



CITY OF Welland

MINUTES OF THE MAY 6, 2025 COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 6:32 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. Chiocchio (virtual at 7:30 p.m.), T. DiMarco (virtual at 7:00 p.m.), B. Fokkens (virtual), B. Green, M.A. Grimaldi (6:35 p.m.), J. Lee, D. McLeod, A. Moote (6:35 p.m.), C. Richard, S. Setaram, G. Speck, 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

Director of Community Services, J. Ruddell

Director of Infrastructure Services, SM. Millar (virtual)

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis (virtual)

Supervisor of Parking & By-law Enforcement, J. Cronshaw (7:00 p.m.)

Manager of Business and Community Services, A. Degazio (7:00 p.m. - 7:10 p.m.)

2025 - 108**25-25** Moved by Van Viet and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:32 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees;
 - Citizen appointment to the Welland Arenas Advisory Committee.

CARRIED**2025 - 109****25-25** Moved by Moote and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:41 p.m. with report.

CARRIED**PRESENTATIONS**

25-28 Christian Wulff, Chief Executive Officer and Ben McDermott, General Manager of Health, Fitness and Aquatics addressed Council regarding the YMCA annual update.

2025 - 110**25-1** Moved by Lee and Van Viet

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of April 22, 2025, as circulated.

CARRIED**2025 - 111****04-56** Moved by Green and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves the amendment of the Carrie Lynn Pinard Centre lease agreement for a term of three years, commencing on May 1, 2025.

CARRIED**2025 - 112****10-144** Moved by Speck and Green

THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2025-03: Updated Vacant Building Registry By-law; and further

THAT Welland City Council approves the Vacant Building Registry By-law as set out in APPENDIX I; and further

THAT Welland City Council directs the City Clerk to amend By-law 2019-134 and By-law 2006-193 as set out in APPENDIX II.

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10-144 Moved by McLeod and Setaram

THAT Welland City Council amends the by-law to include “a building with open or active permit for demolitions”

CARRIED

**FOLLOWING THE VOTE ON THE AMENDMENT, THE MAIN MOTION
WAS PUT AS AMENDED AND CARRIED**

2025 - 113

24-101

Moved by Speck and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND approves the use of the operating surplus reserve fund for 50% of costs to install one Veterans Crosswalk; and further THAT staff enter into a partnership agreement with the Royal Canadian Legion Welland Branch 4 for the project as outlined in CS-2025-21.

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24-101

Moved by Speck and Lee

THAT Welland City Council amends the motion to “install (2) two veterans crosswalks”.

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24-101

Moved by DiMarco and Richard

THAT Welland City Council amends the motion to “fund 100% of the cost for (2) two crosswalks”.

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

NAYS: McLeod.

CARRIED

**FOLLOWING THE VOTE ON THE AMENDMENT TO THE AMENDMENT, THE
FIRST AMENDMENT WAS PUT AS AMENDED AND.....**

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

NAYS: None.

CARRIED

**FOLLOWING THE VOTE ON THE AMENDMENTS, THE MAIN MOTION WAS
PUT AS AMENDED AND**

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

NAYS: None.

CARRIED

24-103 Moved by McLeod and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 52 to redesignate the lands known as, 384 and 436 Quaker Road from Low Density Greenfield Residential, Medium Density Residential, Environmental Protection Area, Environmental Conservation Area to Special Policy Area Low Density Greenfield Residential, Special Policy Area Medium Density Residential, Environmental Protection Area and Environmental Conservation Area; and

THAT Welland City Council approves an amendment to Zoning By-law 2017-117, as amended for the lands known as, 384 and 436 Quaker Road from Agricultural – A1, Environmental Protection Overlay – EP, Environmental Conservation Overlay – EC to Site Specific Residential Low Density 2 – RL2-140, Site Specific Residential Medium Density – RM-141, Neighbourhood Open Space – O1, Environmental Protection Area – EP and Environmental Conservation Area – EC; and

THAT Welland City Council approves application for Draft Plan of Subdivision (File No. 26T-14-24002) subject to the Schedule of Conditions attached in Appendix IV; and further

That no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34 (17) of the Planning Act.

CARRIED**2025 - 114****25-4** Moved by DiMarco and Fokkens

WHEREAS, the cost of all projects in our city are from different sources of funding and is included in the report to be open and transparent with its residents and taxpayers; and further

WHEREAS, stating the source of funding staff will disclose amounts to fund a particular project and its source and at times being from a specific reserve account.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to prepare a detailed report of all reserve accounts of the City of Welland and to include titles and current/updated dollar amounts of each and also to include financial transactions of each reserve account dating back to 2020.

LOST**2025 - 115****25-6** Moved by Green and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims May 28th, 2025 as “World Menstrual Health Day” in the City of Welland.

CARRIED**2025 - 116****25-6** Moved by Green and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND proclaims the month of May as “Melanoma Awareness Month” in the City of Welland.

CARRIED

2025 - 117**25-28**

Moved by Grimaldi and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Christian Wulff, Chief Executive Officer and Ben McDermott, General Manager of Health, Fitness and Aquatics regarding the YMCA annual update.

CARRIED**2025 - 118****25-44**

Moved by Green and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND approves the Corporate Partnership Policy.

CARRIED**BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)****2025 - 119****25-19**

Moved by Green and Moote (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND appoints Craig McCarthy and Cathy Sutherland to the Welland Arenas Advisory Committee for the term of May 6, 2025 to November 14, 2026.

CARRIED**BY-LAWS**

Moved by Grimaldi and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND having given due consideration to the following By-laws, as amended 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.

10-144

BYL 2025 - 52

A By-law to repeal By-law 2011-64 being a By-law for regulating vacant buildings.

25-22

BYL 2025 -53

A By-law to amend By-law 2019-134 being a By-law to establish an Administrative Penalty System for Non-Parking related offences.

25-38

BYL 2025 - 54

A By-law to amend By-law 2006-193, to reflect the updated fees and charges for vacant building registry, inspection and review fees.

CARRIED

Moved by Grimaldi and Moot

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.

24-103

BYL 2025 - 55

A By-law to amend City of Welland Zoning By-law 2017-117, as amended (File No. 2025-05) 384 and 436 Quaker Road.

24-103

BYL 2025 - 56

A By-law to authorize the adoption of Official Plan Amendment No. 52.

CARRIED

Moved by Richard 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 - 57

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 6th day of May 2025.

CARRIED

Council adjourned at 8:54 p.m.

These Minutes to be approved and adopted by Motion of Council this 20th day of May 2025.