



**CITY OF
Welland**

MINUTES OF GENERAL COMMITTEE MEETING

December 10, 2024

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2024 – 08

Members Present virtual Chair A. Moote

J. Chiochio

T. DiMarco (virtual)

B. Fokkens

B. Green

M.A. Grimaldi

J. Lee

D. McLeod

C. Richard

S. Setaram

G. Speck

L. Van Vliet

Members of the Staff Present:

Acting Chief Administrative Officer and General Manager of Corporate & Enterprise Services/CFO,
S. Nagel

Acting City Clerk, C. Ambrosio

Legislative Assistant, C. Viger

Director of Infrastructure Services, SM. Millar (virtual)

Planning Supervisor – Development, T. Meadows

Manager of Planning, M. Greenlee

MINUTES OF GENERAL COMMITTEE MEETING -- Page 2

Tuesday, December 10, 2024
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Chair A. Moote called the General Committee Meeting to order at 6:00 p.m.

1. **ADDITION/DELETIONS TO AGENDA: NIL**
2. **DISCLOSURES OF INTEREST: NIL.**
3. **ADOPTION OF MINUTES: NIL**
4. **DELEGATIONS: NIL**
5. **PRESENTATIONS: NIL**
6. **LEGISLATED PUBLIC HEARING PURSUANT TO THE PLANNING ACT:**

Councillor Moote presided as Chair of the Public Hearing:

24-103 A complete application for Zoning By-law Amendment has been made by Primont (Thorold/Welland) Inc. lands municipally known as 384 and 436 Quaker Road, Welland.

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

James Webb, Registered Professional Planner, Webb Planning Consultants, 244 James Street South, Hamilton, ON L8P 3B3 presented on behalf of the applicant.

In support of the application:

- Judy Filey, 36 Jefferson Court, Welland, ON L3C 7G5

There being no other persons present to speak in support of the application, the Chair asked for those opposing the application.

In opposition of the application:

- Nadia Potter, 129 Page Drive, Welland, ON L3C 6L8

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 10, 2024
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PB-2024-16 Michael Greenlee, Acting Director of Planning & Development Services - Application for Draft Plan of Subdivision (File No. 26T-14-24002), Official Plan Amendment (File No. OPA No. 52) and Zoning By-law Amendment (File No. 2024-05) Submitted by Primont (Thorold/Welland) Inc. for lands municipally known as 384 and 436 2 - 17 Quaker Road. Ref. No. 24-103

Moved by McLeod

THAT GENERAL COMMITTEE receives for information Report P&B 2024-31 regarding applications for Draft Plan of Subdivision (File No. 26T-14-24002), Official Plan Amendment (File No. OPA No. 52) and Zoning By-law Amendment (File No. 2024-05) for lands municipally known as 384 and 436 Quaker Road.

YEAS: Lee, Green, Speck, Chiocchio, McLeod, Richard, Grimaldi, Setaram, Fokkens, Van Vliet and Moote.

NAYS: DiMarco.

CARRIED

The General Committee Meeting adjourned at 7:29 p.m.



**CITY OF
Welland**

**MINUTES OF THE
DECEMBER 10, 2024 COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in open session at 7:58 p.m. on the above date.

Vice Mayor Adam Moote in the Chair.

Members Present:

Councillors J. Chiochio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi, J. Lee, D. McLeod, C. Richard, S. Setaram, G. Speck, and L. Van Vliet.

Members of Staff and Others Present:

Acting Chief Administrative Officer and General Manager of Corporate & Enterprise Services/CFO
S. Nagel

Acting City Clerk, C. Ambrosio

Legislative Assistant, C. Viger

City Treasurer, E. Pankoff (virtual)

Director of Infrastructure Services, SM. Millar (virtual)

Manager of Planning, M. Greenlee

Policy Planning Supervisor, N. Aiello

Temporary Supervisor of Parking and By-law Enforcement, J. Cronshaw

THE FOLLOWING ITEM WAS DELETED:

24-28 Mike Marcello, Welland resident, regarding excess water bill.

PRESENTATION

21-30 Alex Morrison, Development Industry and Housing Consultant, Niagara Reginal Housing addressed Council regarding Affordable Housing Project.

2024 - 378

24-1 Moved by McLeod and Richard

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Special Council Meetings of November 18, 20, 27 and Regular Council Meeting of November 26, 2024, as circulated.

CARRIED

2024 - 379

19-114 Moved by Fokkens and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to enter into a contract with Kerry. T. Howe Engineering Limited for consulting services for the Dain City Infrastructure Improvement project at a cost of \$155,605.00 (excluding HST).

CARRIED

2024 - 380

21-30 Moved by Setaram and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Alex Morrison, Development Industry and Housing Consultant, Niagara Reginal Housing regarding Affordable Housing Project.

CARRIED

2024 - 381

21-30 Moved by Green and Van Vliet

THAT COUNCIL OF THE CITY OF WELLAND approves a portion of lands municipally known as, 184 Denistoun Street identified as Part 2 in Reference Plan 59R-17992 to be conveyed to Niagara Regional Housing at no cost for the construction of a 78 unit minimum Affordable Housing Development; and

THAT Welland City Council allow for Niagara Regional Housing to apply for incentives under the Brownfield CIP to support the proposed project; and further

THAT Welland City Council authorizes an easement over a portion of the Edward Street unopened road allowance.

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21-30 Moved by Setaram and Chiocchio
THAT Welland City Council refers Report PB-2024-30: 184 Denistoun Street – Proposed Niagara Regional Housing Project back to staff.

YEAS: Chiocchio, Grimaldi, McLeod, Moote, Richard, Setaram, and Speck.

NAYS: Fokkens, Green and Lee.

CARRIED

2024 - 382

21-30 Moved by Lee and McLeod (in block)
THAT THE COUNCIL OF THE CITY OF WELLAND approves the provision of the property municipally known as 184 Denistoun Street to Niagara Regional Housing at no cost for the construction of at least 78 affordable housing units.

CARRIED

2024 - 383

24-22 Moved by Van Vliet and Green
THAT THE COUNCIL OF THE CITY OF WELLAND approves Report TRAF-2024-09: Updates to the Parking By-laws: Administrative Penalties, Parking Permits, Private Property and Fire Route Enforcement; and further
THAT Welland City Council directs the City Clerk to amend By-law 89-2000, By-law 2019-134 and By-law 11027 as provided in APPENDIX I.

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24-22 Moved by Fokkens and Green
THAT Welland City Council refers Report TRAF-2024-09: Updates to the Parking By-laws: Administrative Penalties, Parking Permits, Private Property and Fire Route Enforcement back to staff.

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

NAYS: McLeod.

CARRIED

2024 - 384

24-101 Moved by Richard and Speck
WHEREAS, our Veterans—past, present, and future—have fought and sacrificed their lives to secure the freedoms we are privileged to enjoy today; and further
WHEREAS, our Veterans deserve consistent recognition and remembrance through ongoing tributes that honor their sacrifices and dedication.
NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to coordinate with the Legion and explore potential funding partners to develop a suitable design and identify an appropriate location for the installation of a Veterans' Memorial Sidewalk and Benches.

CARRIED

BY-LAWS

Moved by Lee and McLeod (in block)

THAT THE COUNCIL OF THE CITY OF WELLAND 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.

24-38

BYL 2024 - 116

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, 2025.

24-15

BYL 2024 - 117

A By-law to amend By-law 2021-188 being a By-law to establish and regulate fees and charges for the Fire Department to establish rates effective January 1, 2025.

CARRIED

Moved by Lee and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND 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.

24-1

BYL 2024 - 118

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 10th day of December 2024.

CARRIED

Council adjourned at 10:03 p.m.

These Minutes to be approved and adopted by Motion of Council this 17th day of December 2024.