



CITY OF Welland

MINUTES OF GENERAL COMMITTEE MEETING

APRIL 29, 2025

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2025 – 05

Members Present virtual Chair D. McLeod

J. Chiocchio (virtual)	J. Lee
F. Campion (virtual at 6:22 p.m.)	A. Moote
T. DiMarco (virtual at 6:57 p.m. - 8:45 p.m.)	C. Richard
B. Fokkens (virtual until 8:45 p.m.)	S. Setaram
B. Green	G. Speck (virtual)
M.A. Grimaldi (virtual)	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 (6:58 p.m.)

Director of Infrastructure Services, SM. Millar

Director of Planning and Development Services, G. Munday

Infrastructure & Asset Manager, M. Main

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Chair D. McLeod called the General Committee Meeting to order at 6:15 p.m.

1. **OPEN GENERAL COMMITTEE MEETING AT 6:15 P.M.**
2. **DISCLOSURES OF INTEREST: NIL**
3. **ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF MARCH 25, 2025.**

Moved by Moote that the minutes of the General Committee meeting of March 25, 2025, be hereby approved and adopted.

CARRIED

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

Councillor McLeod presided as Chair of the Public Hearing:

25-75 A Public Meeting is being held to gather feedback on a request to remove Condition #92 from the Hunters Pointe Redevelopment Subdivision, which currently requires the construction of an overpass across Highway 406 to support future traffic demands.

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.

Mark Flowers, Lawyer, Davies Howe LLP, The 10th Floor, 425 Adelaide Street West, Toronto, ON M5V 3C1 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:

- Ken Beard, 72 Berwick Trail, Welland, ON L3B 0C8
- David Duffus, 67 Galloway Trail, Welland, ON L3B 6G5

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

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Following the public meeting the staff report was considered.

PB-2025-17 Hunters Pointe Redevelopment Subdivision - Request to Remove Condition (No. 92) of Draft Plan Approval for an Overpass. Ref. No. 25-75

Moved by DiMarco

THAT GENERAL COMMITTEE receives for information Report P&B 2025-17 regarding request for removal of Draft Plan of Subdivision Condition #92.

CARRIED

5. PRESENTATIONS:

Jenn Gross, Senior Project Manager/Asset Management, GEI Consultants Inc., regarding Council PLOS Workshop (AMP). Ref. No. 19-36

Moved by Moote

THAT GENERAL COMMITTEE receives for information the presentation by Jenn Gross, Senior Project Manager/Asset Management, GEI Consultants Inc., regarding Council PLOS Workshop (AMP).

6. STAFF REPORTS:

CAO-2025-04: Response to Mayoral Directive Niagara Governance Reform. Ref. No. 02-160

Moved by Moote

THAT GENERAL COMMITTEE receives for information and requests feedback on Report CAO-2025-04: Response to Mayoral Directive Niagara Governance Review; and further

THAT General Committee requests the Province of Ontario to clarify its position and timeline regarding governance reform in Niagara, including outcomes from the Regional Review initiated in 2024; and further

THAT this report be circulated to all Niagara municipalities, Niagara Region, local MPs and MPPs, and the Association of Municipalities of Ontario (AMO) for information and support.

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Moved by Speck

THAT GENERAL COMMITTEE removes third paragraph of the motion.

LOST

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The Vice Chair suspended discussion and recessed the meeting at 6:57 p.m.

The Vice Chair reconvene discussion after the Public Meeting.

The Vice Chair reconvene discussion at 9:03 p.m.

**FOLLOWING THE LOST MOTION TO AMEND, THE MAIN WAS PUT IN
ITS ORIGINAL FORM AND**

YEAS: Mayor Campion, Grimaldi, Lee, McLeod, Moote, Richard,
Setaram and Leo Van Viet.

NAYS: Speck.

(Councillors Chiocchio, DiMarco, Fokkens and Green did not vote
on this item).

CARRIED

The General Committee Meeting adjourned at 9:23 p.m.