



**CITY OF
Welland**

MINUTES OF GENERAL COMMITTEE MEETING

FEBRUARY 24, 2026

COUNCIL CHAMBERS – CIVIC SQUARE

Meeting Number G.C. 2026 – 01

Members Present Chair L. Van Vliet

F. Champion

J. Lee

J. Chiocchio

D. McLeod

T. DiMarco

A. Moote

B. Fokkens

C. Richard

B. Green

S. Setaram

M.A. Grimaldi (virtual)

G. Speck (virtual)

Members of the Staff Present:

Chief Administrative Officer, J. Ruddell

Director of Legislative Services/City Clerk, T. Stephens

Director of Community Services, J. McPetrie

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

Director of Infrastructure Services & City Engineer, SM. Millar

Director of Planning and Development Services, G. Munday

Director of Strategic Initiatives & Economic Development, L. DeChellis

Chief Communications & Public Engagement Officer, M. MacDonald

Manager of Policy Planning, N. Aiello

Manager of Development Planning, T. Meadows

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Vice Mayor Van Vliet called the General Committee Meeting to order at 6:04 p.m.

1. **DISCLOSURES OF INTEREST: NIL**

2. **ADDITIONS/DELETIONS TO THE AGENDA:**

DELETION:

Regional Chair Bob Gale to address Council regarding a verbal presentation to Welland City Council.

3. **ADOPTION OF MINUTES OF THE GENERAL COMMITTEE MEETING OF December 9, 2025.**

Moved by McLeod that the minutes of the General Committee meeting of December 9, 2025, be hereby approved and adopted, as amended.

CARRIED

4. **PRESENTATIONS**

Mayor Campion presented a certificate to the Welland Public Library in recognition of receiving the Angus Mowat Award of Excellence.

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

Vice Mayor Councillor Van Vliet presided as Chair of the Public Hearing

24-55 Applications for Zoning By-law Amendment for lands municipally known as 694 and 698 Niagara Street.

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 Callum Gomez, Development Coordinator, Upper Canada Consultants, 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.

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In opposition of the application:

- Jim Fazzari,
- Sandra Smelsky.
- Pat Rocca.

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

Following the public meeting the staff report was considered.

PB-2026-04 Application for Zoning By-law Amendment for 694 and 698 Niagara Street. Ref. No. 24-55

Moved by Chiocchio

THAT the General Committee receives for information, Report P&B 2026-04, regarding an application for Zoning By-law Amendment (File No. PLZBLA202500064) for 694 and 698 Niagara Street.

CARRIED

The General Committee Meeting adjourned at 8:11 p.m.