



## **CITY OF Welland**

### **MINUTES OF THE MAY 20, 2025 COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:03 p.m. and in open session at 7:02 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

#### **Members Present:**

Councillors J. Chiocchio, T. DiMarco (virtual until 6:08 p.m. again at 7:39 p.m. The Councillor was removed from the meeting at 7:42 p.m. due to using inappropriate language), B. Fokkens (virtual), B. Green, M.A. Grimaldi (6:10 p.m.), 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

Director of Legislative Services/City Clerk, T. Stephens

General Manager of Corporate & Enterprise Services/CFO, S. Nagel (virtual)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis (until 6:20 p.m.)

Chief Human Resources Officer, A. Daisley

Manager of Development Planning, T. Meadows (until 7:57 p.m.)

Manager of Capital Engineering, L. McEachern (7:02 p.m.)

Manager of Transportation, A. Khan (7:02 p.m. - 7:55 p.m.)

(Ajay Gajaria, Partner, Aird & Berlis LLP was present during Committee-of-the-Whole discussion on a litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board).

**2025 - 120**

**25-25**

Moved by Richard and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:03 p.m. to consider:

- Security of the property of the municipality or local board;
  - Property Matter Update.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
  - Settlement of Ontario Land (OLT) Development Charge By-Law Appeal.
- labour relations or employee negotiations;
  - Bargaining Update.

**CARRIED**

**2025 - 121**

**25-25**

Moved by Moote and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 6:42 p.m. without report.

**CARRIED**

**THE FOLLOWING ITEM WAS AMENDED:**

**25-65** Amendment to all 7 appendices to Report P&B-02025-24: Applications for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision for 575 Quaker Road.

**2025 - 122**

**25-1**

Moved by McLeod and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of May 6, 2025, as circulated.

**CARRIED**

**2025 - 123****99-99**

Moved by Green and Grimaldi

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender from Stevensville Lawn Service Inc. in the amount of \$677,911.00 (plus HST) being the lowest received for the Hilda Street and Abbey Road Woodlot Trail construction; and further

That Welland City Council approves the allocation of funding as outlined in this report.

**CARRIED****2025 - 124****05-51**

Moved by Chiocchio and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information competitive purchase results as per the Procurement Policy & By-Law 2024-109.

**CARRIED****2025 - 125****18-71**

Moved by Chiocchio and Setaram

THAT THE COUNCIL OF THE CITY OF WELLAND approves extension to Draft Plan of Subdivision approval for South Village Subdivision for an additional three (3) years to June 13, 2028; and further

THAT Welland City Council approves a policy amendment to allow for the South Village Subdivision to be provided with an extension to draft approval for three (3) years which exceeds the one (1) year extension provided through Policy SER-012-0014.

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**18-71**

Moved by McLeod and Green

THAT Welland City Council amends the recommendation to "additional two (2) years".

**CARRIED**

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

**CARRIED****2025 - 126****19-85**

Moved by Grimaldi and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND supports the City's Workplace Discrimination, Harassment and Workplace Violence Policy, as approved through the CAO and Corporate Leadership Team, and reaffirms its commitment to fostering a safe, respectful, and inclusive workplace for all employees.

**YEAS:** Mayor Campion, Chiocchio, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram, Speck and VanVliet.

**NAYS:** None.

**CARRIED**

**2025 - 127**

**24-101** Moved by McLeod and Moote

WHEREAS, the Council of the City of Welland recognizes the importance of honouring our veterans; and

WHEREAS, the Summerlea Subdivision is recognized as a veterans neighbourhood; and further

WHEREAS, there is an adjacent elementary school, Nouvelle Horizon which has an existing crosswalk.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND requests that staff approach La Boite a Soleil and the French Public School Board Conseil Scolaire Viamonde, to consider the installation of a veterans crosswalk @ the school and if agreeable that an appropriate budget allocation be included in the 2026 capital budget.

**CARRIED**

**2025 - 128**

**25-36** Moved by Green and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 54 to redesignate 450 Rice Road from Low Density Greenfield Residential, Medium Density Residential, Mixed Use, and Environmental Conservation Area to Medium Density Residential and Environmental Conservation Area; and

THAT Welland City Council approves an amendment to Comprehensive Zoning By-law 2017-117, as amended, for 450 Rice Road from Agricultural – A1 to Holding Symbol – Site-Specific Residential Medium Density – H-RM-133, and Environmental Conservation Overlay - EC; and

THAT Welland City Council approves application for Draft Plan of Vacant Land Condominium for 450 Rice Road, subject to the schedule of Conditions attached in Appendix V; and further

THAT no additional meetings under the Planning Act are required in accordance with Section 34(17) of the Planning Act.

**CARRIED**

**2025 - 129**

**25-57** Moved by Chiocchio and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND accepts the tender from Walker Construction Limited in the amount of \$1,150,000.00 (plus HST) being the lowest bid received for the 2025 Surface Treatment Program – Rural Roads contract; and further

THAT Welland City Council approves the reallocation of \$310,000.00 of funding from the 2023 Road Resurfacing project to the 2025 Surface Treatment Program – Rural Roads project.

**CARRIED**

**2025 - 130****25-63**

Moved by Green and Moote

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 56 to redesignate 294 Quaker Road from Low Density Greenfield Residential, Medium Density Residential, and Environmental Conservation Area to Special Policy Low Density Residential, Special Policy Medium Density Residential, and Environmental Conservation Area; and

THAT Welland City Council approves an amendment to Comprehensive Zoning By-law 2017-117, as amended, to rezone 294 Quaker Road from Agricultural – A1 and Environmental Conservation Overlay – EC to Site-Specific Residential Low Density 2 – RL2-136, Site-Specific Residential Medium Density – RM-137, and Environmental Conservation Overlay - EC; and

THAT Welland City Council approves application for Draft Plan of Subdivision for lands municipally known as 294 Quaker Road, subject to the schedule of Conditions attached in Appendix IV; and further

THAT no additional meetings under the Planning Act are required in accordance with Section 34(17) of the Planning Act.

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**25-63**

Moved by Green and Lee

THAT Welland City Council amends condition No. 17 to include Quaker Road.

**CARRIED**

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

**CARRIED****2025 - 131****25-64**

Moved by Green and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 55 to redesignate 469 & 509 Rice Road from Low Density Greenfield Residential, Open Space & Recreation, Environmental Protection Area, and Environmental Conservation Area to Special Policy Low Density Greenfield Residential, Open Space & Recreation, Environmental Protection Area, and Environmental Conservation Area; and THAT Welland City Council approves an amendment to Comprehensive Zoning By-law 2017-117, as amended, for 469 & 509 Rice Road from Agricultural – A1, Community Open Space – O2, and Environmental Conservation Overlay – EC to Site-Specific Residential Low Density 2 – RL2-134, Site-Specific Residential Medium Density – RM-135, Neighbourhood Open Space – O1, Environmental Protection Overlay - EP, and Environmental Conservation Overlay - EC; and

THAT Welland City Council approves application for Draft Plan of Subdivision for 469 & 509 Rice Road, subject to the schedule of Conditions attached in Appendix V; and further

THAT no additional meetings under the Planning Act are required in accordance with Section 34(17) of the Planning Act.

**(Councillor McLeod disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his parents live in the adjacent subdivision).**

**CARRIED**

**2025 - 132****25-65**

Moved by Moote and McLeod

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 57 to redesignate 575 Quaker Road from Low Density Greenfield Residential and Open Space & Recreation to Special Policy Low Density Greenfield Residential, Special Policy Medium Density Residential, and Open Space & Recreation; and  
 THAT Welland City Council approves an amendment to Comprehensive Zoning By-law 2017-117, as amended, for 575 Quaker Road from Agricultural – A1 to Site-Specific Residential Low Density 2 – RL-138, Site-Specific Residential Medium Density – RM-139, and Neighbourhood Open Space – O1; and  
 THAT Welland City Council approves application for Draft Plan of Subdivision for 575 Quaker Road, subject to the schedule of Conditions attached in Appendix V; and further  
 THAT no additional meetings under the Planning Act are required in accordance with Section 34(17) of the Planning Act.

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

Moved by Lee and Richard

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.

**25-36**

BYL 2025 - 59

A By-law to amend City of Welland Zoning By-law 2017-117 (Fine No. 2024-07) 450 Rice Road.

**25-36**

BYL 2025 - 60

A By-law to authorize the adoption of Official Plan Amendment No. 54 for 450 Rice Road.

**25-64**

BYL 2025 - 61

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2024-08) 469 & 509 Rice Road.

**25-64**

BYL 2025 - 62

A By-law to authorize the adoption of Official Plan Amendment No. 55 for 469 & 509 Rice Road.

**25-63**

BYL 2025 - 63

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 20205-01) 294 Quaker Road.

**25-63**

BYL 2025 - 64

A By-law to authorize the adoption of Official Plan Amendment No. 56 for 294 Quaker Road.

**CARRIED**

Moved by Moote and McLeod (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.

**25-65**

BYL 2025 - 65

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2025-02) 575 Quaker Road.

**25-65**

BYL 2025 - 66

A By-law to authorize the adoption of Official Plan Amendment No. 57 for 575 Quaker Road.

**25-72**

BYL 2025 - 67

A By-law to exempt certain lands from Part-Lot Control - Block 31, Plan 59M-499, Parts 1 to 7 (Inclusive), 59R-18340, (6, 14, 20, 26 Austin Drive) City of Welland.

**25-77**

BYL 2025 - 68

A By-law to deem certain lands not to be part of a registered plan of subdivision.

**CARRIED**

Moved by Van Vliet and McLeod

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 - 69

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 20<sup>th</sup> day of May 2025.

**CARRIED**

Council adjourned at 8:23 p.m.

These Minutes to be approved and adopted by Motion of Council this 3<sup>rd</sup> day of June 2025.