

# City of Port Colborne Public Meeting Agenda

**Date:** Tuesday, August 19, 2025  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
 66 Charlotte Street, Port Colborne

**Pages**

<b>1. Call to Order</b>	
<b>2. Adoption of Agenda</b>	
<b>3. Disclosures of Interest</b>	
<b>4. Statutory Public Meetings</b>	
<p>Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act. Requests to delegate will be accepted until 12:00 p.m. on the day of the meeting by contacting <a href="mailto:deputyclerk@portcolborne.ca">deputyclerk@portcolborne.ca</a>. To delegate in person, requests are appreciated, but not mandatory.</p>	
4.1 Public Meeting Report for Proposed Zoning By-law Amendment for 70 Nickel Street – File D14-01-25, 2025-144	1
4.2 Public Meeting Report for Proposed Zoning By-law Amendment for 484 Barrick Road – File D14-12-24, 2025-145	10
<b>5. Procedural Motions</b>	
<b>6. Information Items</b>	
<b>7. By-laws</b>	
7.1 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne	22
<b>8. Adjournment</b>	



**Subject: Public Meeting Report for Proposed Zoning By-law  
Amendment for 70 Nickel Street – File D14-01-25**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-144

Meeting Date: August 19, 2025

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### **Recommendation:**

That Development and Government Relations Department 2025-144 be received for information.

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### **Purpose:**

The purpose of this report is to provide Council with information and provide an opportunity for public comment for a proposed Zoning By-law Amendment at the lands municipally known as 70 Nickel Street (submitted by LandPro Planning Solutions Inc. on behalf of the owner, the City of Port Colborne). The property has been declared to surplus to the City, and is proposed to be sold and used as an off-site parking lot for a proposed 10-unit development at 174 Mitchell Street.

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### **Background:**

#### **Location**

The subject lands are located at the northeast corner of Mitchell Street and Nickel Street. The lands are legally known as Lot 26 on Plan 19, New Plan 857, in the City of Port Colborne, Regional Municipality of Niagara, and municipally known as 70 Nickel Street. The lands measure approximately 7.6 metres in frontage along Nickel Street and 0.02 hectares in area.

Figure 1 a key map of the subject lands, follows.

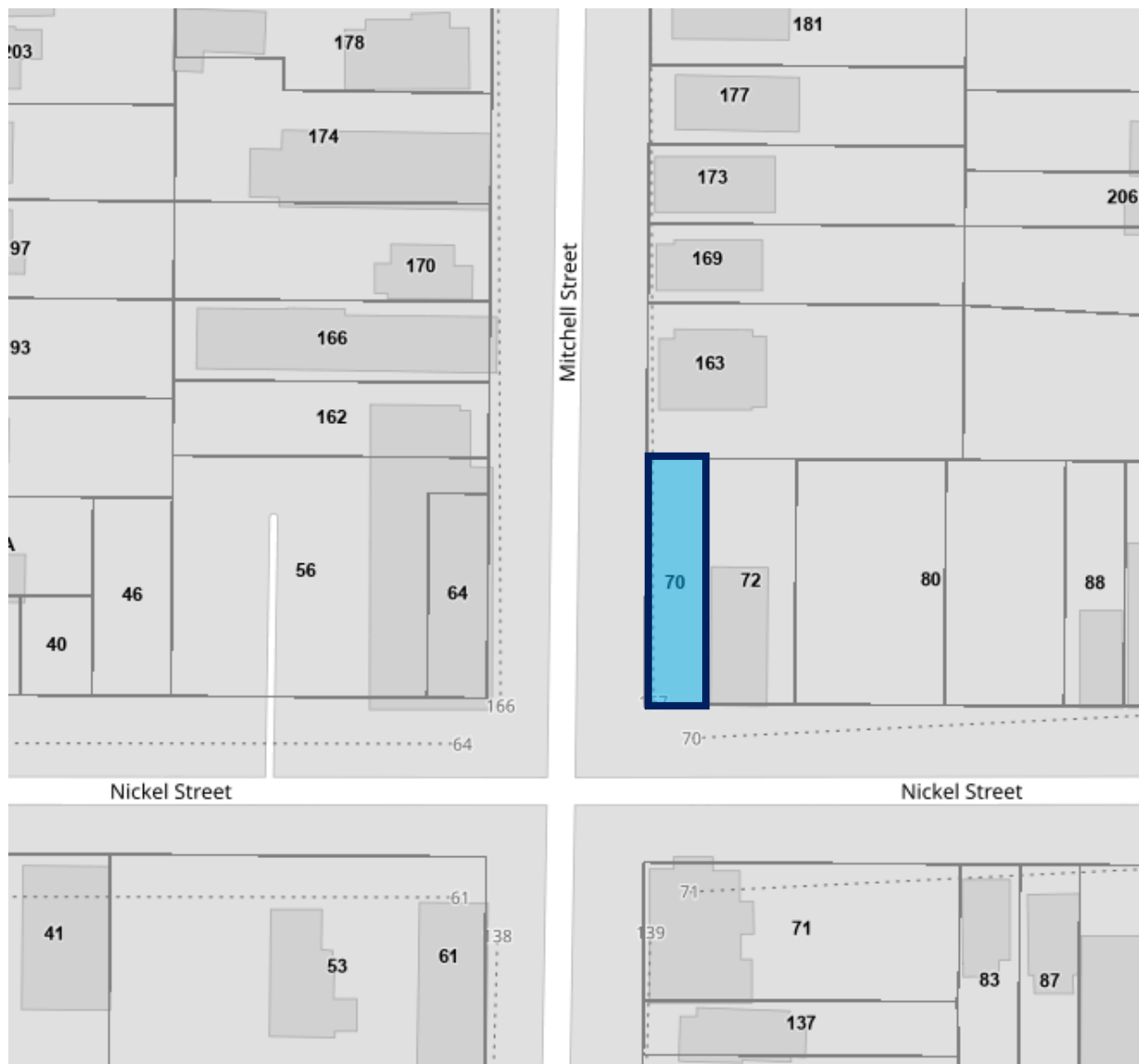


Figure 1: Location of subject lands (shown in blue).

## Proposal

A complete application for a Zoning By-law Amendment (ZBA) was received by the City on May 9, 2025, facilitate the development of a 10-unit apartment building at 174 Mitchell Street.

The ZBA proposes to add “Parking Lot” as the only permitted use of 70 Nickel Street to allow it to be used as a stand-alone parking lot in service of 174 Mitchell Street.

A [Planning Brief](#) was submitted in support of the application, which can be found on the [Current Applications](#) webpage on the City’s website, along with the [Notice of Public Meeting](#) and the application form.

**Internal Consultations:**

The application was circulated to appropriate internal departments and to external agencies on July 28, 2025, and the following comments have been received as of the date of preparing this report.

**Fire Department**

- No objections to the proposed zoning amendment.

**Niagara Region Infrastructure Planning and Development Engineering**

- No objections to the proposed zoning amendment.

**Enbridge**

- No objections to the proposed zoning amendment.

**Drainage Superintendent**

- No objections to the proposed zoning amendment.

**Mississaugas of the Credit First Nation (MCFN)**

- No objections to the proposed zoning amendment in principle, but requested, at minimum, a Stage 1 Archaeological Assessment with a Ministry acknowledgement letter.

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**Public Engagement:**

Notice of the Public Meeting was circulated in accordance with section 34 of the *Planning Act*. The Notice was mailed to property owners within a 120-metre radius of the subject property on July 10, 2025. A sign was posted on the property by the same date. As of the date of preparing this report, no public comments have been received.

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**Discussion:**

This application will be reviewed with consideration of the applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and the City of Port Colborne Comprehensive Zoning By-law 6575/30/18. A summary of the key policies and provisions within those documents is

provided below. A more detailed review of the application against these policies and provisions will be included with the recommendation report at a future date.

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are within a “settlement area” according to the PPS.

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification, including the development and introduction of new housing options within previously developed areas.

Section 2.3.1.1 provides that settlement areas shall be the focus of growth and development. Section 2.3.1.2 adds that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure. Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities by planning for a range and mix of housing options.

### **Niagara Official Plan (2022)**

In the Niagara Official Plan (NOP), located within **Delineated Built-Up Area**, as shown on Schedule B of the NOP. A full range of residential uses are permitted within the Built-Up Area, which includes the parking required to support those residential uses.

Section 2.2 of the NOP provides policies with the objective of accommodating growth through strategic intensification. Section 2.2.1.1 of the NOP encourages opportunities for the integration of gentle density, and a mixed range of housing options that considers the character of established residential neighborhoods as part of managing growth. Section 2.3.1.1 of the NOP encourages the development of a range and mix of densities, lot and unit sizes, and housing types, to be planned for throughout settlement areas to meet housing needs at all stages of life.

### **City of Port Colborne Official Plan (2013)**

The subject lands are designated **Medium Density Urban Neighbourhood** in the East Waterfront Secondary Plan area, as mapped on Schedule F of in the City of Port Colborne Official Plan (OP).

Section 5.2.1 of the OP encourages developments in the East Waterfront area that create the setting for neighbourhood renewal by repairing and renovating existing housing stock and other buildings, and attracting new investment and development to vacant properties.

Section 5.2.2 (a) of the OP provides that land uses in the Medium Density Urban Neighbourhood designation will have a minimum net density ranging from 35 to 70 units per hectare and be developed in accordance with the applicable zoning by-law uses and regulations.

The property the parking lot at 70 Nickel Street is proposed to serve, 174 Mitchell Street, was the subject of Official Plan Amendment (OPA) no. 15 via application no. D09-05-23. OPA no. 15 permits 174 Mitchell Street to have a maximum density of 192 units per net hectare.

### **City of Port Colborne Zoning By-law 6575/30/18**

The subject lands are zoned Fourth Density Residential zone with a special provision (R4-81). The property was previously subject to Zoning By-law Amendment (ZBA) application no. D14-10-23, which added a special provision to allow for a landscape buffer of 0 metres from the parking area to the lot lines abutting a residential zone.

At the time of the previous OPA and ZBA applications with respect to this development, the applicants' intent was to enter into a Site Plan Agreement to link 174 Mitchell Street and 70 Nickel Street, which would allow the parking lot proposed at 70 Nickel Street to be accessory to the 12-unit apartment building proposed at 174 Mitchell Street.

The applicants have since revised their proposal to be a 10-unit apartment building, which does not require a Site Plan Agreement. A parking lot can currently only be an accessory use of 70 Nickel Street, which would require the construction of one of the uses permitted in section 8.2 of the Zoning By-law. In lieu of a Site Plan Agreement to deem 70 Nickel Street as a parking lot accessory to 174 Mitchell Street, this ZBA application is required to add a parking lot as a primary use for 70 Nickel Street.

The full proposed ZBA can be found attached as Appendix A to this report.

### **Adjacent Zoning and Land Use**

The lands surrounding the subject property are predominantly zoned residential, with the lands to the east and west in the Fourth Density Residential (R4) zone, and the lands to the north and south in the Third Density Residential (R3) zone. Figure 2, a key map identifying the zoning of the surrounding lands, follows.



*Figure 2: Zoning of subject and neighbouring lands, with subject lands shown in blue.*

## Financial Implications:

As this report has been prepared for information purposes only, there are no direct financial implications with this report.

## Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
- Increased Housing Options

## Conclusion:

This Statutory Public Meeting report has been prepared to allow all agency, public and Councillor comments to be received and considered prior to a decision being made on this proposed Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

**Appendices:**

- a. Draft Zoning By-law Amendment

Respectfully submitted,

Diana Vasu  
Planner  
905-228-8120  
diana.vasu@portcolborne.ca

**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.



**The Corporation of the City of Port Colborne**

**By-law no. \_\_\_\_\_**

**Being a by-law to amend Zoning By-law 6575/30/18 for the lands  
legally known as Lot 26 on Plan 19, municipally known as  
70 Nickel Street**

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas By-law 7208/30/24 was passed on April 9, 2024, to amend By-law 6575/30/18 to add a special provision to the lands described herein; and

Whereas the Council of The Corporation of the City of Port Colborne desires to further amend the said by-law;

Now therefore, and pursuant to the provisions of Section 34 of the *Planning Act, R.S.O. 1990*, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to those lands described on Schedule “A” attached to and forming part of this by-law.
2. That special provision R4-81, in Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

R4-81

Notwithstanding the provisions of the Fourth Density Residential (R4) zone in section 8.7 of the Zoning By-law 6575/30/18, this land may only be used as a parking lot, and the following regulations shall apply:

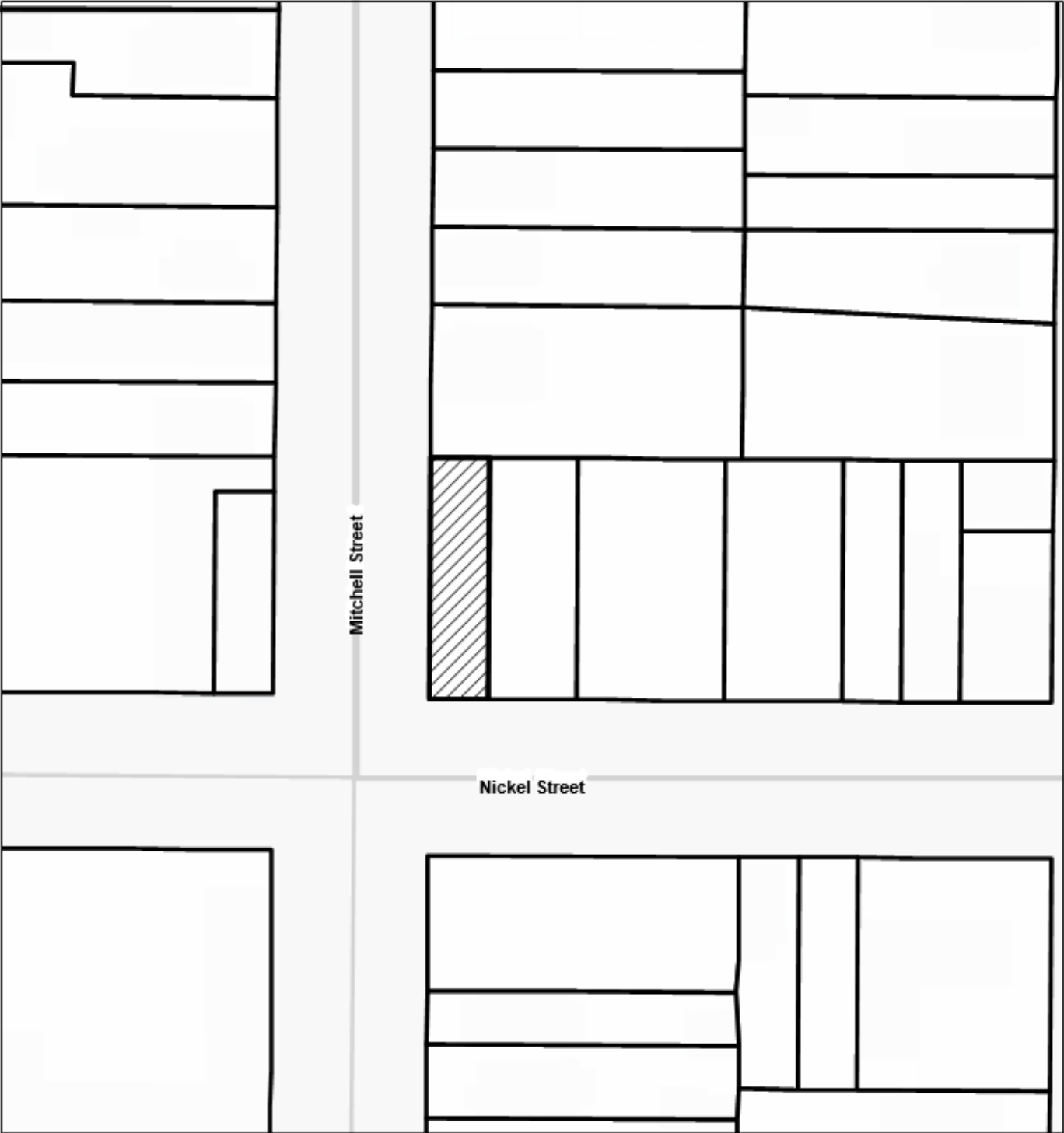
Landscape buffer	0 meters
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3. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
4. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this       day of       , 2025.

\_\_\_\_\_  
William C Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk



Schedule A to By-law No. _____	 - Lands to be rezoned to R4-81
	_____ Mayor
Passed _____, 2025	_____ Clerk

**Subject: Public Meeting Report for Proposed Zoning By-law  
Amendment for 484 Barrick Road – File D14-12-24**

**To: Council - Public Meeting**

**From: Development and Government Relations Department**

Report Number: 2025-145

Meeting Date: August 19, 2025

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**Recommendation:**

That Development and Government Relations Department Report 2025-145 be received for information.

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**Purpose:**

The purpose of this report is to provide Council with information regarding an application and provide an opportunity for public comment on a proposed Zoning By-law Amendment application for the lands legally known as Concession 2 Part of Lot 30 being Part of Part 1 on Reference Plan 59R1756, municipally known as 484 Barrick Road (submitted by Dunsire Properties Inc. and Nethery Planning, on behalf of the Trustees of Christian Life Assembly). The Zoning By-law Amendment has been requested to facilitate a future consent application.

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**Background:**

**Location**

The subject lands are designated Urban Residential in the City's Official Plan and are Zoned Institutional (I) in the City's Zoning By-law. The subject lands have an area of approximately 7.9 hectares and are currently being used as a church.

The surrounding lands are zoned:

- First Density Residential (R1) and Fourth Density Residential (R4) to the north;
- R1, R4, Third Density Residential (R3) to the east;
- R1, R4, Institutional, with special provision (I-36) to the south; and,

- R1, R3, with special provision (R3-73), Mixed Use, with special provision (MU-74), Public and Park (P), and Environmental Conservation (EC) to the west.

The surrounding land uses consist primarily of low-density residential dwellings and vacant lands slated for residential development.

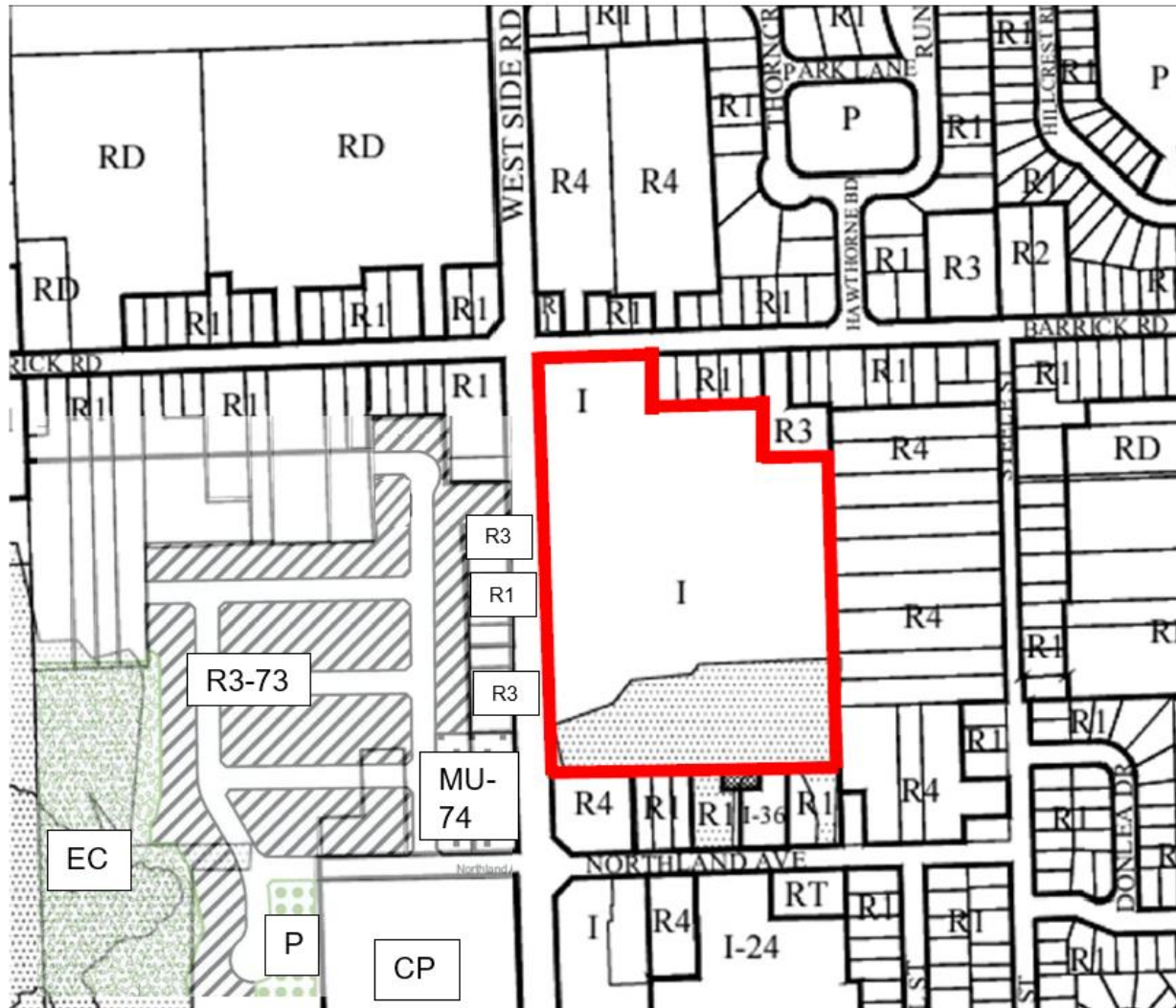


Figure 1: Current Zoning of Subject Lands (shown in red) from Schedule A8 of Zoning By-law 6575/30/18.

## Proposal

A complete application for a Zoning By-law Amendment (ZBA) was submitted by Nethery Planning on May 9, 2025. The materials that were submitted as part of this application, including a [Planning Justification Report](#), an [Environmental Impact Study](#), and the [Proposed Severance Sketch](#) are available on the City's [Current Applications webpage](#).

The application for Zoning By-law Amendment proposes to change the zoning from Institutional (I) to Institutional with a special provision (I-XX) for the “Retained Parcel” and “Severed Parcel ‘A’” to permit the severance of the property for future residential development. “Severed Parcel B” is proposed to continue to be zoned Environmental Conservation (EC) to protect the existing woodlot. Figure 2 below provides an image of the consent sketch. Appendix B to this report provides an overview of the proposed Zoning By-law Schedule Amendment, as submitted by the applicant.

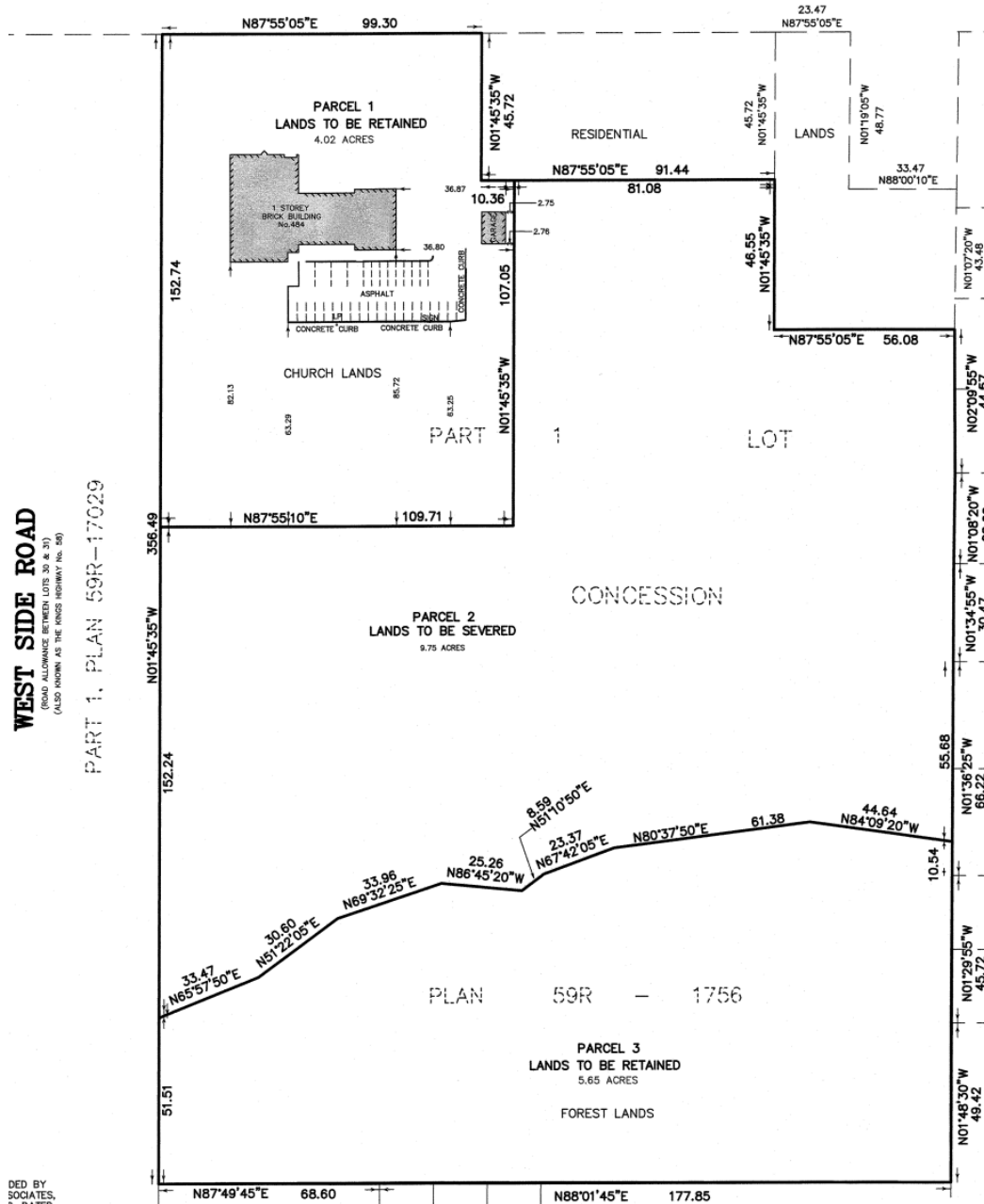


Figure 2: A portion of the proposed severance sketch attached as Appendix A to this report.

**Internal Consultations:**

The application was circulated to appropriate internal departments and to external agencies on July 28, 2025, and the following comments have been received as of the date of preparing this report.

**Fire Department**

- No objections to the proposed zoning amendment.

**Niagara Region Infrastructure Planning and Development Engineering**

- No objections to the proposed zoning amendment.

**Enbridge**

- No objections to the proposed zoning amendment.

**Drainage Superintendent**

- No objections to the proposed zoning amendment.

**Mississaugas of the Credit First Nation (MCFN)**

- No objections to the proposed zoning amendment in principle, but requested, at minimum, a Stage 1 Archaeological Assessment with a Ministry acknowledgement letter.

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**Public Engagement:**

Notice of the Public Meeting was circulated in accordance with section 34 of the *Planning Act*. The Notice was mailed to property owners within a 120-metre radius of the subject property on July 10, 2025. A sign was posted on the property by the same date. The public comments that have been received as of the date of the publication of this report are attached as Appendix C.

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**Discussion:**

This application will be reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and the City of Port Colborne Comprehensive Zoning By law 6575/30/18.

A summary of the policies and provisions contained in those documents that will form the basis of staff's review is provided below. A further policy review will follow when the recommendation report for this application returns to Council for a decision

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are considered a "settlement area" in the PPS.

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

Section 2.2.1 of the PPS states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating: all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents; all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas.

Section 2.3.1.1 of the PPS states that settlement areas shall be the focus of growth and development. Section 2.3.1.2 of the PPS provides that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources.

### **Niagara Official Plan (2022)**

The subject property is located within the **Delineated Built-Up Area**, as shown on Schedule B of the Niagara Official Plan (NOP). A full range of residential uses are permitted within the Built-Up Area, which includes the parking required to support those residential uses.

Section 2.2 of the NOP provides policies with the objective of accommodating growth through strategic intensification. Specifically:

- Section 2.2.1.1 of the NOP encourages opportunities for the integration of gentle density, and a mixed range of housing options that considers the character of established residential neighborhoods as part of managing growth; and,

- Section 2.3.1.1 of the NOP encourages the development of a range and mix of densities, lot and unit sizes, and housing types, to be planned for throughout settlement areas to meet housing needs at all stages of life.

### **City of Port Colborne Official Plan (2013)**

The subject lands are designated **Urban Residential** in the City of Port Colborne Official Plan (OP). Land uses in the Urban Residential designation permit residential uses, neighbourhood commercial uses, cemeteries, parks, schools, community facilities, and institutional uses normally located in residential areas.

Section 2.2 of the OP details the City's growth management strategy. Section 2.2 (e) states that intensification and infill is supported in the Urban Residential, Hamlet, and Downtown Commercial designations. Section 2.4.3 provides detailed policies regarding intensification and infilling. Section 2.4.3.1 identifies an intensification target of 15%, while section 2.4.3.2 provides general design guidelines.

Section 2.3.1 provides that the City will promote a compact urban form, a balanced mix of housing types and land uses, efficient and cost-effective infrastructure and transportation, and good urban design for neighbourhoods and business areas by directing growth within the Urban Area Boundary to the north and west at this time, and promoting residential intensification by encouraging a mix of housing types and densities in the urban area.

Section 3.2.1 of the OP provides policy direction for redevelopment within the Urban Residential designation, including low, medium, and high-density residential developments with neighbourhood commercial elements throughout. Section 3.2.3.1 of the OP provides design guidelines for the development of new residential communities which will guide the development of the lands that the applicants intend to sever for future residential development.

### **City of Port Colborne Zoning By-law 6575/30/18**

The subject lands are currently zoned Institutional (I). The Zoning By-law Amendment (ZBA) application proposes to rezone the subject lands to a site-specific Institutional zone (I-XX) to permit the future severance of the lands.

Properties in the I zone are not permitted to be severed because section 31.3 (a) and (b) of the Zoning By-law states the minimum lot frontage and minimum lot area, respectively, are "as existing". Properties in the I zone must have their zoning amended before a severance can be approved because the "as existing" provisions are intended to prevent severances.

The applicants have requested a minimum lot frontage of 50 metres and a minimum lot area of 1.2 hectares, to allow the property to be severed in accordance with the severance sketch attached as Appendix A to this report.



The full proposed ZBA can be found attached as Appendix B to this report.

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### **Financial Implications:**

There are no direct financial implications associated with this report.

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### **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Welcoming, Livable, Healthy Community
  - Increased Housing Options
  - Sustainable and Resilient Infrastructure
- 

### **Conclusion:**

This Statutory Public Meeting report has been prepared to allow all agency, public and Councillor comments to be received and considered prior to a decision being made on this proposed Zoning By-law Amendment. Planning staff will prepare and present a recommendation report on this application at a future Council meeting.

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### **Appendices:**

- a. Proposed Severance Sketch
- b. Draft Zoning By-law Amendment
- c. Public Comments

Respectfully submitted,

Diana Vasu

Planner

905-228-8120

[diana.vasu@portcolborne.ca](mailto:diana.vasu@portcolborne.ca)

### **Report Approval:**

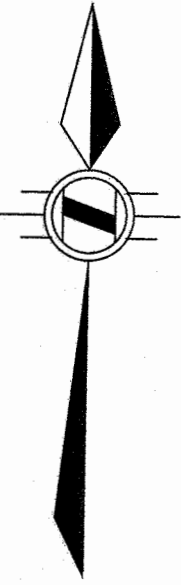
All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.

SKETCH FOR SEVERANCE APPLICATION  
OF PART OF  
LOT 30  
CONCESSION 2  
IN THE GEOGRAPHIC  
TOWNSHIP OF HUMBERSTONE  
NOW IN THE  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:1000 METRIC  
20 10 0 20 40 60 metres

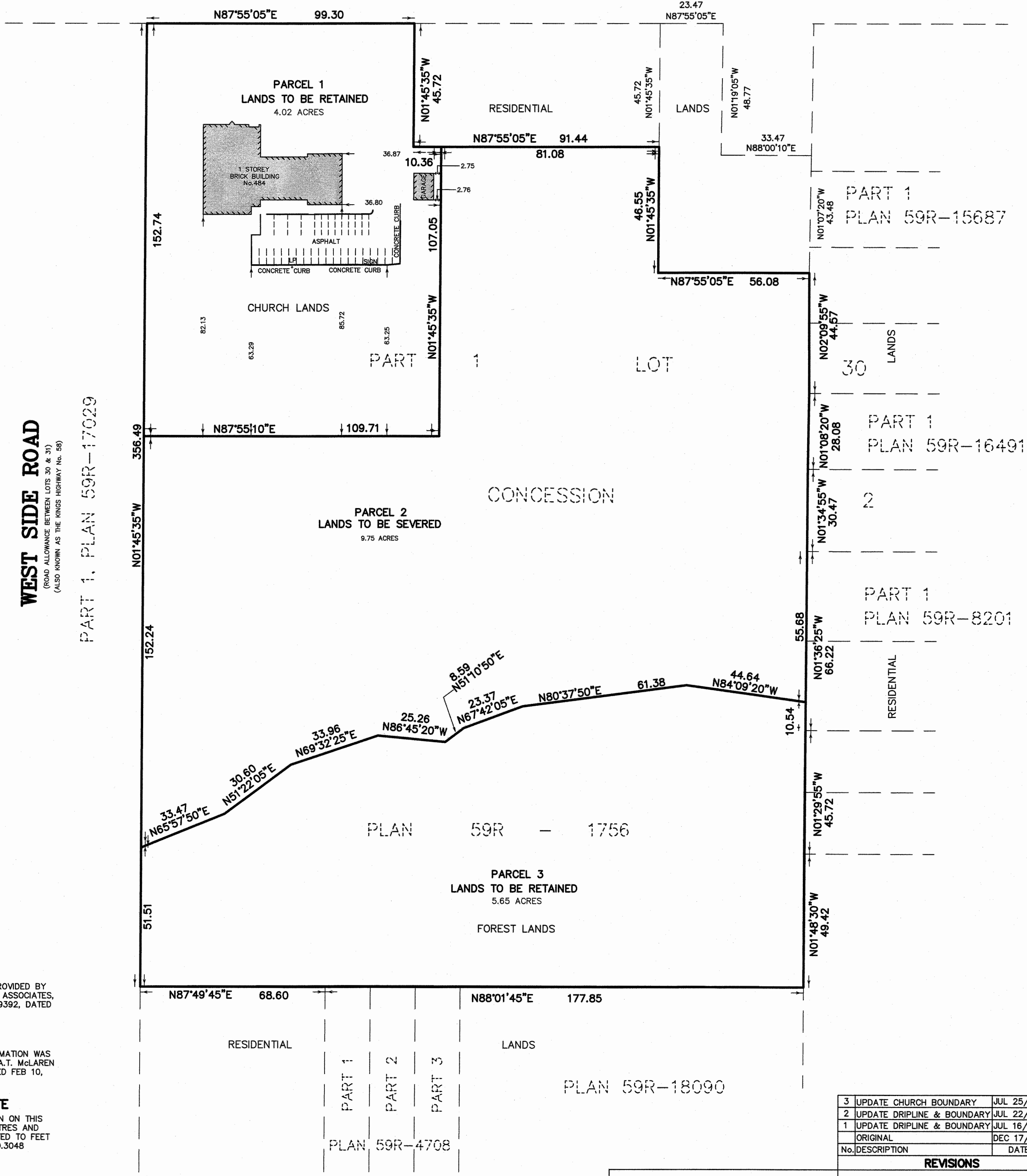
R.A. McLAREN, O.L.S. - 2025

2025-145  
Appendix A



BARRICK ROAD

(ROAD ALLOWANCE BETWEEN CONCESSION 2 AND CONCESSION 3)



NOTE  
DRIPLINE LIMIT PROVIDED BY  
R.J. BURNSIDE & ASSOCIATES,  
PROJECT #300059392, DATED  
2025/07/22

NOTE  
BOUNDARY INFORMATION WAS  
COMPILED FROM A.T. McLAREN  
DWG 37971, DATED FEB 10,  
2025

METRIC NOTE  
DISTANCES SHOWN ON THIS  
PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048

CAUTION:  
A) THIS IS NOT A PLAN OF  
SURVEY AND SHALL NOT BE  
USED EXCEPT FOR THE  
PURPOSE INDICATED IN THE  
TITLE BLOCK  
B) THIS SKETCH IS  
PROTECTED BY COPYRIGHT ©

REVISIONS			
No.	DESCRIPTION	DATE	BY
3	UPDATE CHURCH BOUNDARY	JUL 25/25	MM
2	UPDATE DRIPLINE & BOUNDARY	JUL 22/25	MM
1	UPDATE DRIPLINE & BOUNDARY	JUL 16/25	MM
	ORIGINAL	DEC 17/24	MM
A.T. McLaren Limited			
LEGAL AND ENGINEERING SURVEYS			
69 JOHN STREET SOUTH, SUITE 230			
HAMILTON, ONTARIO, L8N 2B9			
PHONE (905) 527-8559 FAX (905) 527-0032			
Drawn	MM	Checked	RAM
Scale	1:1000	Dwg.No.	37971-SK

The Corporation of the City of Port Colborne

By-law no. \_\_\_\_\_

Being a by-law to amend Zoning By-law 6575/30/18 respecting the land legally known as Concession 2, Part of Lot 30 in the City of Port Colborne, Regional Municipality of Niagara, municipally known as 484 Barrick Road.

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas, the Council of The Corporation of the City of Port Colborne desires to amend the said by-law.

Now therefore, and pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to those lands described on Schedule “A” attached to and forming part of this by-law.
2. That the Zoning Map referenced as Schedule “A8” forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from Institutional (I) to I-XX, being a special provision of the Institutional zone.
3. That Section 37 entitled “Special Provisions” of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

I-XX

Notwithstanding the provisions of section 31 of Zoning By-law 6575/30/18, the following regulations shall apply:

- |                         |              |
|-------------------------|--------------|
| a) Minimum Lot Frontage | 50 metres    |
| b) Minimum Lot Area     | 1.2 hectares |

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.
5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the *Planning Act*.

Enacted and passed this      day of      , 2025.

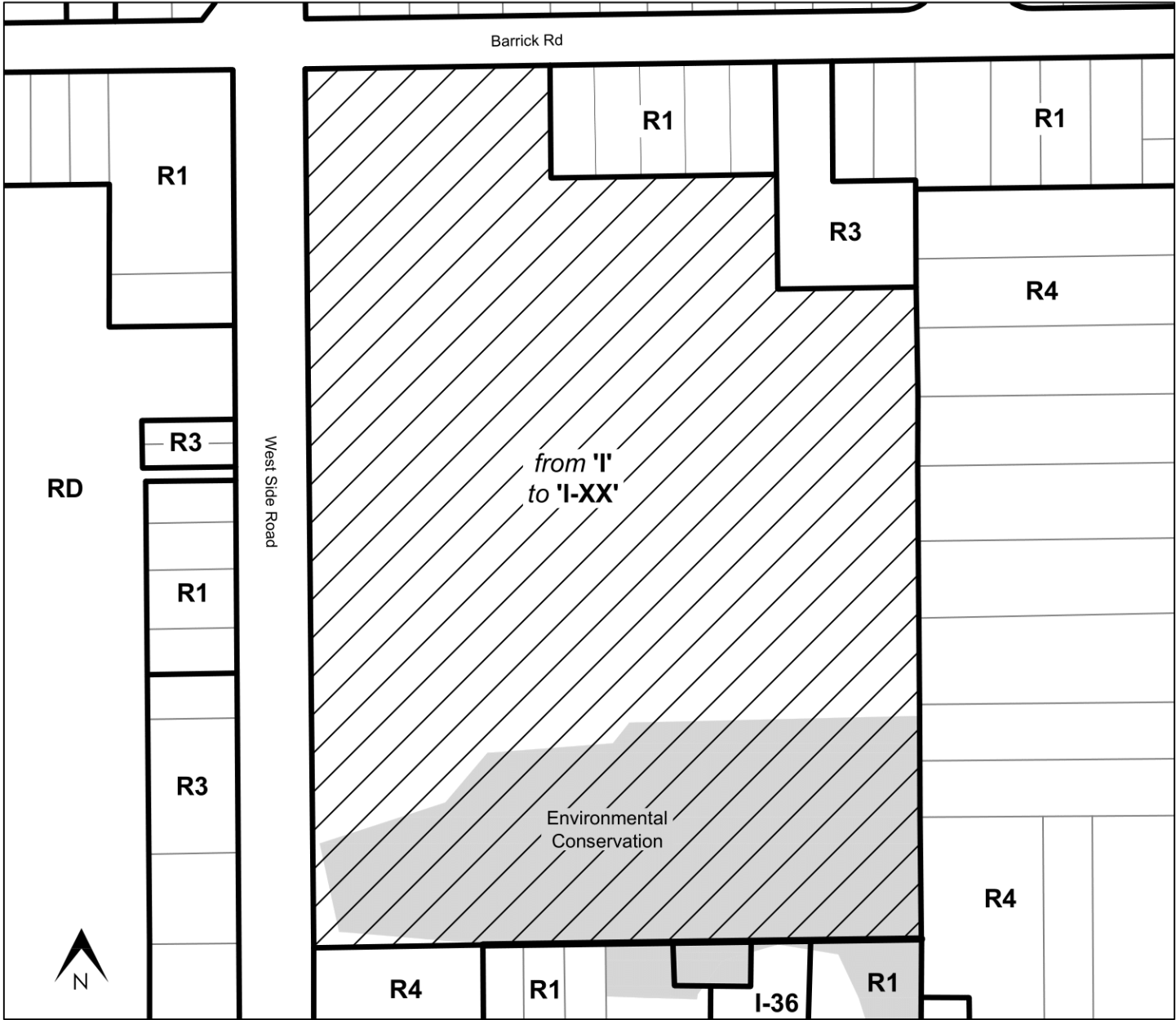
\_\_\_\_\_  
William C Steele  
Mayor

\_\_\_\_\_  
Charlotte Madden  
City Clerk

SCHEDULE 'A' TO Z.B.A. NO. \_\_\_\_\_

CORPORATION OF THE CITY OF PORT COLBORNE

ZONING BY-LAW 6575/30/18 - SCHEDULE 'A8'



LANDS TO BE REZONED FROM THE 'INSTITUTIONAL (I)' ZONE TO AN 'INSTITUTIONAL SPECIAL PROVISION XX (I-XX)' ZONE.

DRAFT

\_\_\_\_\_

DATE

\_\_\_\_\_

DATE

\_\_\_\_\_

CLERK

\_\_\_\_\_

MAYOR

1044 Steele Street,  
Port Colborne, Ont.,  
L3K 5A2

August 10, 2025

Greetings of the Day Diana Vasu:

RE: Zoning By Law Amendment D14-12-24

My husband and I wish to express our sincerest concerns, with regards to the Planned Zoning Amendment D14-12-24, on Concession 2, Part of Lot 30, being Part of Part 1, on Plan 59R-1756, located at 484 Barrick Road in the City of Port Colborne, Regional Municipality of Niagara.

Our concerns are due in nature to the regular use of speeding trail bikes, doing wheelies, ATV-4 wheeled vehicles, and excessively loud mufflers, on the upper part of Steele Street from Northland Ave. to and including Barrick Road. The increased density of population will only serve to compound this problem.

Although the Niagara Regional Police patrol the area, it seems the bikers are aware of when the patrols take place and manage to avoid them.

These infractions are certain to increase with the additional residents, locating to this area, making it more densely populated surroundings. The exceptionally loud mufflers on Steele Street have tripled, since our moving here in 2011. The more dense population, will only make these infractions much worse.

With the increased density, have you met or are you planning to meet with Niagara Regional Police Services to handle the increased traffic, noise levels, speeding and safety for the increased number of

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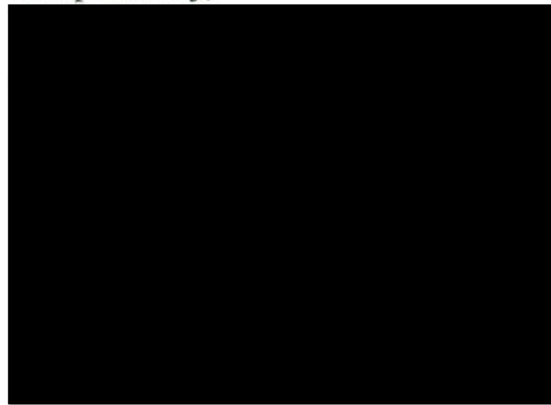
- 2 -

residents who will be living in this area?

Please take under consideration our sincere concerns.

Thank you for taking the time to read our letter.

Respectfully,



The Corporation of the City of Port Colborne

By-law No. \_\_\_\_\_

Being a by-law to adopt, ratify and confirm the proceedings of the Council of The Corporation of the City of Port Colborne at its Statutory Public Meeting of August 19, 2025

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Statutory Public Meeting of August 19, 2025, upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof.
2. That where no individual by-law has been or is passed with respect to the taking of any action authorized in or with respect to the exercise of any powers by the Council, then this by-law is deemed for all purposes to be the by-law required for such authorization or exercise of any powers.
3. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.
4. That the Clerk is authorized to affect any minor modifications, corrections, or omissions, solely of an administrative, numerical, grammatical, semantical, or descriptive nature to this by-law or its schedules after the passage of this by-law.

Enacted and passed this 19<sup>th</sup> day of August, 2025.

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William C. Steele  
Mayor

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Charlotte Madden  
City Clerk