



# CITY OF **Welland**

## MINUTES OF THE

**DECEMBER 16, 2025, COUNCIL MEETING**

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

Council met in Committee-of-the-Whole closed to the public at 6:20 p.m. and in open session at 7:04 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

### **Members Present:**

Councillors J. Chiocchio, T. DiMarco, B. Fokkens, B. Green, J. Lee, D. McLeod, A. Moote, C. Richard, S. Setaram, G. Speck (virtual at 6:25 p.m.), and L. Van Vliet.

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

Chief Administrative Officer, J. Ruddell

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

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 (7:04 p.m.)

City Treasurer, M. Steele

Manager of Policy Planning, N. Aiello

Manager of Business and Community Services, A. Degazio (virtual until 7:15 p.m.)

Manager of Parks, Forestry and Cemeteries, D. Steven (7:04 p.m.)

Manager of Facility Operations & Development, F. Pearson (7:04 p.m. - 7:18 p.m.)

**2025 - 217**

**25-25** Moved by Van Vliet and Green

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:20 p.m. to consider:

- personal matters about an identifiable individual, including municipal or local board employees; and
  - Citizen appointment to the Affordable Housing Advisory Committee.
- 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;
  - Central Station Education Update.

**2025 - 218**

**25-25** Moved by McLeod and Richard

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:58 p.m. with report.

**CARRIED**

**THE FOLLOWING ITEM WAS ADDED:**

**08-48** A By-law to authorize the execution of an agreement with Walkers Environmental Group Inc. for post-closure monitoring activities at the Atlas Landfill.

**AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORTS**

**99-90/25-4** Jesse D'Hulster, Chair, Welland Downtown Business Improvement Area (WDBIA) requesting approval of its 2026 budget

**2025 - 219**

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

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of December 2, 2025, as circulated.

**CARRIED**

**2025 - 220****99-90****25-4 Moved by Setaram and DiMarco**

THAT Council approves the 2026 budget from the Welland Downtown Business Improvement Area Board as presented on December 16, 2025, in the amount of \$125,500; and further

THAT Council authorizes the General Manager of Corporate and Enterprise Services/CFO to make arrangements to levy an amount of \$125,500 against the business operations within the defined area on condition that the required financial statements are submitted to the satisfaction of the General Manager of Corporate and Enterprise Services/CFO.

**(Councillor McLeod disclosed an interest in this matter, and did not take part in the consideration and discussion of same, and refrained from voting thereon, as he has an interest in a property).**

**(Councillor Chiocchio disclosed an interest in this matter, and did not take part in the consideration and discussion of same, and refrained from voting thereon, as his nephew owns a business in the downtown area).**

**CARRIED****2025 - 221****05-51 Moved by Fokkens and Moote (in block)**

THAT Council receives for information the competitive purchase results as per the Procurement Policy & By-Law 2024-109.

**CARRIED****2025 - 222****08-48 Moved by Van Vliet and Green**

THAT Council approves the award of the Atlas Landfill post-closure monitoring activities contract to Walkers Environmental Group Inc for a five-year term ending December 29, 2029 and staff be directed to prepare a by-law and related documents to execute Amendment Agreement No. 2.

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**08-48 Moved by McLeod and Van Vliet**

THAT the Atlas Reserve Fund balance be presented to council annually, in relation to the Health and Reserve Fund to sustain the atlas landfill post closure responsibilities.

**CARRIED**

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

**CARRIED**

**2025 - 223**

**21-30** Moved by Fokkens and Lee

WHEREAS, the Niagara Region have declared a state of emergency for homelessness, mental health and opioid addiction; and

WHEREAS, The City of Welland declared a mental health, homelessness and addiction crisis in the City of Welland; and further

WHEREAS, Ontario's 29 Big City Mayors (OBCM) are calling on the province to declare a state of emergency as municipalities deal with a "community safety and humanitarian crisis" created by homelessness, mental health and addiction.

NOW THEREFORE BE IT RESOLVED THAT the City of Welland requests that Premier Doug Ford declare an Ontario wide state of emergency on mental health, homelessness and addictions; and further

THAT the Ontario Minister of Municipal Affairs and Housing, Minister of Emergency Preparedness and Response, Premier of Ontario, Deputy Premier, Lieutenant Governor, Solicitor General, PEOC and Minister of Children, Community and Social Services, all Niagara area MPP's, the Leader of the Official Opposition, all Niagara area municipalities, OBCM, and AMO be copied on the motion.

**CARRIED**

**2025 - 224**

**08-95**

**25-4** Moved by Setaram and McLeod

THAT Council approves the 2026 budget from the North Welland Business improvement Area Board as presented on December 16, 2025, in the amount of \$59,180 and a \$2,320 levy to Seaway Mall; and further

THAT Council authorizes the General Manager of Corporate and Enterprise Services/CFO to make arrangements to levy an amount of \$59,180 against the business operations within the defined area and bill Seaway Mall by way of a special charge in the amount of \$2,320 on condition that the required financial statements are submitted to the satisfaction of the General Manager of Corporate and Enterprise Services/CFO.

**CARRIED**

**2025 - 225**

**25-4** Moved by Fokkens and Moote

THAT Council receives for information the 2025 Q3 Operating Variance Report as of September 30, 2025.

**CARRIED**

**2025 - 226**

**25-19** Moved by Chiocchio and DiMarco

THAT Council directs staff to provide a report to Council with an update with the development of LIV Communities along the waterway.

**CARRIED**

**2025 -227**

**25-22** Moved by Lee and Setaram

WHEREAS, Main Street East is a Regional roadway and a critical transportation and commercial corridor in the City of Welland, connecting King Street to River Road and Burgar Street; and

WHEREAS, Niagara Region is already examining the potential conversion of Main Street East to two-way traffic as part of its ongoing Transportation Master Plan and related modelling; and

WHEREAS, the City of Welland has recently updated and approved its Downtown Community Improvement Plan (CIP), which places strong emphasis on improving mobility, enhancing economic vitality, and strengthening access throughout the downtown area; and

WHEREAS, improved traffic flow and two-way movement on Main Street East may support the CIP's objectives, strengthen downtown redevelopment, and improve local business visibility and accessibility; and further

WHEREAS, the one-way bridge west of King Street is recognized as remaining one-way due to its structural width and sight-line limitations, and is not impacted by this request, which applies only east of King Street.

NOW THEREFORE BE IT RESOLVED, THAT Council formally supports the Niagara Region's ongoing review of converting Main Street East to two-way traffic; and THAT Council requests Niagara Region prioritize the assessment of two-way traffic operations for the section of Main Street East from King Street to River Road/Burgar Street, and that this assessment be included and resourced within the Region's 2027 Budget; and

THAT Niagara Region be requested to provide the City with timelines, feasibility findings, and any required design or capital works arising from this review; and further THAT this resolution be forwarded to the Regional Clerk, Niagara Region Transportation Planning, and the Regional Councillors for Welland.

**CARRIED**

**2025 - 228**

**25-117** Moved by Fokkens and Moote (in block)

THAT Council approves an amendment to Zoning By-law 2017-117 for 506 Quaker Road from Rural Residential - RR to Community Commercial Corridor – CC2.

**CARRIED**

**2025 - 229**

**25-122** Moved by Fokkens and Moote (in block)

THAT Council approves an easement to permit the crossing of city-owned land along the west side of Prince Charles Drive North between Fitch Street and Canadian Tire Way; and further

THAT Council authorizes staff to prepare the necessary By-law(s) and documentation.

**(Councillor McLeod disclosed an interest in this matter and did not take part in the consideration and discussion of same, and refrained from voting thereon, as he owns shares at Enbridge Gas).**

**CARRIED**

**2025 - 230**

**25-123** Moved by Fokkens and Moote (in block)  
THAT Council approves the Draft Plan of Standard Condominium for 350 Prince Charles Drive, subject to the Schedule of Conditions attached in Appendix IV.

**CARRIED****BUSINESS ARISING FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA)****2025 - 231**

**21-30** Moved by Fokkens and Moote (in block)  
THAT Council appoints Elizabeth Paprzycki to the Affordable Housing Advisory Committee for the term December 16, 2025, to November 14, 2026.

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

Moved by Lee 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.

**08-48**

BYL 2025 - 107  
A By-law to authorize the execution of an agreement with Walkers Environmental Group Inc. for post-closure monitoring activities at the Atlas Landfill.

**CARRIED**

Moved by Fokkens and Moote (in block)

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.

**25-122**

BYL 2025 - 108  
A By-law to authorize entering into an easement agreement with Enbridge Gas Inc. to permit the crossing of city-owned land along the west side of Prince Charles North between Fitch Street and Canadian Tire Way.

**25-117**

BYL 2025 - 109  
A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2025-07) - 506 Quaker Road.

**05-51**

BYL 2025 - 110

A By-law to amend By-law 2024-129 being a By-law to establish and adopt a Purchasing Policy.

**25-114**

BYL 2025 - 111

A By-law to amend City of Welland Zoning By-law 2017-117 (File No.2025-06) - 398 Schisler Road.

**12-96**

BYL 2025 - 112

A By-law to appoint an Integrity Commissioner.

**CARRIED**

Moved by Van Viet and McLeod

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 - 113

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 16<sup>th</sup> day of December 2025.

**CARRIED**

Council adjourned at 8:22 p.m.

These Minutes to be approved and adopted by Motion of Council this 13<sup>th</sup> day of January 2026.