



**CITY OF
Welland**

MINUTES OF THE

FEBRUARY 18, 2025 COUNCIL MEETING

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

Council met in Committee-of-the-Whole closed to the public at 5:04 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 (7:00 p.m.), T. DiMarco (virtual), B. Fokkens (virtual), B. Green, M.A. Grimaldi, J. Lee, D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck (5:16 p.m.), and L. Van Vliet.

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

General Manager of Corporate & Enterprise Services/CFO, S. Nagel (until 9:30 p.m.)

Director of Infrastructure Services, SM. Millar (virtual at 5:53 p.m.)

Director of Planning and Development Services, G. Munday (virtual at 5:53 p.m.)

Director of Strategic Initiatives and Economic Development, L. DeChellis (7:00 p.m.)

Chief Human Resources Officer, A. Daisley (7:00 p.m. - 9:06 p.m.)

Information Systems Manager/Network Administrator, C. Barnes (5:53 p.m. - 9:30 p.m.)

2025 - 28**25-25** Moved by Lee and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:04 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees;
 - HR Matter.
- Security of the property of the municipality or local board; and
 - I.T. Strategic Master Plan – Risks Overview.
- Receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
 - Draft Condition of Approval – Legal Review.

CARRIED**2025 - 29****25-25** Moved by McLeod and Van Viet

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:32 p.m. without report.

CARRIED**DELEGATIONS**

25-28 Mike Marcello, Welland resident addressed Council regarding excess water bill.

PRESENTATIONS:

02-160 John Mascarin, Aird & Berlis, LLP, provided an overview of legal opinion provided in Reports HR-2025-01: Response to Notice of Motion 2024-297 and CLK-2025-04: Request for Legal Opinion – Referral of Notice of Motion on Public Disclosure of in-camera information.

AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS

99-90 Jesse D'Hulster, Chair/Executive and Kaitlyn Joaquin, Treasurer, Welland Downtown Business Improvement Area addressed Council regarding an its 2024 Annual Report and update on its activities.

2025 - 30**25-1** Moved by Lee and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of February 4, 2025, as circulated.

CARRIED

2025 - 31

99-90 Moved by Setaram and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Jesse D'Hulster, Chair/Executive and Kaitlyn Joaquin, Treasurer, Welland Downtown Business Improvement Area regarding its 2024 Annual Report and update on its activities.

(Councillor McLeod disclosed an interest in the matter and did not take part in the consideration and discussion of same, as he has an interest in a property within the Downtown Improvement Business Improvement Area and pays a levy).

CARRIED

2025 - 32

02-160 Moved by McLeod and Chiocchio

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report HR-2025-01: Response to notice of motion 2024-297.

CARRIED

2025 – 33

02-160 Moved by Mayor Campion and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Request for Legal Opinion: Referral of Notice of Motion on Public Disclosure of In camera Information and report attachment; and further

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to publish a report on this matter in open session to provide transparency and accurate information, as per the direction of the Notice of Motion, and supported by the legal opinion attached to this report.

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(Councillor Fokkens requested that the motions be split for consideration).

2025 - 33

02-160 Moved by Mayor Campion and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the Request for Legal Opinion: Referral of Notice of Motion on Public Disclosure of In camera Information and report attachment.

YEAS: Mayor Campion, Chiocchio, DiMarco, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram, Speck and Van Vliet.

NAYS: None.

CARRIED

2025 -34**02-160** Moved by Mayor Campion and Liie

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to publish a report on this matter in open session to provide transparency and accurate information, as per the direction of the Notice of Motion, and supported by the legal opinion attached to this report.

YEAS: Mayor Campion, Green, Grimaldi, Lee, McLeod, Moote, Setaram and Van Vliet.

NAYS: Chiocchio, DiMarco, Fokkens, Richard and Speck.

CARRIED**2025 - 35****07-88** Moved by Grimaldi and Green

THAT THE COUNCIL OF THE CITY OF WELLAND approves an increase of \$23,000.00 plus the city portion of HST, to the Official Plan Update capital project 10-510-21651.

CARRIED**2025 - 36****21-30** Moved by Setaram and Van Vliet

THAT COUNCIL OF THE CITY OF WELLAND approves a portion of lands municipally known as, 184 Denistoun Street identified as Part 2 in Reference Plan 59R-17992 to be conveyed, at no cost, to Niagara Regional Housing. The purpose is to facilitate the construction of a 78 unit Affordable Housing Development; and further THAT Welland City Council allows for Niagara Regional Housing to apply for incentives under the Brownfield CIP to support the proposed project; and further THAT Welland City Council authorizes an easement over a portion of the Edward Street unopened road allowance.

CARRIED**2025 - 37****21-121** Moved by Lee and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND approves an increase to the maximum funding available under the Sewage Water Alleviation Program (SWAP) to \$10,000.00 for Rear Yard Disconnection of Sewer (RYDS) cases; and further THAT Welland City Council approves an amendment to By-law 2017-18 being a By-law to regulate management of a system of sewer works and drainage works in the City of Welland to increase Section 4.3.2 maximum reimbursements from \$6,000.00 to \$10,000.00.

(Councillor Green disclosed an interest in the matter and did not take part in the consideration and discussion of same, as he is engaged in the SWAP Program for his home).

CARRIED

2025 - 38**23-29**

Moved by Fokkens and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information report CLK-2025-02: Response to Notice of Motion – Council Information Package.

CARRIED**2025 - 39****24-22**

Moved by Richard and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2025-01: Updates to the Parking By-laws: Administrative Penalties, Parking Permits, Private Property Enforcement – Referred Part I; and further

THAT Welland City Council directs the City Clerk to amend By-law 89-2000, By-law 2019-134 and By-law 11027 as provided in APPENDIX I.

(Councillor Moote disclosed an interest in the matter and did not take part in the consideration and discussion of same, as he currently has an employment contract with Niagara College).

(Councillor McLeod disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his employer is subject to the amended fees identified).

CARRIED**2025 - 40****24-38**

Moved by Grimaldi and Green (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves an amendment to By-law 2024-116 to correct an erroneous fee for Site Plan Control Application in Schedule “A” as attached.

CARRIED**2025 - 41****24-60**

Moved by Setaram and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report IS-2025-01 I.T.: Strategic Master Plan Report Progress and Updates.

CARRIED**2025 - 42****25-28**

Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Mike Marcello, Welland resident regarding excess water bill.

CARRIED

2025 - 43**25-54**

Moved by Speck and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 3 on Plan 59R17614 as part of Aqueduct Street; and

THAT Welland City Council authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 3 on Plan 59R18198 as part of Clare Avenue; and

THAT Welland City Council authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 3 on Plan 59R17081 as part of Clare Avenue; and

THAT Welland City Council authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 4 on Plan 59R17676 as part of Clare Avenue; and

THAT Welland City Council authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 1 on Plan 59R17329 as part of Clare Avenue; and further

THAT Welland City Council authorizes the lay out, establishment, and naming as a public highway for road widening purposes Part 1 on Plan 59R18095 as part of Thorold Road.

CARRIED**BY-LAWS**

Moved by Grimaldi and Lee (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.

2025 - 22

BYL 2025 - 13

A By-law to amend By-law 89-2000, being a By-law regulating Traffic and Parking with the City of Welland.

2025 - 22

BYL 2025 - 14

A By-law to amend By-law 2019-134, being a By-law to establish an Administrative Penalty System for Non-Parking Related Offices (Schedule "A").

2025 - 22

BYL 2025 - 15

A By-law to amend a By-law 11027, being a By-law to control the parking of motor vehicles on the property of Niagara College of Applied Arts and Technology.

(Councillor Moote disclosed an interest in the matter and did not take part in the consideration and discussion of same, as he currently has an employment contract with Niagara College).

(Councillor McLeod disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his employer is subject to the amended fees identified).

2025 - 54

BYL 2025 - 16

A By-law to Lay Out, Establish, Assume and Name as a Public Highway for road widening purposes Part 3 Plan 59R-17614 as part of Aqueduct Street.

2025 - 54

BYL 2025 - 17

A By-law to Lay Out, Establish, Assume and Name as public highway for road widening purposes Part 1 Plan 59R-18095 as Part of Thorold Road.

2025 - 54

BYL 2025 - 18

A By-law to Lay Out, Establish, Assume and Name as a public highway for road widening purposes Part 3 Plan 59R-18198 as Part of Clare Avenue.

2025 - 54

BYL 2025 - 19

A By-law to Lay Out, Establish, Assume and Name as a public highway for road widening purposes Part 3, Plan 59R-17081 as Part of Clare Avenue.

2025 - 54

BYL 2025 - 20

A By-law to Lay Out, Establish, Assume and Name as a public highway for road widening purposes Part 4, Plan 59R-17676 as Part of Clare Avenue.

2025 - 54

BYL 2025 - 21

A By-law to Lay Out, Establish, Assume and Name as a public highway for road widening purposes Part 1, Plan 59R-17329 as Part of Clare Avenue.

CARRIED

Moved by Van Vliet and Lee

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.

25-1

BYL 2024 - 22

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 18th day of February 2025.

CARRIED

Council adjourned at 10:12 p.m.

These Minutes to be approved and adopted by Motion of Council this 4th day of March 2025.