



# CITY OF Welland

## MINUTES OF GENERAL COMMITTEE MEETING

MARCH 25, 2025

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2025 – 04

### Members Present virtual Chair A. Moote

J. Chiocchio (virtual at 5:44 p.m.)	D. McLeod
F. Champion	C. Richard (virtual)
B. Fokkens (virtual)	S. Setaram
B. Green	G. Speck (virtual at 5:45 p.m.)
M.A. Grimaldi (at 5:07 p.m.)	L. Van Vliet

### Members of the Staff Present:

Chief Administrative Officer, R. Axiak  
Director of Legislative Services/City Clerk, T. Stephens  
General Manager of Corporate & Enterprise Services/CFO, S. Nagel (until 6:08 p.m.)  
Director of Community Services, J. Ruddell (until 6:08 p.m.)  
Director of Infrastructure Services, SM. Millar (until 6:08 p.m.)  
Acting Director of Planning and Development Services, M. Greenlee  
Director of Strategic Initiatives and Economic Development, L. DeChellis (until 6:08 p.m.)  
Manager of Development Planning, T. Meadows (7:00 p.m.)  
Manager of Parks, Forestry and Cemeteries, D. Steven (5:15 p.m.- 6:08 p.m.)  
Manager of Transportation, A. Khan  
Manager of Economic Development, L. Allen (until 6:08 p.m.)  
Manager of Facility Operations & Development, F. Pearson (until 6:08 p.m.)  
Chair A. Moote called the General Committee Meeting to order at 5:02 p.m.

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Tuesday, March 25, 2025  
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1. OPEN GENERAL COMMITTEE MEETING AT 5:02 P.M.
2. DISCLOSURES OF INTEREST: NIL
3. ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF FEBRUARY 25, 2025.

Moved by Mayor Campion that the minutes of the General Committee meeting of February 25, 2025, be hereby approved and adopted.

**CARRIED**

#### 4. PRESENTATIONS:

Lina DeChellis, Director of Strategic Initiatives & Economic Development and Lisa Allen, Manager of Economic Development re: Annual Economic Development Updates. Ref. No. 07-144

**Moved by Green**

THAT GENERAL COMMITTEE receives for information the presentation and report EDO 2025-01 an update presentation from the Economic Development Office on Economic Development Activities.

**CARRIED**

#### 5. STAFF REPORTS:

**EDO-2025-01:** Economic Development Office – Annual Update.  
Ref. No. 07-144

**Moved by Green**

THAT GENERAL COMMITTEE receives for information Report EDO – 2025-01 an update presentation from the Economic Development Office on Economic Development Activities.

**CS-2025-09** E-Bikes and E-Scooters on Trails and In Parks.  
Ref. No. 25-19

**Moved by McLeod**

THAT GENERAL COMMITTEE receives Report CS-2025-09 for information on the use of e-bikes and e-scooters on trails and in parks and provides feedback on a pilot program to permit use in these spaces.

**CARRIED**

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**CS-2025-15** Cooks Mills Needs Study – preliminary review.  
Ref. No. 24-85

**Moved by Fokkens**

THAT GENERAL COMMITTEE receives for information Report CS-2025-15:  
Cooks Mills Needs Study – Preliminary Review and provides feedback.

**CARRIED**

6. **THE CHAIR RECESSED THE GENERAL COMMITTEE MEETING FROM  
6:08 P.M. TO 7:00 P.M.**

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

Councillor Moote presided as Chair of the Public Hearing:

**25-63** A complete application for Zoning By-law Amendment has been made  
by Upper Canada Consultants on behalf of Centennial Homes (Niagara) Inc.  
to redesignate lands municipally known as 294 Quaker Road.

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.

William Heikoop, Planning Manager, and Nicholas Godrey, Senior Planner,  
Upper Canada Consultant, 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:**

- No one spoke in support of the application.

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

## MINUTES OF GENERAL COMMITTEE MEETING -- Page 4

**Tuesday, March 25, 2025**  
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Following the public meeting the staff report was considered.

**PB-2025-13** Applications for Draft Plan of Subdivision (File No. 26T-14-25001), Official Plan Amendment (File No. OPA No. 56) and Zoning By-law Amendment (File No. 2025- 01) for lands known as 294 Quaker Road. Ref. No. 25-63

### **Moved by Green**

THAT GENERAL COMMITTEE receives for information Report P&B 2025-13 regarding applications for Draft Plan of Subdivision (File No. 26T-14-25001), Official Plan Amendment (File No. OPA No. 56) and Zoning By-law Amendment (File No. 2025-01) for lands known, as 294 Quaker Road.

**CARRIED**

**25-64** A complete application for Zoning By-law Amendment has been made by Upper Canada Consultants on behalf of BSF Communities Inc. for Draft Plan of Subdivision for lands Part Township Lot 175, municipally known as 469 & 509 Rice Road.

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.

William Heikoop, Planning Manager, Upper Canada Consultant, 30 Hannover, Unit #3, St. Catharines, ON L2W 1A3 presented on behalf of the applicant.

### **In support of the application:**

- Bryan Cormack, 49 Rose Wood Crescent, Fonthill, ON L0S 1E6

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:**

- No one spoke in support of the application.

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

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**Tuesday, March 25, 2025**  
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Following the public meeting the staff report was considered.

**PB-2025-14** Applications for Draft Plan of Subdivision (File No. 26T-14-24006), Official Plan (File No. OPA No. 55) and Zoning By-law Amendments (File No. 2024-08) for lands known as 469 & 509 Rice Road. Ref. No. 25-64

**Moved by Van Vliet**

THAT GENERAL COMMITTEE receives for information, Report P&B 2025-14 regarding applications for Draft Plan of Subdivision (File No. 26T-14-24006), Official Plan Amendment (File No. OPA No. 55) and Zoning By-law Amendment (File No. 2024-08) for lands known as, 469 & 509 Rice Road.

**(Councillor McLeod disclosed an interest in the matter and did not take part in the consideration and discussion of same, as his parents live in the adjacent subdivision).**

**CARRIED**

**25-65** A complete application for Zoning By-law Amendment has been made by Upper Canada Consultants on behalf of Metro-Mountainview Developments Inc. to redesignate lands municipally known as 575 Quaker Road.

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.

William Heikoop, Planning Manager, Upper Canada Consultant, 30 Hannover, Unit #3, St. Catharines, ON L2W 1A3 presented on behalf of the applicant.

**In support of the application:**

- John O'Brien, 3400 Merrittville Highway, Thorold, ON L2V 4Y6 (inform Council not in favor or in opposition).
- Bob Bowman, 185 Northwood Drive, Welland, ON L3C 6V6 (not opposed, just has concerns).

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:**

- No one spoke in support of the application.

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

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**Tuesday, March 25, 2025  
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Following the public meeting the staff report was considered.

**PB-2025-15** Applications for Draft Plan of Subdivision (File No. 26T-14-25002), Official Plan (File No. OPA No. 57) and Zoning By-law Amendments (File No. 2025-02) for lands known as 575 Quaker Road. Ref. No. 25-65

**Moved by McLeod**

THAT GENERAL COMMITTEE receives for information, Report P&B 2025-15 regarding applications for Draft Plan of Subdivision (File No. 26T-14-25002), Official Plan Amendment (File No. OPA No. 57) and Zoning By-law Amendment (File No. 2025-02) for lands known as, 575 Quaker Road.

**CARRIED**

**The General Committee Meeting adjourned at 8:31 p.m.**