

**City of Port Colborne  
Council Meeting Minutes**

**Date:** Tuesday, September 24, 2024  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Members Present:** M. Aquilina, Councillor  
M. Bagu, Councillor  
E. Beauregard, Councillor  
R. Bodner, Councillor  
G. Bruno, Councillor  
F. Danch, Councillor (Exited at 8:59 p.m., re-entered at 9:05 p.m.)  
D. Elliott, Councillor  
T. Hoyle, Councillor  
W. Steele, Mayor (presiding officer) (Exited at 8:59 p.m., re-entered at 9:05 p.m.)

**Staff Present:** C. Madden, City Clerk  
B. Boles, Director of Corporate Services/Treasurer  
S. Luey, Chief Administrative Officer  
S. Shypowskyj, Director of Public Works  
J. Beaupre, Deputy Clerk  
G. Long, Director of Development and Government Relations (Exited at 9 p.m., re-entered at 9:13 p.m.)  
D. Landry, Chief Planner

**Others Present:** F. Davies, Regional Councillor (Exited at 8:19 p.m.)  
B. Tan, Watson and Associates Economists Ltd.  
N. Beuglet, Dillon Consulting

**1. Call to Order**

Mayor Steele called the meeting to order at 6:30 p.m.

**2. National Anthem**

Everyone stood for the National Anthem.

**3. Land Acknowledgement**

Councillor Hoyle read the Land Acknowledgement:

The Niagara Region is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The City of Port Colborne stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

**4. Adoption of Agenda**

Moved by Councillor M. Aquilina

Seconded by Councillor E. Beauregard

That the agenda dated September 24, 2024, be confirmed, as circulated.

Carried

**5. Disclosures of Interest**

Councillor Beauregard declared an indirect pecuniary interest on item 4.3 from the September 18, 2024, Meeting to Consider for the Northland Estates drain as his employer, Upper Canada Planning & Engineering Ltd., is the agent for the owners of the Northland Estates subdivision.

**5.1 Councillor F. Danch - Vacant Land Amendment to 2024 Water and Wastewater By-Law, 2024-177**

Property owner on Main Street with a vacant lot.

**5.2 Mayor Steele - Vacant Land Amendment to 2024 Water and Wastewater By-Law, 2024-177**

Property owner on King Street.

**5.3 Councillor F. Danch - Being a By-law to Amend By-law No. 3151/22/95, as amended, and to Amend By-law No. 3424/6/97, as amended.**

Property owner on Main Street with a vacant lot.

**5.4 Mayor Steele - Being a By-law to Amend By-law No. 3151/22/95, as amended, and to Amend By-law No. 3424/6/97, as amended.**

Property owner on King Street.

**6. Proclamations**

**6.1 Team Port Colborne 50th Anniversary - Presentation by Fred Davies**

Fred Davies gave a presentation alongside fellow Team Port Colborne players and staff; Doug Brown, Gaspar Paul, John Pagetto and Greg Krahulec.

Moved by Councillor M. Bagu

Seconded by Councillor T. Hoyle

WHEREAS Fifty years ago, a committee led by Sam Berkhout and the Port Colborne Lions organized a hockey exchange to Sweden with an all-star team of 14- and 15-year-olds; and

WHEREAS the plan was to send a Port Colborne team to Sweden, where the boys would play a host of Swedish teams, then invite a team from Sweden to Canada to play teams from across Niagara; and

WHEREAS for almost an entire year before the trip, Team Port Colborne Boosters organized draws, dances, bake sales, bottle drives to raise the \$17,000 required for transportation, airfare, souvenirs, special dress and equipment, and a banquet for their Swedish hosts. \$17,000 in 1974 equates to about \$103,000 in 2024; and

WHEREAS the trip was considered a huge success, thanks to organizers, sponsors, family and friends of Team Port Colborne who played to a stellar record of six wins, one loss and one tie; and

WHEREAS Coach Jack Stover, manager Hank Boyer and trip organizer Sam Berkhout were proud of their players, who conducted themselves admirably as ambassadors of our city, our region, and our country. It was an experience of a lifetime.

NOW THEREFORE To mark the 50th anniversary of the Team Port Colborne Bantam All Star Team trip to Sweden in 1974, I Mayor, William C, Steele hereby proclaim the first week of October as Team Port Colborne Week.

Carried

**7. Public Meeting**

**7.1 Public Hearing Under the Development Charges Act**

Mayor Steele opened the Public Meeting under the Development Charges Act.

**a. Development Charges Background Study and By-Law, 2024-171**

Moved by Councillor M. Bagu  
Seconded by Councillor G. Bruno

That Chief Administrative Officer Report 2024-171 be received; and

That the City of Port Colborne Development Charges Background Study and By-Law, prepared by Watson & Associates, be received and that it come forward to the Council meeting on October 22, 2024, for final approval.

Carried

**b. Consultant Presentation**

Gary Long, Director of Development and Government Relations, introduced the consultant, Bryon Tan, from Watson and Associates Economists Ltd. who gave a presentation to Council.

**c. Questions of Clarification to Planning Staff**

Council engaged in a question-and-answer period with the consultant and City staff.

**d. Public Delegations**

There were no delegations.

**8. Presentations**

There were no presentations.

**9. Delegations**

There were no delegations.

**10. Mayor's Report**

A copy of the Mayor's report is attached.

**11. Regional Councillor's Report**

Regional Councillor Davies thanked Council for recognizing the Team Port Colborne 50th anniversary. He also noted the following points:

- They are discussing water and wastewater at Regional Council.
- Currently engaged in budget and tax rate discussions; requested Council's input on these matters.
- He attended the groundbreaking ceremony for the JBL facility alongside Mayor Steele, Premier Ford, and Minister Fedeli.
- Homelessness and addictions issues are affecting every community in Niagara; need to engage all levels of government in a comprehensive analysis to find solutions to some of these issues.
- The City of Welland has committed to building a new, 50-bed shelter which will also service Port Colborne.
- The Niagara Region is growing substantially; there are approximately 1200 new residents per month. The pressures on housing continue to grow and they are looking for long-term solutions to increase housing stock.
- The Niagara Region un-employment rate has gone down; it is now on par with the Ontario un-employment rate.
- They are expecting challenges with the labour pool as the industrial base expands; drawing from a labour pool that may not have the skills required for the new developments, but they are also expecting a net increase of people moving to the community.

## **12. Consent Agenda**

Moved by Councillor D. Elliott

Seconded by Councillor T. Hoyle

Resolved that Council hereby approves the listed consent items and that the consent items be approved on the recommendations as contained therein.

Carried

### **12.1 Approval of Minutes**

- Council in Closed Session - August 27, 2024**
- Meeting to Consider - September 3, 2024**
- Special Council - September 4, 2024**
- Council - September 10, 2024**

### **12.2 Receipt of Minutes of Boards & Committees**

- Port Colborne Public Library Board - June 5, 2024**

- b. **Museum, Culture and Heritage Board - June 18, 2024**

### **12.3 Staff Reports**

- a. **Vacant Land Amendment to 2024 Water and Wastewater By-Law, 2024-177**

This item was lifted from the Consent Agenda and considered under Items Requiring Separate Discussion as item 13.2.

- b. **Library Roof Restoration, 2024-178**

### **12.4 Receipt of Correspondence Items**

- a. **City of Welland - Solve the Crisis Project, Big City Mayors of Ontario**
- b. **City of Port Colborne Integrity Commissioner Annual Report February 25, 2023 – February 24, 2024 (IC 30770-0424)**
- c. **City of Stratford - Resolution Regarding Requesting the Province to Support Family Physicians**

## **13. Items Requiring Separate Discussion**

### **13.1 New Official Plan Engagement and Work Plan, 2024-172**

Denise Landry, Chief Planner, introduced the consultant, Nicole Beuglet, from Dillon Consulting. Nicole presented to Council on the proposed engagement strategy and recommended work plan for the New Official Plan.

Moved by Councillor F. Danch  
Seconded by Councillor M. Aquilina

That Development and Government Relations Report 2024-172 be received; and

That Council endorse the new Official Plan draft engagement strategy, draft work plan, draft vision, and key directions/objectives as the finalized terms of reference for the remaining phases of the Official Plan (Appendix A).

Carried

### **13.2 Vacant Land Amendment to 2024 Water and Wastewater By-Law, 2024-177**

Councillor Bodner presided over the meeting as Deputy Mayor for item 13.2.

Moved by Councillor D. Elliott  
Seconded by Councillor T. Hoyle

That Corporate Services Department Report 2024-177 be received;

That Council exempt vacant land that is abutting a business owned by the same beneficial owner when the land is used in the operations of that business; and

That Council approve this change effective for the 2024 year and going forward.

Carried

#### **14. Motions**

##### **14.1 Councillor Bodner - Burning By-law (to be withdrawn)**

Councillor Bodner withdrew his notice of motion regarding deficiencies in the burning by-law.

#### **15. Notice of Motions**

There were no notices of motions.

#### **16. Staff Remarks**

**Steve Shypowskyj, Director of Public Works**, provided the following updates to Council:

- The Friendship Trail Signage designs are being finalized and will be installed by the end of October.
- Construction on the Pleasant Beach retaining wall is set to begin in October, pending approval from the Niagara Peninsula Conservation Authority. There will be a 6-week road closure due to the project.
- Peter's Excavating will be completing the City's 2024 watermain replacement program; construction will begin at Homewood Avenue over the next 2 weeks and impacted homeowners have been notified.
- There are sewer lining operations taking place in the Rosemount area over the last month and last week marked the eighth kilometer of sewer being re-lined.

- The wastewater lateral CCTV launch program will be starting in October to identify issues in the wastewater pipes between the sewer main and resident's homes.

**Bryan Boles, Director of Corporate Services/Treasurer**, provided information about the Community Improvement Plans (CIP).

**Scott Luey, Chief Administrative Officer (CAO)**, congratulated Charlotte Madden on her return to the City Clerk role. He also thanked Carol Schofield for her service as Acting City Clerk.

#### **17. Councillors' Remarks**

**Councillor Aquilina** welcomed back Charlotte Madden, City Clerk, and thanked Carol Schofield for her service as Acting City Clerk. She also thanked AK and City staff for organizing a site tour last week to the new facility.

**Councillor Bagu** inquired to Steve Shypowskyj, Director of Public Works, about prioritizing the in-coming complaints regarding sidewalks.

**Councillor Danch** thanked Carter from the By-law department for his work on Neff Street.

**Councillor Hoyle** thanked the Environmental Advisory Committee and City staff for their work on the tree giveaway and barrel program. He also inquired to City staff about upgrading the rubber floor mats at the hockey arena.

Moved by Councillor T. Hoyle

Seconded by Councillor E. Beauregard

That Council direct staff to expedite the replacement of the rubber flooring in the bench areas at the Vale Health and Wellness Centre.

Carried

#### **18. Procedural Items**

There were no procedural items.

#### **19. By-laws**

**19.1 Being a By-law to Authorize the Entry into an Agreement with 2866403 Ontario Inc. regarding the Comprehensive CIP Incentive Programs Brownfield Tax Increment Grant**



**19.2 Being a By-law to Amend By-law No. 3151/22/95, as amended, and to Amend By-law No. 3424/6/97, as amended.**

Councillor Bodner presided over the meeting as Deputy Mayor for item 19.2.

Moved by Councillor E. Beauregard  
Seconded by Councillor M. Bagu

That the Being a By-law to Amend By-law No. 3151/22/95, as amended, to Regulate the Supply of Water, and to Provide for the Maintenance and Management of Water Works and Imposition and Collection of Water Rates, and to Amend By-law No. 3424/6/97, as amended, for the Imposition and Collection of Sewage Service Rates and Sewer Rates (Exemption - Vacant Land Related to Businesses) be passed and enacted, as presented.

Carried

**19.3 Being a By-law to Establish the Fire Services Management Oversight Committee and Terms of Reference**

**19.4 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne**

Moved by Councillor E. Beauregard  
Seconded by Councillor M. Bagu

That the following By-laws be enacted and passed, as presented:

- Being a By-law to Authorize the Entry into an Agreement with 2866403 Ontario Inc. regarding the Comprehensive CIP Incentive Programs Brownfield Tax Increment Grant
- Being a By-law to Establish the Fire Services Management Oversight Committee and Terms of Reference
- By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

Carried

**20. Adjournment**

Mayor Steele adjourned the meeting at 9:20 p.m.

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William C. Steele, Mayor

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Charlotte Madden, City Clerk