



**CITY OF  
Welland**

**MINUTES OF THE**

**APRIL 7, 2026, 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 7:10 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

**Members Present:**

Councillors J. Chiochio, T. DiMarco (virtual), B. Fokkens, B. Green, J. Lee, D. McLeod (6:36 p.m.), A. Moote, C. Richard, S. Setaram, G. Speck, 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

Director of Strategic Initiatives Economic Development, L. DeChellis

City Treasurer, M. Steele

Manager of Facility Operations & Development, F. Pearson (7:10 p.m. - 8:00 p.m.)

Manager of Parks, Forestry and Cemeteries, D. Steven (7:10 p.m. - 8:00 p.m.)

Manager of Capital Engineering, K. Walsh (7:10 p.m. - 7:20 p.m.)

Manager of Business and Community Services, A. Degazio (7:10 p.m. - 9:00 p.m.)

Manager of Budgets & Financial Services/Deputy Treasurer, A. Vuksan Scott, (7:10 p.m. - 9:00 p.m.)

**2026 - 55**

**26-25** Moved by Van Viet and Fokkens

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

- personal matters about an identifiable individual, including municipal or local board employees:
  - 2025 Yearend Results.

**CARRIED**

**2026 - 56**

**26-25** Moved by McLeod and Moote

THAT Council arise from its closed Committee-of-the-Whole meeting at 7:06 p.m. without report.

**CARRIED**

**2026 - 57**

**26-1** Moved by Richard and McLeod

THAT Council hereby approves and adopts the minutes of the Regular Council Meeting of March 10, 2026, and Special Council Meeting of March 24, 2026, as circulated.

**CARRIED**

**2026 - 58**

**24-47** Moved by McLeod and Van Vliet

THAT Council approves the contract award to complete an Archaeological Assessment – Stage III at 432 and 476 Ridge Road to Stantec Consulting Ltd. (hereinafter referred to as “Stantec”).

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

**NAYS:** Chiochio, DiMarco, Fokkens, Green, Richard and Speck.

**LOST**

**2026 - 59**

**24-55** Moved by Chiochio and Richard

THAT Council approves an amendment to Zoning By-law 2017-117 for 694 and 698 Niagara Street from Single-Detached Dwelling – First Density Zone (R1) in Zoning By-law 2667 to Residential High Density – RH in Comprehensive Zoning By-law 2017-117, as amended.

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**24-55** Moved by Moote and Setaram

THAT Council defers Report P&B 2026-03: Application for Zoning By-Law Amendment for 694 and 698 Niagara Street until after the Niagara Region makes a presentation to General Committee regarding their Transportation Master Plan.

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

**NAYS:** Chiocchio, DiMarco, Green, McLeod and Speck.

**CARRIED****2026 - 60****25-47** Moved by Moote and Green

THAT Council accepts Report ENG-2026-09: Response to Council Direction – Humberstone Landfill Host Municipality Compensation Agreement (ENG-2025-06) for information; and further

THAT Council agrees to enter into a Host Municipality Compensation Agreement with the Regional Municipality of Niagara for the expansion of the Humberstone Landfill; and further

THAT Council authorizes the Mayor and City Clerk to execute the Host Municipality Compensation Agreement in a form satisfactory to the City Solicitor; and further

THAT Council approves transferring the remaining unallocated \$861,289 in retroactive payment from this agreement to the Infrastructure Renewal Reserve to be utilized for future roads projects in the areas affected by the usage of the landfill.

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**25-47** Moved by McLeod and Moote

THAT Council refers Report ENG-2026-09: Response to Council Direction – Humberstone Landfill Host Municipality Compensation Agreement (ENG-2025-06) back to staff.

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

- **Consider compensation city is receiving.**
- **Consider having a discussion in-camera if it warrants it in the future.**

**2026 - 61****26-4** Moved by Setaram and McLeod

THAT Council receives for information the 2025 Year-End Operating Budget Variance Report FIN-2026-09; and further

THAT Council approves the 2025 Tax Supported Operating Budget surplus of \$1.52 million to be allocated to the Operating Surplus Reserve, and \$1.57 million to be allocated to the Infrastructure Renewal Reserve; and further

THAT Council approves the 2025 Water/Wastewater (Rate) Supported Operating Budget deficit of \$2.49 million be drawn from the Water/Wastewater Reserve.

**CARRIED**

**2026 - 62****26-6** Moved by McLeod and Moote (in block)

THAT Council proclaims April 12 to 18, 2026 as "Medical Laboratory Week" in the City of Welland.

**CARRIED****2026 - 63****26-22** Moved by McLeod and Van Vliet

THAT Council receives Report P&B 2026-06 for information in reference to the Notice of Motion regarding parking requirements in Zoning By-law 2017-117, as amended.

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**26-22** Moved by Lee and Speck

THAT Council refers Report P&B-2026-06: Response to Notice of Motion regarding parking requirements in Zoning By-law 2017-117, as amended back to staff.

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

- **Consider establishing an Interim Control by-law (specifically regarding the parking requirements).**
- **Identify how will it work, when will it expire.**
- **Comparables with other municipalities.**

**2026 - 64****26-41** Moved by McLeod and Green

THAT Council receives for information the Response to Notice of Motion - All Public Correspondence regarding Amalgamation in 2026 and CLK-2025-01: Response to Notice of Motion - Council Composition.

Mayor stepped down from the Chair to speak to the item. Councillor Speck as the Vice Mayor stepped in as the Chair.

**(Councillor Lee 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 employer is the City of Port Colborne).**

**CARRIED****2026 - 65****26-45** Moved by Setaram and Moote

THAT Council supports the involvement of Councillor Sharmila Setaram as a Member of the Ontario Small Urban Municipalities (OSUM) Executive Committee for the term ending in 2028, contingent upon her re-election, recognizing the importance of Welland's representation in provincial discussions affecting small urban municipalities.

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**26-45** Moved by Speck and Chiocchio  
THAT Council refers the Notice of Motion back to staff.

**YEAS:** Chiocchio, DiMarco and Speck.

**NAYS:** Mayor Champion, Fokkens, Green, Lee, McLeod, Moote, Richard, Setaram and Van Vliet.

**LOST**

**26-45** Moved by Fokkens and Lee  
THAT the motion be updated to clearly identify “Re-election to the Welland City Council”.

**CARRIED**

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

**CARRIED**

**2026 - 66**

**26-48** Moved by McLeod and Moote (in block)  
THAT Council assumes the Vanier Estates (Phase 3) Subdivision.

**CARRIED**

**2026 - 67**

**26-50** Moved by McLeod and Moote (in block)  
THAT Council approves an easement to permit the crossing of city-owned land along the south side of Riverbank Street between Niagara Street (RR 50) and Shotwell Street; 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 in Enbridge).**

**CARRIED**

**BY-LAWS**

Moved by McLeod and Moote  
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.

**26-50**

BYL 2026 - 10  
A By-law to authorize entering into an easement agreement with Enbridge Gas Inc. to permit the crossing of the city-owned land along the south side of Riverbank Street between Niagara Street and Shotwell Drive.

**26-4**

BYL 2026 - 11

A By-law to levy and collect property taxes and other amounts for the year 2026.

**CARRIED**

Moved by McLeod and Fokkens

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.

**26-1**

BYL 2026 - 12

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 7<sup>th</sup> day of April 2026.

**CARRIED**

Council adjourned at 10:37 p.m.

These Minutes to be approved and adopted by Motion of Council this 14<sup>th</sup> day of April 2026.