**

- No one spoke in support of the application.

There being no persons present to speak in support of the application, the Chair asked for those opposing the application.

**In opposition of the application:**

- Gary Talosi, 239 Gadsby Avenue, Welland, ON L3C 6M3
- Jim Fazzasri, 244 Gadsby Avenue, Welland, ON L3C 6N5
- Terry Zorgel, 251 Gadsby Avenue, Welland, ON L3C 6M2
- John Sojda, 255 Gadsby Avenue, Welland, ON L3C 6M2
- Sam Kalmuk, 249 Gadsby Avenue, Welland, ON L3C 6M2
- Kiron Bondale, 47 Melissa Crescent, Welland, ON L3C 6M5
- Sandy Smelsky, 200 Gadsby Avenue, Welland, ON L3C 6M9
- Tom Richardson, 40 Queen Street, Welland, ON L3C
- Joe Serianni, 243 Gadsby Avenue, Welland, ON L3C 6M2

There being no other persons present to speak in opposition to the application, the hearing was concluded.

**\*2023 - 99**

**24-1** Moved by McLeod and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of March 19, 2024, and **Special Council Meeting of May 26, 2024**, as circulated.

**CARRIED**

**2024 - 100**

**99-99** Moved by Chiocchio and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND, as sole Shareholder of Welland Hydro-Electric Holding Corp., requests and accepts excess funds of \$1,100,000 by way of a dividend from Welland Hydro-Electric Holding Corp.

**CARRIED**

**BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

**2024 - 101**

**22-114** Moved by Green and Richard (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND repeals By-law 2022-128 being a by-law to authorize acceptance of an offer to purchase from Welland Hydro for the sale of surplus lands located at the south-west corner of Moyer Road and Carl Road; and THAT Welland City Council approves the transfer of City owned lands to Welland Hydro located on the south-west corner of Moyer Road and Carl Road, Concession 2, Part Lot 13, Parts 41-57 on Plan 59R-7332 (see attached Appendix I) for a nominal sum of \$2.00; and

THAT Welland City Council approves the transfer of lands from Welland Hydro owned lands to the City located on the north-east corner of Centennial Drive and Thorold Road, Part of Lot 1, Plan 640, Part 3 On Plan 59R-17610 known municipally as 2 Centennial Drive (see attached Appendix 2 for a nominal sum of \$2.00; and

That Welland City Council reserves the lands known as 2 Centennial Drive for affordable housing; and

THAT Welland City Council authorizes the Mayor and Clerk to sign any documents required to complete the sale of these lands; and further

THAT Welland City Council authorizes staff to prepare the necessary By-laws.

**CARRIED**

**2024 - 102**

**02-160** Moved by Van Vliet and Speck

THAT THE COUNCIL OF THE CITY OF WELLAND extends curfew until 11:30 p.m.

**LOST**

**(2/3 MAJORITY IS REQUIRED)**

**BY-LAWS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)**

Moved by Green and Richard (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**22-114**

BYL 2024 - 19

A By-law to authorize the purchase of lands from Welland Hydro, located on the north-east corner of Centennial Drive and Thorold Road, municipally known as 2 Centennial Road.

**22-114**

BYL 2024 - 20

A By-law to authorize acceptance of an offer to purchase from Welland Hydro for the sale of surplus lands located at the south-west corner of Moyer Road and Carl Road, and to repeal By-law 2022-128.

**CARRIED****BY-LAWS**

Moved by Green and Richard (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-54**

BYL 2024 - 21

A By-law to exempt certain lands from Part-Lot Control - Parts 1-2 (inclusive) on Plan 59R-17990, Lots 276-278 (inclusive), Plan 946, City of Welland.

**24-22**

BYL 2024 - 22

A By-law to amend Administrative Monetary Penalty By-law 2014-64.

**CARRIED**

Moved by Moote and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-law, as reproduced in this evening's Council Agenda, now read a first, second and third time and pass same, and authorize the Mayor and Clerk to sign and seal same.

**24-1**

BYL 2024 - 23

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 2<sup>nd</sup> day of April, 2024.

**CARRIED**

Council adjourned at 10:57 p.m.

These Minutes to be approved and adopted by Motion of Council this 23<sup>rd</sup> day of April, 2024.