



**CITY OF
Welland**

**MINUTES OF THE
FEBRUARY 17, 2026, COUNCIL MEETING
CIVIC SQUARE, COUNCIL CHAMBERS
60 EAST MAIN STREET**

Council met in Committee-of-the-Whole closed to the public at 6:06 p.m. and in open session at 7:05 p.m. on the above date.

His Worship Mayor Frank Campion in the Chair.

Members Present:

Councillors J. Chiocchio, T. DiMarco, B. Fokkens, B. Green, M.A. Grimaldi (virtual), J. Lee, D. McLeod, A. Moote, C. Richard (virtual), 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 (until 9:48 p.m.)

Director of Community Services, J. McPetrie (until 9:48 p.m.)

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

Acting Fire Chief, M. Richardson

Director of Planning and Development Services, G. Munday (until 9:48 p.m.)

Director of Strategic Initiatives and Economic Development, L. DeChellis (until 9:48 p.m.)

Chief Communications & Public Engagement Manager, M. MacDonald (7:05 p.m.)

City Treasurer, M. Steele (until 9:48 p.m.)

Supervisor of Parking & By-law Enforcement, J. Cronshaw (7:05 p.m.)

Manager of Facilities Operation & Development, F. Pearson (7:05 p.m. - 9:01 p.m.)

(Callum Shedden, Lawyer, Daniel & Partners LPP was present during Committee-of-the-Whole discussion on Litigation or potential litigation, including matters before administrative tribunals, affecting the Municipality or Local Board).

2026 - 24

26-25 Moved by Van Vliet and McLeod

THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 6:06 p.m. to consider:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
 - 418-430 Aqueduct Street and 650-678 Niagara Street – OLT Appeal.
- Security of the property of the municipality or local board:
 - Fire Dispatch Services.
 - Training Tower Update.

CARRIED

2026 - 25

26-25 Moved by Moote and McLeod

THAT Council arise from its closed Committee-of-the-Whole meeting at 6:57 p.m. without report.

CARRIED

PRESENTATIONS

24-85 Shanna McIlmurray, Architect and Partner, Spriet Associates and Liccheng Lim, Senior Planner, NPG Planning Solutions Inc. addressed Council regarding the Cooks Mills Needs Study of Public Engagement Finds.

2026 - 26

99-99 Moved by Green and Setaram

THAT Council approves the final design of the Merritt Island Community Facility; and further

THAT Council authorizes staff to proceed with the tendering process for the Merritt Island Community Facility.

(Councillor Moote 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 employee provides services to the engineering firm).

CARRIED

2026 - 27**08-48**

Moved by Green and McLeod

THAT Council approves Report BYL-2026-01 Proposed Vital Services By-law; and further

THAT Council approves the Vital Services By-law attached as Appendix I; and further

THAT Council directs the City Clerk to amend By-law 2009-108 and By-law 2019-134 as set out in Appendix II.

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08-48

Moved Fokkens and Green

THAT Council includes the full definition of a landlord as defined in the Residential Tenancies Act be added to the current By-law.

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08-48

Moved by Chiocchio and Speck

THAT Council refers back to staff Report BYL-2026-01: Proposed Vital Services By-law.

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

- **Define how much workload would be impacted.**
- **Present at the next scheduled Council Meeting.**
- **Staff to explain how this is supportive of the landlord tenant process and not against it.**

2026 - 28**13-117**

Moved by Speck and Chiocchio

THAT Council challenges the Chair on the ruling that the Notice of Motion from Councillor Speck is out of order.

LOST

The vote on the challenge to the Chair was lost, resulting in the Chair's decision being overturned. Accordingly, Councillor Speck's challenge carried, and the Notice of Motion is to be considered.

2026 - 29**13-117**

Moved by Speck and Chiocchio

WHEREAS, the City of Welland has experienced an ever increasing number of medium and high density development applications; and

WHEREAS, there has been a push for higher density and an increase in supply of dwelling units across the province; and

WHEREAS, established neighbourhoods across Welland are bearing the brunt of residential streets crowded with parked vehicles; and

WHEREAS, Welland currently has the lowest parking requirements for apartment/multiple dwelling units in the Niagara Region; and further

WHEREAS, NO zoning by law can prevent a resident from acquiring vehicles.

NOW THEREFORE LET IT BE RESOLVED:

THAT the Council of the City of Welland amends the City of Welland Zoning Bylaw 2017-117 Table 6.4.1 regarding the following sections:

Apartment Dwelling/Multiple Unit Dwelling – 1.1 parking space per dwelling unit and remove the square footage clause and also remove the “no visitor parking” is required clause.

Apartment Dwelling Public - 0.3 parking spaces.

(Apartment Dwelling Public being: a building that has been erected, owned and /or maintained by a public agency or non-profit charitable organization or is made available to rent over the long term at a rent that is no greater than 50 percent of the average market rate.)

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13-117 Moved by McLeod and Setaram

THAT Council refers back to staff the Notice of Motion for a report.

YEAS: Mayor Champion, Fokkens, Grimaldi, Lee, McLeod, Moote, Richard, and Setaram.

NAYS: Chiocchio, DiMarco, Green and Speck.

(Councillor Van Vliet did not vote on this item).

CARRIED

Action Items/Direction to Staff:

- **Review details in Municipal World regarding London’s processes.**
- **Request comment from the Ministry of Municipal Affairs & Housing on the Notice of Motion.**
- **Present at one of the next two future council meetings.**

2026 - 30

24-85 Moved by Chiocchio and Moote

THAT Council receives for information the presentation from NPG Planning Solutions Inc. and Spriet Associates regarding Cooks Mills Needs Study of Public Engagement Findings.

CARRIED

2026 - 31

24-85 Moved by Van Vliet and McLeod

THAT Council approves the Cooks Mills Community Centre and Park Needs Study attached as Appendix I to Report CS-2026-02; and further

THAT Council notes that approval of the Needs Study establishes the planning framework required to advance the detailed design phase of the Cooks Mills Community Centre and Park redevelopment, as previously approved through the 2026 Capital Budget.

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24-85 Moved by Speck and DiMarco
THAT Council removes phase 1 and goes right to phase 2 proposed work.

YEAS: Chiocchio, DiMarco, Fokkens, Green, Lee, Richard, Speck and Van Vliet.

NAYS: Mayor Campion, Grimaldi, McLeod, Moote and Setaram.

CARRIED

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

CARRIED

2026 - 32

25-15 Moved by Lee and Setaram
THAT Council authorizes the Mayor and Clerk to sign the Transfer Payment Ontario (TPON) agreement with the Province of Ontario for the approved funding of \$29,490 under the 2025/2026 Fire Protection Grant.

CARRIED

2026 - 33

25-15 Moved by McLeod and Van Vliet
THAT Council approves a budget increase to the Fire Training Tower project (#10-210-23062) of \$350,000 to funded as follows:
• Development Charges of \$87,500
• Capital Surplus Reserve of \$262,500.

CARRIED

2026 - 34

26-25 Moved by Richard and Moote
THAT Council meet, with the Mayor as Chair, in Committee-of-the-Whole closed to the public at 9:48 p.m.to consider:
• Security of the property of the municipality or local board:
- Training Tower Update.

CARRIED

2026 - 35

26-25 Moved by Van Vliet and Grimaldi
THAT Council arise from its closed Committee-of-the-Whole meeting at 10:16 p.m. without report.

CARRIED

BY-LAWS

Moved by Lee and Moote

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 - 5

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 17th day of February 2026.

CARRIED

Council adjourned at 10:19 p.m.

These Minutes to be approved and adopted by Motion of Council this 10th day of March 2026.