



CITY OF Welland

MINUTES OF THE

October 14, 2025, COUNCIL MEETING

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

Council met in Committee-of-the-Whole closed to the public at 6:33 p.m. and in open session at 7:05 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio, T. DiMarco (virtual), B. Fokkens (virtual), B. Green (virtual), 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

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

Legislative Assistant, C. Viger

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

Acting Fire Chief, M. Richardson

Director of Community Services, J. Ruddell

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis

Chief Communications & Public Engagement Officer, M. MacDonald (7:05 p.m.)

Manager of Economic Development, L. Allen (until 7:05 p.m.)

Manager of Development Planning, T. Meadows

City Treasurer, M. Steele (7:05 p.m.)

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott (7:05 p.m.)

Manager of Capital Engineering, L. McEachern (7:05 p.m.)

Manager of Transportation, A. Khan (7:05 p.m.)

Manager of Facility Operations & Development, F. Pearson (7:05 p.m.)

Manager of Business and Community Services, A. Degazio (7:25 p.m.)

Manager of Public Works, R. Chamberlain (7:05 p.m.)

2025 - 140

25-25 Moved by McLeod and Lee

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:33 p.m. to consider:

- Security of the property of the municipality or local board;
 - City surplus lands – 460 River Road, Welland, ON.

CARRIED

2025 - 141

25-25 Moved by Moote and Richard

THAT Council arise from its closed Committee-of-the-Whole meeting at 7:03 p.m. with report.

CARRIED

DELEGATIONS

25-28 Shirley Perron and Myles Calver, Representatives, Welland Food Drive addressed Council regarding its annual Welland Food Drive Event on November 1, 2025.

2025 - 142

25-01 Moved by Moote and McLeod

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of September 23, 2025, as circulated.

CARRIED

2025 - 143**99-99**

Moved by Chiocchio and DiMarco

THAT Council directs city staff prepare a wrap up report and presentation for the six 2025 concerts on the canal series and to include all expenses on a spreadsheet prior to the 2026 budget as well as to include all sponsorship monies collected and surveys that were collected from the attendees.

YEAS: Chiocchio, DiMarco, Fokkens, Green, Lee, Richard, Setaram, Speck and Van Vliet.

NAYS: Mayor Campion, Grimaldi, McLeod and Moote.

CARRIED

2025 - 144**21-30**

Moved by Chiocchio and Richard

WHEREAS, City of Welland is in a declared emergency for addictions (mental health and homelessness).

NOW THEREFORE, BE IT RESOLVED THAT Council directs Welland staff to follow up with the Provincial Emergency Operations Centre and the Ontario Solicitor General, Michael Kerzner on how they plan to respond to the state of emergency; and THAT Welland City Council ask the Ontario Ministry of Health to fund and establish in partnership with Niagara Health, more addiction treatment beds in the City of Welland; and

THAT Welland Council directs Welland staff to approach the Federal Ministry of Indigenous Services to support and fund the first Indigenous Treatment Centre in the Niagara Region to deliver culturally relevant services and serve Indigenous residents in Welland and Niagara Region; and further

THAT Council directs Welland staff to approach Ontario Health and ask them if they would commit to supporting an Indigenous mobile mental health crisis unit for the Indigenous community in Welland and Niagara.

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21-30

Moved by Moote and McLeod

THAT Council refers back to staff the notice of motion for clarity.

CARRIED

Action Items/Direction to Staff:

- Clarify Welland's role and position within the overall framework.
- Establish an approach and timeline for completing the work based on the requested actions.
- Assess consistency across municipal divisions and identify who will provide oversight.
- Determine the related initiatives currently being undertaken by the Niagara Region.

2025 - 145**22-50**

Moved by McLeod and Moote

THAT Council authorizes staff to enter into a contract for Geotechnical Engineering Services with Exp Services Inc. for 2026 and 2027, with options to extend the contract to 2028 and 2029; and further

THAT Council authorizes staff to enter into a contract for Geotechnical Engineering Services with DS Consultants Ltd. for 2026 and 2027, with options to extend the contract to 2028 and 2029.

CARRIED**2025 - 146****23-107**

Moved by McLeod and Moote

THAT Council approves an extension to Draft Plan of Vacant Land Condominium for the Fusion Homes Phase 2 development for an additional one (1) to November 10, 2026 (File No.: 26CD-14-20001); and further

THAT Council approves a policy amendment to allow for an extension of two (2) years which exceeds the one (1) year extension provided through Policy SER-012-0014.

YEAS: Green, McLeod, Moote, Richard and Setaram.

NAYS: Mayor Campion, Chiocchio, DiMarco, Fokkens, Grimaldi, Lee, Speck and Van Vliet.

LOST**23-107**

Moved by Fokkens and DiMarco

THAT Council approves an extension to Draft Plan of Vacant Land Condominium for the Fusion Homes Phase 2 development for an additional two (2) to November 10, 2027 (File No.: 26CD-14-20001); and further

THAT Council approves a policy amendment to allow for an extension of two (2) years which exceeds the one (1) year extension provided through Policy SER-012-0014.

CARRIED**2025 - 147****24-55**

Moved by Chiocchio and Richard

THAT Council approves Official Plan Amendment No. 49 to redesignate the lands known as 418, 424, 430 Aqueduct Street and 650, 656, 664, 670, 678 Niagara Street from High Density Residential to Special Policy Area High Density Residential and Core Natural Heritage; and further

THAT Council approves an amendment to Zoning By-law 2017-117, as amended for lands known as 418, 424, 430 Aqueduct Street and 650, 656, 664, 670, 678 Niagara Street from Single-Detached Dwelling – First Density Zone (R1) to Site Specific Residential High Density – RH and Environmental Protection Overlay – EP in Zoning By-law 2017-117, as amended.

YEAS: None.

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

LOST

2025 - 148**25-6**

Moved by Setaram and Lee

THAT Council declares November 25, 2025, as International Day for the Elimination of Violence Against Women in the City of Welland.

CARRIED**2025 - 149****25-19**

Moved by Chiocchio and McLeod

THAT Council directs staff to prepare the necessary By-law and documents to execute the License of Occupation for the Morning Café located at the Welland Farmers Market for a term of two (2) years.

CARRIED**2025 - 150****25-19**

Moved by Chiocchio and Setaram

THAT Council approves the reallocation of \$56,308 in existing approved capital budget to the Market Repair and Renewal project (10-436-24459) from the following projects:

- General Parkland Renewal & Restoration (10-410-24406) of \$45,000
- Public Art Projects (10-410-23419) of \$11,308.

CARRIED**2025 - 151****25-22**

Moved by McLeod and Richard

THAT Council approves Report ENG-2025-30: Response to Council Motion- Proposed Community Safety Zones (CSZ); and further

THAT Council directs the City Clerk to amend By-law 89-2000 Schedule "XXXIX" as outlined in Appendix I.

CARRIED**2025 - 152****25-28**

Moved by Van Vliet and Lee

THAT Council receives for information the presentation by Shirley Perron and Myles Calver, Representatives, Welland Food Drive regarding its annual Welland Food Drive Event on November 1, 2025.

CARRIED**2025 - 153****25-29**

Moved by Setaram and Van Vliet

THAT Council approves Appendix I – 2026 Council Schedule.

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25-29

Moved by Green and Richard

THAT Council refers back to staff Report CLK-2025-09: 2026 Council Meeting Schedule.

CARRIED**Action Items/Direction to Staff:**

- Consider two council meetings per month.
- Consider adding an extra meeting every other month or each quarter.

2025 - 154**25-38**

Moved by Moote and Lee

THAT Council approves the updated Fees and Charges as set out in Appendix I; and further

THAT Council approves the amendment to By-law 2006-193 to reflect the updated fees and charges effective January 1, 2026, or such other dates as set out in Appendix I; and further

THAT Council repeals By-law 2021-188, effective January 1, 2026.

CARRIED

BY-LAWS

Moved by McLeod and Moote

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.

25-38

BYL 2025 - 98

A By-law to amend By-law 2006-193, being a By-law to establish and regulate fees and charges for various services or activities and use of property as provided by the Municipality to establish rates effective January 1, 2026.

CARRIED

Moved by McLeod and Moote

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 - 99

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 14th day of October 2025.

CARRIED

Council adjourned at 10:16 p.m.

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