



**CITY OF
Welland**

MINUTES OF THE

JANUARY 14, 2025 COUNCIL MEETING

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

Council met in open session at 7:06 p.m. and in Committee-of-the-Whole closed to the public at 10:38 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

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

Members of Staff and Others Present:

Chief Administrative Officer, R. Axiak

Director of Legislative Services/City Clerk, T. Stephens

Acting Deputy Clerk, C. Ambrosio

General Manager of Corporate & Enterprise Services/CFO, S. Nagel

Fire Chief & Community Emergency Management Coordinator, A. Eckhart

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives and Economic Development, L. DeChellis

PRESENTATION

25-28 Marc Nantel, Vice-President, Research, Innovation and Strategic Enterprises, Gord Arbeau, Vice-President Advancement, Niagara College addressed Council regarding an update on its activities.

2025 - 1

25-1 Moved by Moote and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND hereby approves and adopts the minutes of the Regular Council Meeting of December 17, 2024, as circulated.

CARRIED

2025 - 2

02-160 Moved by Campion and McLeod

WHEREAS, the public and press are asking for information as to why Councillor DiMarco has not been attending council meetings in person in council chambers; and WHEREAS, there is inaccurate and speculative information circulating in the community; and further

WHEREAS, the discussions on this matter have been held in camera.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND authorizes and directs staff to bring a report on this matter in open session to provide transparency and accurate information.

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02-160 Moved by Speck and Chiocchio

THAT WELLAND City Council refers the Notice of Motion regarding as to why Councillor DiMarco has not been attending council meetings in person in council chambers back to staff for a legal opinion.

YEAS: Chiocchio, DiMarco, Fokkens, Green, Lee, Moote, Richard, Speck.

NAYS: Mayor Campion, Grimaldi, McLeod, Setaram and Van Vliet.

CARRIED

2025 - 3

02-160

24-14 Moved by Chiocchio and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND choose Option #3; and further THAT Welland City Council subsequently directs staff to conduct a ward boundary review only if a change in the number of Council members is approved.

.....

(Councillor Fokkens requested the motions be split for consideration).

02-160

24-14

THAT THE COUNCIL OF THE CITY OF WELLAND choose Option # 3.

YEAS: Mayor Campion, Chiocchio and Speck.

NAYS: DiMarco, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram and Van Vliet.

LOST

02-160

24-14

THAT Welland City Council subsequently directs staff to conduct a ward boundary review only if the change in the number of council members is approved.

YEAS: Chiocchio.

NAYS: Mayor Campion, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram, DiMarco and Van Vliet.

LOST

2025 - 3

02-160

24-14

Moved by Chiocchio and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND choose Option #3; and further THAT Welland City Council subsequently directs staff to conduct a ward boundary review only if a change in the number of Council members is approved.

.....

(Councillor Chiocchio requested the motions be split for consideration).

02-160

24-14

THAT THE COUNCIL OF THE CITY WELLAND approves the composition of council to remain status quo.

YEAS: DiMarco, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, and Setaram.

NAYS: Mayor Campion, Chiocchio and Speck.

CARRIED

02-160**24-14**

THAT THE COUNCIL OF THE CITY OF WELLAND directs staff to conduct a ward boundary review.

YEAS: Mayor Campion, Chiocchio, DiMarco, Fokkens, Green, Grimaldi, Lee, McLeod, Moote, Richard, Setaram and Speck.

NAYS: None.

CARRIED**2025 - 4****23-105**

Moved by Green and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND approves the request to lift the Holding Symbol (H) from the H-RM-109, H-RM-110, and H-RH-111 Zones for lands municipally known as 205 Lancaster Drive.

CARRIED**2025 - 5****24-64**

Moved by DiMarco and Green

THAT THE COUNCIL OF THE CITY OF WELLAND adopts Official Plan Amendment No. 51 to redesignate the lands municipally known as, 744 First Avenue from Low Density Greenfield Residential to Special Policy Medium Density Residential; and THAT Welland City Council approves an amendment to Zoning By-law 2017-117 for the lands municipally known as, 744 First Avenue from Agricultural – A1 and Environmental Conservation Overlay – EC to Site-Specific Residential Medium Density Holding – H-RM-129; and further

THAT no additional meetings under the Planning Act are required as the amendments to the original application are minor, in accordance with Section 34(17) of the Planning Act.

CARRIED**2025 - 6****25-4**

Moved by Setaram and Moote

WHEREAS, municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS, the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS, the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

WHEREAS, the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS, redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and further

WHEREAS, a redistribution of a portion of the existing Land Transfer Tax and GST

would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents.

1. NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. THAT Welland City calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. THAT copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and further
5. THAT copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

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

NAYS: McLeod.

CARRIED

2025 - 7

25-15 Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND authorizes the Mayor and Clerk to sign the Transfer Payment Ontario (TPON) agreement with the Province of Ontario for the approved funding of \$24,691.35 under the Fire Protection Grant.

CARRIED

2025 - 8

25-28 Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the presentation by Marc Nantel, Vice-President, Research, Innovation and Strategic Enterprises, Gord Arbeau, Vice-President Advancement, Niagara College regarding an update on its activities.

(Councillor Moote disclosed an interest in the matter and did not take part in the consideration and discussion of same, as he is a part-time faculty member).

(Councillor Chiocchio disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his daughter teaches at Niagara College).

CARRIED

2025 - 9**25-39**

Moved by McLeod and Green

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information Report CAO-2025-01: 2024 Highlights.

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

NAYS: McLeod.

CARRIED**BY-LAWS**

Moved by Van Vliet and Richard

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.

24-64

Byl 2025 - 1

A By-law to amend City of Welland Zoning By-law 2017-117 (File No. 2024-04) 744 First Avenue.

24-64

Byl 2025 - 2

A By-law to authorize the adoption of Official Plan Amendment No. 51.

23-105

Byl 2025 - 3

A By-law to amend Zoning By-law 2017-1147 upon the application of Idrakoth Ltd. to remove the Holding Symbol "H" from certain lands on the south side of Lancaster Drive, east of Niagara Street and west of Willowlanding Court municipally known as 205 Lancaster Drive.

CARRIED

Moved by Richard and McLeod

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.

25-37

Byl 2025 - 4

A By-law to establish the Water and Wastewater Rate Structure and Fees & Charges for the year 2025.

25-4

Byl 2025 - 5

A By-law to provide an Interim Tax Levy for Year 2025.

25-30

Byl 2025 - 6

A By-law to exempt certain lands from Part-Lot Control - Lots 46 to 53 (inclusive) Plan 781, Parts 1-33 (inclusive), Plan 59R-18255, 27, 31, 35, 39, 43, 47, 51, 55, 59, 63, 67, 71, 75, 79, 83, 87 Superior Street, City of Welland.

25-31

Byl 2025 - 7

A By-law to exempt certain lands from Part-Lot Control - Lots 619 and 620 NP 951, Parts 1-3 (inclusive), Plan 59R-18237, 101, 103, 105 Southworth Street, City of Welland.

CARRIED

Moved by Speck and Moote

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.

05-120

BYL 2025 - 8

A By-law to amend By-law 2020-140, being a By-law under the Building Code Act respecting Construction, Demotion, Change of Use, Occupancy, transfer of Permits and Inspections.

CARRIED

Moved by Setaram and Lee

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.

25-1

BYL 2025 - 9

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 14th day of 2025.

CARRIED

2025 - 10**25-25** Moved by McLeod and Lee

THAT THE COUNCIL OF THE CITY OF WELLAND meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 10:38 p.m. to consider:

- Security of the property of the municipality or local board:
 - potential purchase of land.

CARRIED**2025 - 11****25-25** Moved by McLeod and Van Vliet

THAT THE COUNCIL OF THE CITY OF WELLAND arise from its closed Committee-of-the-Whole meeting at 10:52 p.m. without report.

CARRIED

Council adjourned at 10:54 p.m.

These Minutes to be approved and adopted by Motion of Council this 4th day of February 2025.