



**CITY OF
Welland**

MINUTES OF GENERAL COMMITTEE MEETING

DECEMBER 9, 2025

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2025 – 11

Members Present Chair L. Van Vliet

F. Campion

J. Lee

J. Chiochio

D. McLeod

T. DiMarco (virtual)

A. Moote

B. Fokkens (virtual)

S. Setaram

B. Green (virtual)

G. Speck

Members of the Staff Present:

Acting Chief Administrative Officer, J. Ruddell

Director of Legislative Services/City Clerk, T. Stephens

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

Acting Fire Chief, M. Richardson(virtual)

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

Director of Infrastructure Services & City Engineer, SM. Millar (virtual)

Director of Planning and Development Services, G. Munday

Manager of Policy Planning, N. Aiello

MINUTES OF GENERAL COMMITTEE MEETING -- Page 2

Tuesday, December 9, 2025
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Chair Van Vliet called the General Committee Meeting to order at 6:00 p.m.

1. **OPEN GENERAL COMMITTEE MEETING AT 6:00 P.M.**
2. **DISCLOSURES OF INTEREST:**
3. **ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF November 25, 2025.**

Moved by McLeod that the minutes of the General Committee meeting of November 25, 2025, be hereby approved and adopted, as amended.

CARRIED

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

Councillor Van Vliet presided as Chair of the Public Hearing

25-121 Applications for Official Plan Amendment and Zoning By-law Amendment for lands municipally known as 524 and 528 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.

Joe Tomaino, Senior Planner, Upper Cannada Consultants, 30 Hannover, Unit #3, 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:

- Mike Worobel and Carolynn Allard, 534 Quaker Road, Welland L3C 3G9
- Jennifer Sutton (on behalf of parents), 538 Quaker Road, Welland L3C 3G9

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

MINUTES OF GENERAL COMMITTEE MEETING -- Page 3

Tuesday, December 9, 2025
Meeting Number G.C. 2025 – 11

Following the public meeting the staff report was considered.

PB-2025-50 Information Report for Applications for Official Plan Amendment and Zoning By-law Amendment for 524 and 528 Quaker Road. Ref. No. 25-121

Moved by McLeod

THAT the General Committee receives for information, Report P&B 2025-50, regarding applications for Official Plan Amendment (File No. PLOPA202500041) and Zoning By-law Amendment (File No. PLZBLA202500047) for 524 and 528 Quaker Road.

07-88 Public meeting to update the City of Welland Official Plan.

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.

David Riley, SGL Planning and Design, 1547 Bloor St. West, Toronto, ON M6P 1A5, consultant that has been hired by the City of Welland.

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:

- Peter Tulumello, 524 Buchner Road, Welland L3B 4N5
- Marsha Rempel, 349 Ridge Road, Welland L3B 5N7
- Doug Disher, 590 Buchner Road, Welland L3B 5N4
- Jessica LaHay, 522 Leonard Avenue, Welland L3C 3A7
- Adam Janssen, 426 Buchner Road, Welland L3B 5N4
- Amanda Radford, 441 Ridge Road, Welland L3B 5N7I
- Travers Fitzpatrick, P.O. Box 872, Fontheil L0S 1E0 on behalf of Doral Holdings
- Heather Fyfe, 590 Buckner Road, Welland L3B 5N4
- John Falvo, 637 Lyons Creek Road, Welland L3B 5N4

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

MINUTES OF GENERAL COMMITTEE MEETING -- Page 4

**Tuesday, December 9, 2025
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Following the public meeting the staff report was considered.

PB-2025-49 City of Welland Official Plan Update. Ref. No. 07-88

Moved by Moote

THAT the General Committee receives Report P&B 2025-49 for information regarding the Draft Official Plan Update.

The General Committee Meeting adjourned at 9:45 p.m.