



## **CITY OF Welland**

### **MINUTES OF THE NOVEMBER 18, 2025, COUNCIL MEETING CIVIC SQUARE, COUNCIL CHAMBERS 60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:48 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, J. Lee, A. Moote, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

#### **Members of Staff and Others Present:**

Acting Chief Administrative Officer, J. Ruddell

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 Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Chief Communications & Public Engagement Manager, M. MacDonald (6:48 p.m.)

Manager of Policy Planning, N. Aiello

Manager of Parks, Forestry and Cemeteries, D. Steven

**2025 - 172****25-25** Moved by Van Vliet and Setaram

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:48 p.m. to consider:

- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization:
  - Grant Funding.

**CARRIED****2025 - 173****25-25** Moved by Richard and Moote

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:58 p.m. without report.

**CARRIED****THE FOLLOWING ITEM WAS DELETED:**

**25-15** Report CS-2025-19 - Loan Request: Central Station Education Initiative HVAC Repair.

**LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT**

**25-117** Application for Zoning By-law Amendment for Lands municipally known as 506 Quaker Road.

Grant Munday confirmed that the statutory requirements for public hearing had been met, summarized the purpose of the hearing and reviewed the Planning Division Report.

Nicholas Godfrey, Senior Planner, Upper Canada Consultants, 30 Hannover Drive, St. Catharines, ON L2W 1A3 presented on behalf of the applicant.

**In support of the application:**

- No one spoke in support of 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 in support of the application.

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

**DELEGATIONS**

**02-85** Ather Shabbar, Chair and Shealah Stratton, Member, Accessibility Advisory Committee addressed Council regarding revised terms of reference.

**21-30** Wayne Brandt, Strat Homes, Lori Beech, Bethlehem Housing and Supports Services and John Armstrong, Community Land Trust of Niagara and Jim Frank, Frank Construction addressed Council regarding Crowthler Avenue proposed affordable housing project.

**2025 - 174**

**25-1** Moved by Setaram and Lee

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of November 4, 2025, and Special Council Meeting of November 12, 2025, as circulated.

**CARRIED****2025 - 175**

**02-160** Moved by Chiocchio and Speck

THAT Council waives the rules to allow presenters an additional 10 minutes to their presentation.

**CARRIED  
2/3 MAJORITY****2025 - 176**

**02-85** Moved by Chiocchio and Setaram

THAT Council approves the revised Accessibility Advisory Committee terms of reference attached as Appendix 1; and further

THAT Council receives the Accessibility Advisory Committee presentation for information.

**CARRIED****2025 - 177**

**02-160** Moved by Green and Lee

THAT Council directs staff to schedule an open session discussion by the end of the 2025 Council calendar to consider the return of Councillor DiMarco to in-person attendance at Council meetings.

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**02-160** Moved by Speck and Chiocchio

Councillor Speck challenges the Chair regarding his amendment to the motion.

**YEAS:** Mayor Campion, Moote, Setaram and Van Vliet.

**NAYS:** Chiocchio, DiMarco, Fokkens, Green, Lee, Richard and Speck.

**CARRIED**

**02-160** Moved by Speck and Chiocchio  
 THAT Councillor DiMarco be permitted to return to in-person attendance at Welland City Council Meetings.

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

**NAYS:** Moote, Setaram and Van Vliet.

**CARRIED**

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

**CARRIED**

**2025 - 178**

**21-30** Moved by Moote and Chiocchio  
 THAT Council receives for information the presentation by Wayne Brandt, Strat Homes, Lori Beech, Bethlehem Housing and Supports Services and John Armstrong, Community Land Trust of Niagara and Jim Frank, Frank Construction regarding Crowther Avenue proposed affordable housing project.

**CARRIED**

**2025 - 179**

**21-30** Moved by Chiocchio and Green  
 THAT Council endorses the Crowther Avenue Community Housing Continuum project proposed by Bethlehem Housing and Support Services & Community Land Trust of Niagara; and further  
 THAT Council declares surplus to the City's needs, lands on the north side of Broadway, east and west of the Crowther Avenue, and shown on Appendix I; and further  
 THAT Council approves entering into a long-term land lease agreement, at a nominal cost of \$1.00 per year with Bethlehem Housing and Support Services for a portion of the municipally owned property located east of the Crowther Avenue unopened road allowance for the construction of forty (40) affordable rental housing units; and further  
 THAT Council approves the conveyance of a portion of lands located west of the Crowther Avenue unopened road allowance to the Community Land Trust of Niagara at a nominal cost of \$3.00, for the purpose of constructing thirteen (13) affordable rental dwelling units and thirty (30) attainable rental dwelling units, subject to the City entering into an agreement ensuring that the lands remain dedicated to affordable housing us in perpetuity; and further  
 THAT Council approves providing funding to support the construction of the Crowther Avenue Community Housing Continuum project in the amount of \$318,000 from the Affordable Housing Reserve Fund.

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**2025 - 180****21-30**

Moved by Fokkens and Green

THAT Council approves entering a land transfer agreement at a nominal cost of \$3.00 with Bethlehem Housing and Support Services for a portion of the municipally owned property located east of the Crowther Avenue unopened road allowance for the construction of forty (40) affordable rental housing units.

**YEAS:** Chiocchio, Fokkens and Green.

**NAYS:** Mayor Campion, DiMarco, Lee, Moote, Richard, Setaram, Speck and Van Vliet.

**LOST**

**FOLLOWING THE LOST VOTE TO AMEND, THE MAIN MOTION WAS PUT IN ITS ORIGINAL FORM AND.....**

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

**NAYS:** Fokkens.

**CARRIED****2025 - 181****21-30**

Moved by Setaram and Lee

WHEREAS, the presence of individuals listed on the Ontario Sex Offender Registry within a community can lead to increased feelings of stress, anxiety, and fear among residents, particularly parents and survivors of sexual violence.

NOW THEREFORE, BE IT RESOLVED THAT THE COUNCIL FOR THE CORPORATION OF THE CITY OF WELLAND encourages the Government of Ontario to consider providing free and accessible counselling, mental-health, trauma-informed, and community education supports for residents who live within the vicinity of individuals listed on the Sex Offender Registry, in order to help communities manage the stress and emotional impacts that may arise from this information; and further THAT this motion be circulated to the Premier of Ontario, the Minister of the Solicitor General, the Minister of Health, the Association of Municipalities of Ontario (AMO), and all Niagara Region municipalities for their awareness and support.

**CARRIED****2025 - 182****22-112**

Moved by Lee and Moote (in block)

THAT Council receives for information the report from the Green Advisory Committee supporting the long-term viability of the City's stormwater management ponds through compliance with MECP criteria, best practices and community safety standards.

**CARRIED**

**2025 - 183****25-22** Moved by Moote and Setaram

THAT Council receives for information the petition from residents on Kaywood Court regarding a by-law restricting parking on Kaywood Court from 9:00 p.m. to 9:00 a.m.; and further

THAT Council refers back to staff the petition from residents on Kaywood Court regarding a by-law restricting parking on Kaywood Court from 9:00 p.m. to 9:00 a.m.

**CARRIED****2025 - 184****25-29** Moved by Chiocchio and Moote

THAT Council approves Appendix I – 2026 Council Meeting Schedule.

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**2025 - 185****25-29** Moved by Speck and Green

THAT Council moves the May 19<sup>th</sup> Council meeting to May 5<sup>th</sup> due to the national holiday on May 18<sup>th</sup>; and further

THAT Council moves the September 8<sup>th</sup> Council Meeting to September 22<sup>nd</sup> due to the national holiday on September 7<sup>th</sup>.

**CARRIED**

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

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

**NAYS:** Fokkens.

**CARRIED****2025 - 186****25-117** Moved by Moote and Richard

THAT Council receives for information Report P&B 2025-43 regarding an application for a Zoning By-law Amendment (2025-07) for lands municipally known as, 506 Quaker Road.

**CARRIED****2025 - 187****25-118** Moved by Lee and Speck

THAT Council receives for information and supports the correspondence from the City of Brantford dated October 31, 2025, regarding Provincial Support of the Ontario Airport Capital Assistance Program.; and further

THAT Council directs the City Clerk to provide correspondence to the Province related to the Niagara Central Dorothy Rungeling Airport.

**CARRIED**

**2025 - 189****25-119** Moved by Green and Lee

THAT Council approves the exemption request by 1000 Welland Inc. for its Application for Condominium Approval of three hundred and forty-three (343) condominium units located at 1002 Niagara Street in accordance with Section 9 (7) of the *Condominium Act, 1998*, S.O. 1998, c. 19 (the "*Condominium Act, 1998*").

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

Moved by Richard 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 - 102

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 18<sup>th</sup> day of November 2025.

**CARRIED**

Council adjourned at 10:11 p.m.

These Minutes to be approved and adopted by Motion of Council this 2<sup>nd</sup> day of December 2025.