



CITY OF Welland

MINUTES OF THE SEPTEMBER 2, 2025, COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET

Council met in Committee-of-the-Whole closed to the public at 5:35 p.m. and in open session at 6:08 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio (5:37 p.m.), T. DiMarco (virtual 5:20 p.m. then removed from the meeting at 9:30 p.m.), B. Fokkens (virtual), B. Green, M.A. Grimaldi, J. Lee, D. McLeod, A. Moote (5:47 p.m.), C. Richard, S. Setaram, G. Speck, (virtual 5:37 p.m. - 9:34 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

Manager of Legislative Services/Deputy City Clerk, S. Conidi

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

Director of Community Services, J. Ruddell (until 6:08 p.m.)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis

Manager of Development Planning, T. Meadows (until 7:56 p.m.)

City Treasurer, S. Steele

Manager of Capital Engineering, L. McEachern (until 9:30 p.m.)

Chief Communications & Public Engagement Officer, M. MacDonald (6:08 p.m.)

2025 - 111

25-25 Moved by Van Vliet and McLeod

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 5:35 p.m. to consider:

- Proposed or pending acquisition or disposition of land by the municipality or local board;
 - Potential Sale of City-owned Lands.
 - Declare Lands Surplus.

CARRIED

2025 - 112

25-25 Moved by Setaram and Richard

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:01 p.m. without report.

CARRIED

PRESENTATIONS

02-160 Sabine Matheson and Olivia Lahaie, StrategyCorp. addressed Council regarding Ward Boundary Review update.

LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

Mayor Campion presided as Chair of the Public Hearing:

25-107 Applications for Official Plan Amendment and Zoning By-Law Amendment for 111 Victoria Street.

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.

Evan Sugden, Senior Associate, Biglieri Group, 21 King Street West, Hamilton, ON L8P 4W7 presented on behalf of the applicant.

In support of the application:

- No one spoke to 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:

- No one spoke to the application.

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

PUBLIC MEETING PURSUANT TO SECTIONS 357/358 OF THE MUNICIPAL ACT, 2001 - TAX WRITE-OFFS

- No one spoke.

There being no speakers, the public meeting was concluded.

2025 - 113

25-1 Moved by McLeod and Grimaldi

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of August 12, 2025, as circulated.

CARRIED

2025 - 114

02-160 Moved by Lee and Green

THAT Council receives for information the presentation by Sabine Matheson and Olivia Lahaie, StrategyCorp regarding Ward Boundary Review update.

CARRIED

2025 - 115

02-160 Moved by Green and Chiocchio

THAT Council receives StrategyCorp's Final Report to Council – Ward Boundary Review for information; and further

THAT Council approves, Option B as the preferred ward boundary configuration for the City of Welland and direct staff to bring forward a by-law to re-divide the municipality into wards consistent with Option B for use in the 2026 and 2030 municipal elections.

YEAS: Mayor Campion, Chiocchio, DiMarco, Green, Lee, McLeod, Moote, and Setaram.

NAYS: Fokkens, Grimaldi, Richard, Speck and Van Vliet.

CARRIED

2025 - 116

24-76 Moved by Green and Lee

THAT Council accepts for information the successful award from the Province of Ontario of \$1.467 million for Year 2 of the Building Faster Fund; and further

THAT Council approves the reallocation of the approved capital funding for the First Street Phase 2 Infrastructure Renewals project as described herein.

CARRIED

2025 - 117**25-4** Moved by Green and Lee

THAT Council approves the write-off of taxes in the amount of \$23,473.97 as outlined in Appendix I for the reduction or cancellation of taxes, pursuant to Sections 357 and 358 of the Municipal Act, 2001 S.O. 2001, c. 25 (the "Municipal Act").

CARRIED**2025 - 118****25-22** Moved by Chiocchio and Setaram

THAT Council approves 5 parking spots in Courthouse Lot E for the use by doctors affiliated with the Cross Street Medical Centre.

YEAS: Mayor Campion, Chiocchio, Green Lee and Setaram.

NAYS: Fokkens, Grimaldi, McLeod, Moote, Richard and Van Vliet.

LOST**2025 - 119****25-22** Moved by Richard and McLeod

THAT Council requests staff complete a review on Community Safety Zones that may meet the criteria city wide to include schools, day cares, senior homes, parks and possibly arena to reduce multiple motions from all potential areas as such per each councillor ward.

CARRIED**2025 - 120****25-105** Moved by Moote and Van Vliet (in block)

THAT Council directs staff to prepare the necessary by-law documents to execute the Municipal Access Agreement with Rogers Communications Incorporated.

CARRIED**2025 - 121****25-107** Moved by Chiocchio and Moote

THAT Council adopts Official Plan Amendment No. 59 to redesignate 111 Victoria Street from Light Industrial to Special Policy Medium Density Residential; and further THAT Council approves an amendment to Zoning By-law 2017-117, as amended for the lands known as 111 Victoria Street from Light Industrial to Site-Specific Residential Medium Density – RM-144; 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 - 122**25-108** Moved by Chiocchio and Moote

THAT Council reviews and considers funding options shown in this report regarding the local share contribution request of \$17.8 million for the South Niagara Hospital (Niagara Falls) as requested by Niagara Health; and further

THAT Council provides direction to staff on the total amount of the local share contribution, and the funding approach, based on the information provided in this report.

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25-108 Moved by McLeod and

THAT Council fund 17.8 Million for the South Niagara Hospital.

**NOT PUT
(NO SECONDER)**

25-108 Moved by Green and Richard

THAT Council refers Report FIN-2025-20: South Niagara Hospital Contribution back to staff.

YEAS: Mayor Campion, Chiocchio, DiMarco, Fokkens, Green, Grimaldi, Lee, Richard and Speck.

NAYS: McLeod, Moote, Setaram and Van Vliet.

CARRIED

Action Items/Direction to Staff:

- Provide options similar to A-D with different amounts, outside of the 17.8 million amount.
- Suggested a range from 8 – 12 million
- Need to get back to the province and see about our hospital and sharing agreement with other municipalities around us. All municipalities should be supporting. Need clarity.

BY-LAWS

Moved by Lee and Richard

THAT Council 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.

02-160

BYL 2025 - 90

A By-law to Re-divide the City of Welland into Six Wards and Establish Ward Boundaries for the 2026 and 2030 Municipal Elections.

25-107

BYL 2025 - 91

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2025-04) - 111 Victoria Street.

CARRIED

Moved by McLeod and Van Vliet

THAT Council 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.

25-107

BYL 2025 - 92

A By-law to authorize the adoption of Official Plan Amendment No. 59 – 111 Victoria Street.

CARRIED

2025 - 109

02-160

THAT Council Challenge the Chair regarding the vote on By-laws.

LOST

Moved by Van Vliet and Lee

THAT Council 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 2025 - 93

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 2nd day of September 2025.

CARRIED

Council adjourned at 9:46 p.m.

These Minutes to be approved and adopted by Motion of Council this 23rd day of September 2025.