

**City of Port Colborne
Council Meeting Agenda**

Date: Tuesday, August 26, 2025
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

1. Call to Order

2. National Anthem

3. 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 Hattiwendaronk, 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

5. Disclosures of Interest

6. Proclamations

6.1 Rail Safety Week - September 15 to 21, 2025

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7. Presentations

7.1 Accessibility Awards Presentation

8. Delegations

In order to speak at a Council meeting, individuals must register no later than 12 noon on the date of the scheduled meeting. To register, complete the online application at www.portcolborne.ca/delegation, email deputyclerk@portcolborne.ca or phone 905-228-8118.

8.1 Royal Canadian Legion Branch 56 – Port Colborne - Veterans Cross Walks

9. Mayor's Report

10. Regional Councillor's Report

11. Consent Agenda

All items listed in the Consent Agenda are subject to a single motion that is not debatable. A Member may make a brief comment or ask a question regarding a Consent Item prior to the consideration of the motion, however, if an item requires further discussion, debate, or an amendment it must be removed from the Consent Agenda and dealt with under Items Requiring Separate Discussion.

11.1 Approval of Minutes

- | | | |
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| a. | Regular Council Meeting - July 8, 2025 | 4 |
| b. | Public Meeting (Planning) - August 19, 2025 | 20 |

11.2 Receipt of Minutes of Boards & Committees

- | | | |
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| b. | Healthcare Advisory Committee | |
| | a. June 12, 2025 | 31 |
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| c. | Heritage Sub Committee | |
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c.	Notice of Intention to Demolish - 63 Welland Street, 2025-168	95
d.	Update on Housing Initiatives, 2025-170	115
e.	Proposed Invertose Drive Road Realignment and Truck Parking Lane addition, 2025-140	129
f.	Elmvale Crescent Stop Up and Close and Surplus Declaration, 2025-130	134
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a.	Niagara Region - Report PDS 13-2025 Respecting Repeal of By-laws Delegating Planning Application Approvals to Local Area Municipalities	152
b.	Niagara Region, the Town of Grimsby, and the City of St. Catharines - Elect Respect Campaign	159
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d.	Town of Kingsville - Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025	172
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f.	ADR Chambers - Re IC-35495-0325: City of Port Colborne Commissioner Annual Report for the operating period of February 25, 2024 to February 24, 2025	176
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14.	Councillors' Remarks	
15.	Motions	
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17.	Motions Arising from Boards and Committees	197
18.	By-laws	
18.1	By-law No. 7374/65/25	198
	Being a By-law to Appoint a Deputy Clerk (Commissioner for Taking Affidavits - Hayley Bosalic)	
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	Being a By-law to Appoint a Building Inspector (Dhulkifl Hassam)	
18.3	By-law No. 7376/67/25	200
	Being a By-law to Amend By-law No. 89-2000, as Amended, Being a By-law Regulating Traffic and Parking on City Roads (Parking Prohibition Tow Away Locations)	
18.4	By-law No. 7377/68/25	202
	Being a By-Law to Amend By-Law No. 6750/01/20, Being a By-law to Authorize Entering into an Engineering Agreement with K. Smart Associates for the Peter Storm Municipal Drain	

18.5	By-law No. 7378/69/25	203
	Being a By-Law to Amend By-Law No. 3475/56/97, as amended, being a By-Law to provide for establishing parking lots in the City of Port Colborne, and for regulating, supervising, and governing the parking of vehicles therein and thereon, and to prohibit the parking or leaving of motor vehicles on private property owned or occupied by The Corporation of the City of Port Colborne or any local board thereof	
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	Being a By-law to Stop and Close for Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne	

19. Closed Session

19.1	Approval of Closed Session Minutes
	<ul style="list-style-type: none"> a. Regular Council Meeting (Closed Session) - June 24, 2025 b. Regular Council Meeting (Closed Session) - July 8, 2025
19.2	Staff Reports
	<ul style="list-style-type: none"> a. Confidential Human Resources Report 2025-157 <p>Confidential Human Resources Report 2025-157 pursuant to to the <i>Municipal Act, 2001</i>, Subsection 239(2)(d), labour relations or employee negotiations.</p>

- b. Confidential Development and Government Relations Report ,
2025-172

Confidential Development and Government Relations Report
2025-172 pursuant to the *Municipal Act, 2001*, Subsection
239(2)(c), a proposed or pending acquisition or disposition of
land by the municipality or local board.

- c. Confidential Office of the Chief Administrative Officer Report,
2025-178

Confidential Office of the Chief Administrative Officer Report
2025-178 pursuant to the *Municipal Act, 2001*, Subsection
239(2)(b), personal matters about an identifiable individual,
including municipal or local board employees.

20. Back to Open Session

21. Procedural Motions

22. Confirmatory By-law

22.1 By-law No. 7382/73/25

223

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

23. Adjournment

From: Janet Drysdale <janet.drysdale@cn.ca>
Sent: Monday, July 14, 2025 2:57 PM
To: William C. Steele <William.Steele@portcolborne.ca>
Subject: Rail Safety Week 2025 | Proclamation request

Dear Mayor Steele,

Rail Safety Week will take place across Canada from September 15 to 21, 2025.

For more than 20 years, CN has partnered with Operation Lifesaver Canada (OL) to raise public awareness about the dangers of crossing and trespassing on railway property. In recent years, we have seen disturbing spikes in deaths and serious injuries related to both. Inattention and distraction at crossings, risky behaviours on and around trains, the rise of homeless encampments along rail corridors, and mental health crises are all factors driving the recent, negative reversal in trendlines.

As valued neighbours and partners in promoting community safety, CN and OL together would like to ask your council to join us in raising awareness about the critical issue of rail safety by adopting the enclosed [proclamation](#).

Your leadership plays a vital role in educating the public about the risks associated with inattention at railway crossings and trespassing on train tracks and other rail infrastructure. Rail Safety is a shared responsibility, everyone has a role to play. By signing the proclamation and encouraging public engagement, your municipality will help foster a culture of safety and prevention and we would be honoured to publicly acknowledge your commitment to this cause.

If you have any questions or concerns, please contact Daniel Salvatore, your local CN Public Affairs representative, at [\[daniel.salvatore@cn.ca\]](mailto:daniel.salvatore@cn.ca)daniel.salvatore@cn.ca.

For more information:

- Questions or concerns about rail safety in your community, contact our Public Inquiry Line at 1-888-888-5909
- For additional information about Rail Safety Week 2025 visit cn.ca/RailSafety or operationlifesaver.ca
- Let us know how you promote rail safety in your community by posting on cn.ca/RSW2025
- For any questions about this proclamation, please email RSW@cn.ca
- Visit cn.ca/RSW-toolkit to access the Rail Safety Week toolkit which includes resources to help you further promote rail safety education in your community

Thank you in advance for your support.



Janet Drysdale

CN Senior Vice-President and
Chief Stakeholder Relations Officer



Shawn Will

Chief of Police and
Chief Security Officer



Chris Day

Operation Life Saver
Interim National Director





August 26, 2025

Moved by Councillor
Seconded by Councillor

WHEREAS *Rail Safety Week* is to be held across Canada from September 15 to 21, 2025; and

WHEREAS 261 railway crossing and trespassing incidents occurred in Canada in 2024; resulting in 68 avoidable fatalities and 58 avoidable serious injuries; and

WHEREAS educating and informing the public about rail safety (reminding the public that railway rights-of-way are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens; and

WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, indigenous communities, police services, media and others to raise rail safety awareness; and

WHEREAS CN and Operation Lifesaver have requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality.

NOW THEREFORE I, Mayor William C. Steele, do hereby proclaim September 15 to 21, 2025 as "**Rail Safety Week**" in the City of Port Colborne.

William C. Steele
Mayor

City of Port Colborne

Council Meeting Minutes

Date: Tuesday, July 8, 2025
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
D. Elliott, Councillor
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

Staff Present: C. Banting, Manager of Environmental Services
B. Boles, Chief Administrative Officer
J. Beaupre, Deputy Clerk
J. Colasurdo, Manager of Strategic Projects
G. Long, Director of Development and Government Relations
J. Peazel-Graham, Manager of Communications

Others Present: V. Badawey, Regional Councillor

1. Call to Order

Mayor Steele called the meeting to order at 6:34 p.m.

2. National Anthem

Everyone stood for the National Anthem.

3. Land Acknowledgement

The Land Acknowledgement was read:

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

A delegation and a by-law to appoint the Chief Building Officer were added to the agenda. The confirmatory by-law was re-numbered due to the addition of the other by-law. Report 2025-152 was re-ordered and considered first under item 13, Items Requiring Separate Discussion.

C-25- 151

Moved by Councillor T. Hoyle

Seconded by Councillor F. Danch

That the Council agenda, dated July 8, 2025, be confirmed, as amended.

Carried

5. Disclosures of Interest

There were no disclosures of interest.

6. Public Meeting

6.1 Elmvale Crescent Stop Up and Close – Public Meeting, 2025-118

C-25- 152

Moved by Councillor M. Bagu

Seconded by Councillor R. Bodner

That Development and Government Relations Report 2025-118 be received; and

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for the Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne and Reserve Lt 90 PL 888 Port Colborne; as shown in Appendix A and Appendix B, to a future meeting of Council for consideration.

Carried

7. Proclamations

7.1 World Hepatitis Day - July 28, 2025

C-25- 153

Moved by Councillor M. Aquilina

Seconded by Councillor D. Elliott

WHEREAS, approximately 204,000 Canadians are living with hepatitis C and over 250,000 people are living with hepatitis B; and

WHEREAS, people living with hepatitis B and C have an increased risk of developing cirrhosis, liver failure and related illnesses; and

WHEREAS, Ontario has over 110,000 people living with hepatitis B or C, both of which are slow and progressive diseases; and

WHEREAS, there are vaccines available for Hepatitis A and B; effective Hepatitis C treatment therapies can cure over 95% of cases; and

WHEREAS, World Hepatitis Day provides an opportunity to reach out to millions of Canadians and encourage hepatitis testing, provide treatment and care for those affected while paving the way towards elimination of hepatitis as a public health concern in Canada by 2030;

THEREFORE, I, Bill Steele, Mayor of the City of Port Colborne, do hereby proclaim July 28th, 2025 World Hepatitis Day in Port Colborne.

Carried

8. Presentations

8.1 Update on Brock University's new Strategic Plan - Transforming People, Reimagining the Future

The President of Brock University, Dr. Lesley Rigg, presented to Council on Brock's new strategic plan.

9. Delegations

9.1 David Semley - 2 Orchard Drive

David Semley delegated on Report 2025-152, Community Engagement on Proposed Short Term Rental Accommodations By-law, to Council.

10. Mayor's Report

A copy of the Mayor's report is attached.

11. Regional Councillor's Report

The Regional Councillor, Vance Badawey, provided a report to Council.

12. Consent Agenda

Items 12.3 b, 12.3 c, and 12.4 c were lifted from the Consent Agenda and considered under Items Requiring Separate Discussion.

C-25- 154

Moved by Councillor E. Beauregard

Seconded by Councillor D. Elliott

That Council hereby approves the listed consent items on the July 8, 2025, Council agenda; and

That the consent items be approved on the recommendations as contained therein.

Carried

12.1 Approval of Minutes

a. Regular Council Meeting - June 24, 2025

12.2 Receipt of Minutes of Boards & Committees

12.3 Staff Reports

c. Future of Healthcare in Port Colborne: Complete Public Engagement Results, 2025-148

12.4 Receipt of Correspondence Items

a. Niagara Region - 2024 Niagara Employment Inventory Results

b. Niagara Region - Woodland Conservation By-law Update

d. Town of Bracebridge - Road Salt Usage

13. Items Requiring Separate Discussion

13.1 Formal response to Niagara Health regarding the future of the Port Colborne Site, 2025-150

C-25- 155

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

That Chief Administrative Officer Report 2025-150 be received; and

That the letter addressed to Niagara Health regarding the City's response to Letter Dated June 2, 2025 – *Decision Requested: Partnering for the Future of Healthcare in South Niagara (December 3, 2024)*, attached hereto as Appendix B, be approved; and

That the Chief Administrative Officer and Mayor be directed to send the letter, attached hereto as Appendix B, to Niagara Health.

Carried

13.2 Community Engagement on Proposed Short-Term Rental Accommodations By-law, 2025-152

C-25- 156

Moved by Councillor M. Aquilina
Seconded by Councillor R. Bodner

That Chief Administrative Officer Report 2025-152 be received; and

That Council direct staff to revise the proposed By-law to License, Regulate and Govern Short-Term Rental Accommodations in Port Colborne (Appendix A), with specific adjustments related to limitations on the number of renters and guests, garbage management requirements, and the number of required parking spaces; and

That Council direct staff to bring forward a finalized By-law to License, Regulate and Govern Short-Term Rental Accommodations in Port Colborne at the September 9, 2025 Council meeting.

Carried

Amendment:

Moved by Councillor D. Elliott
Seconded by Councillor R. Bodner

That the CAO be directed to hire a By-law Enforcement Officer to address issues related to short-term rentals, to be budgeted for under the 2025 By-law Services Budget until the By-law to License, Regulate and Govern Short-Term Rental Accommodations in Port Colborne is passed by Council; and

That the CAO be directed to investigate an enhanced process for an on-call system for by-law officers, subject to the collective bargaining agreement; and

That the By-law Services Division work with the Niagara Regional Police on matters relating to short-term rentals; and

That any education and training be updated, as needed.

Carried

13.3 Recommendation Report Official Plan and Zoning Amendment 242 and 246 West Side Road, 2025-133

C-25- 157

Moved by Councillor M. Aquilina

Seconded by Councillor R. Bodner

That Development and Government Relations Department Report 2025-133 be received; and

That the Official Plan Amendment attached as Appendix B of Report 2025-133 be approved; and

That the Zoning By-law Amendment attached as Appendix C of Report 2025-133 be approved; and

That matters related to servicing, stormwater, landscaping, lighting, fencing, waste management as well as the list of functional design revisions and considerations including amenity areas, access and connectivity, as provided within Appendix D, be addressed to the satisfaction of the City through the site plan approval process; and

That the City Clerk be directed to issue the Notices of Decisions regarding the By-laws in accordance with the *Planning Act*.

Carried

13.4 Declaration of City Property Surplus – Elgin Street, 2025-149

C-25- 158

Moved by Councillor G. Bruno

Seconded by Councillor T. Hoyle

That Development and Government Relations Department Report 2025-149 be received; and

That the property with the unaddressed municipal address on Elgin Street legally described as Plan 59M 282 Blk 12, as shown in Appendix A attached hereto, be declared as surplus.

Carried

13.5 2025 Watermain Rehabilitation Program Extension, 2025-147

C-25- 159

Moved by Councillor M. Bagu

Seconded by Councillor D. Elliott

That Public Works Department Report 2025-147 be received; and

That Council direct the Chief Administrative Officer and Director of Public Works to execute the agreements to complete the 2026 watermain lining program on Hampton Avenue and Schofield Avenue with a budget of \$1.8 million; and

That Council pre-approve the inclusion of this project and the related financing costs into the 2026 water budget.

Carried

13.6 City of Pickering - Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP)

C-25- 160

Moved by Councillor M. Bagu

Seconded by Councillor F. Danch

That Council support the correspondence from the City of Pickering regarding raising Ontario Works (OW) and Ontario Disability Support Program (ODSP).

Carried

14. Staff Remarks

Joe Colasurdo, Manager of Strategic Projects, noted the storm sewer and watermain work on Clarence Street has been completed, and there are ongoing

surface restorations. He also explained the electrical improvements happening on West Street, and that the pergola on West Street will be installed the week of July 21st.

Gary Long, Director of Development and Government Relations, welcomed the new Chief Building Official and the new Manager of Planning to their roles. He also provided an update to Council regarding the Grain Terminal; the file is open, and they will be providing more updates in the fall. Lastly, he noted that preparation for the Association of Municipalities (AMO) conference has begun.

Bryan Boles, Chief Administrative Officer, explained that there are still volunteer opportunities available for Canal days, and those who wish to volunteer can sign up through customer service. He thanked Public Works for its short presentation on the status of ongoing projects. Lastly, he noted the next Council meeting will take place in August.

15. Councillors' Remarks

Councillor Bodner inquired to Bryan Boles, Chief Administrative Officer to provide an update on how the Port Colborne beaches are doing this summer.

Councillor Hoyle inquired to Public Works staff about the status of the construction on Berkley Avenue and Davis Street and inquired about the status of the beaches. He also inquired about a bus stop on the east end of the City, and about direct regional transit to medical facilities.

Councillor Elliott inquired to Public Works staff about the restoration project being finished before Canal days. He also inquired about the installation of a guard rail on the newly installed ramp.

Councillor Bruno inquired about the removal of graffiti, and the removal of weeds in the middle of roads. He also inquired about arranging a tour to see the ongoing construction at the Asahi Kasei facility. He inquired to Public Works about where residents should direct sump pump issue calls. Lastly, he provided an update on his attendance at the Federation of Canadian Municipalities Conference.

Councillor Bagu thanked the citizens of Port Colborne for watering newly planted trees. He asked if the local Urgent Care Centre will be open during Canal Days.

Councillor Aquilina congratulated museum staff on their recent event. She also welcomed the new Regional Councillor, Vance Badawey, and thanked Sun Retreats Sherkston Shores for a non-eventful Canada Day.

16. Motions

16.1 Councillor Bodner - Open Air Burning By-law and Public Nuisance By-law

C-25- 161

Moved by Councillor R. Bodner
Seconded by Councillor M. Aquilina

Whereas there have been recent reports of open-air burning at all hours of the day and night which have caused disturbance to residents;

Therefore, be it resolved that the Fire Chief and By-law staff be directed to investigate and bring forward a report for Council's consideration regarding possible amendments to the Open-Air Burning By-law as well as possible amendments and/or a complete review of the Public Nuisance By-law.

Carried

17. Notice of Motions

There were no notices of motions.

18. By-laws

C-25- 162

Moved by Councillor T. Hoyle
Seconded by Councillor F. Danch

That the following by-law(s) be passed and enacted, as presented:

- By-law No. 7366/57/25
- By-law No. 7367/58/25
- By-law No. 7368/59/25
- By-law No. 7369/60/25
- By-law No. 7370/61/25
- By-law No. 7371/62/25

Carried

18.1 By-law No. 7366/57/25

18.2 By-law No. 7367/58/25

18.3 By-law No. 7368/59/25

18.4 By-law No. 7369/60/25

18.5 By-law No. 7370/61/25

18.6 By-law No. 7371/62/25

19. Closed Session

C-25- 163

Moved by Councillor G. Bruno

Seconded by Councillor M. Bagu

That Council do now proceed to meet in Closed Session at 9:21 p.m. under the *Municipal Act, 2001*:

- Subsection 239(b) where a closed session meeting is held if the subject matter being considered is about an identifiable individual, including municipal or local board employees.
- Subsection 239 (e) where a closed session meeting is held if the subject matter being considered is litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.
- Subsection 239(f) where a closed session meeting is held if the subject matter being considered is advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- Subsection 239 (i) where a closed session meeting is held if the subject matter being considered is a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Carried

19.1 Staff Reports

a. Confidential HR Update, 2025-146

19.2 Verbal Updates

- a. **Confidential Verbal Update from the Chief Administrative Officer**
- b. **Confidential Verbal Update from the Chief Administrative Officer**

20. Back to Open Session

C-25- 164

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

That Council does now rise and reconvene from Closed Session at 10:13 p.m.
with report:

- 19.1 Staff Reports
 - That Confidential HR Update Report 2025-146 be received for information.

Carried

21. Procedural Motions

There were no procedural motions.

22. Confirmatory By-law

22.1 By-law No. 7372/63/25

C-25- 165

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

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of the Corporation of the City of Port Colborne, dated July 8, 2025, be enacted and passed, as presented.

Carried

23. Adjournment

Mayor Steele adjourned the meeting at 10:14 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk



MAYOR'S REPORT TO COUNCIL TUESDAY, JULY 9, 2025

WELCOME BACK FORMER MAYOR AND MP BADAWEY

On behalf of council, welcome to our newly appointed Regional Councillor Vance Badawey, former mayor and Member of Parliament. It's good to have you back.

CONGRATULATIONS HIGH SCHOOL GRADUATES

Congratulations to our two high schools' Class of 2025. Parents and grandparents and families of our city's newest high school graduates have been beaming with pride for the past two weeks. On behalf of council, I attended the graduation ceremony at Lakeshore Catholic High School last week. I had the pleasure of presenting the City of Port Colborne Community Service scholarship and award to Sophia Seca.

Sophia happens to be the granddaughter of former Member of Parliament and former Mayor John Maloney. Her whole family is as proud of her as we are. Sophia serves on the Mayor's Youth Advisory Committee, and a dozen other committees, and worked at Boggio Pharmacy. On top of all that, she's an A-student. Congratulations, Sophia.

Deputy Mayor Councillor Hoyle represented council at Port Colborne High School graduation, held this year in the Italian Hall, which recently celebrated 90 years!

Deputy Mayor Hoyle was honoured to present the Port Colborne Community Service scholarship and award, on behalf of council, to graduate Jacob Lutomski.

We wish all scholarship recipients, and all graduates, a safe summer, and a productive fall, whether you're headed for post-secondary education, or into the workforce. Your parents, and your city, are proud of your accomplishments.

MUSEUM'S GROOVY 1970s PICNIC

Sunday afternoon was a sea of tie-dyed shirts, fringed vests, and bell bottoms. The Port Colborne Historical and Marine Museum welcomed more than 500 guests to its 1970s picnic, another of the golden anniversary events celebrating 50 years since the museum opened. The Strong Water Singers opened the afternoon event with singing and drumming.

All the museum's curators were there: Heather Ott, Virginia Anger, Stephanie Powell-Baswick, and current curator Michelle Mason. More than 200 picnic lunches were sold, (thank you Backroad Barbecue Company) many many gallons of lemonade and cold water were served, and everyone enjoyed a slice of fresh, refreshing watermelon (thank you Market Café). It was a hot day, but people really got into the spirit of the celebration.

Visitors enjoyed the exhibits inside each of the buildings of the museum village. There were crafts and games outside on the grounds. There were 1970s activities such as pet rock painting, a tie dye station, and an dress-up station for photos. Thanks to Port Colborne Optimists for running the games. Classic cars covered the field between the museum and the library. We appreciate the efforts of Terry Huffman for coordinating the perfect cars for a perfect day.

The talented and artistic staff at the museum created banners featuring the names of sponsors and patrons, to whom we are so thankful. Members of council and I are extremely proud of the work our museum staff and volunteers do to preserve our culture and heritage in a welcoming and engaging way. You make local history not only educational, but fun. Three cheers to members of the 50th anniversary celebration committee.

MUSEUM GARDENS TO BE ON YOUTUBE

A film crew from Reflektor will be in Port Colborne this week to film the buildings and gardens at the museum. It's the same film crew which chronicles the Royal Botanical Gardens in Hamilton.

Many thanks to the master gardeners of the Port Colborne Garden Club for arranging the video shoot, and more importantly, for tending the beautiful gardens on museum grounds. Between the Garden Club and the city's landscaping crew, our parks and gardens, flower beds and flowerpots are all flourishing beautifully. Well done, all of you.

CANADA DAY IN THE PARK

Members of the Port Colborne Optimist Club outdid themselves another year with the celebration of our country's 158th birthday at the annual Canada Day in the Park event July 1. The Optimists do an amazing job of community-building and supporting local youth, and local traditions. Congrats to organizers and volunteers. It was a super day.

BIG BROTHERS BIG SISTERS DAY AT SPLASHTOWN

Get set for another super day next Wednesday, July 16, when Splashtown presents Big Brothers Big Sisters Day! All proceeds from your fun at Splashtown in the water off Nickel Beach support Big Brothers Big Sisters Niagara. Make some waves next Wednesday for a good cause.

LIONS CARNIVAL STARTS THURSDAY

Doughnut King Scott Wolff and his crew will cook hundreds of dozens of Lions doughnuts over four days, one of the most popular traditions of the annual Lions Carnival. The 94th annual Lions Carnival starts Thursday at 6pm in Lions Field on Killaly Street at Elm.

Since 1931, Port Colborne Lions have presented the local carnival, with rides, midway, games, all kinds of draws, with the major raffle prize: a brand new car. Our Regional Councillor Vance Badawey was mayor when one year, he pulled his own winning ticket for the Lions car. Remember that, Vance? All proceeds from the carnival are reinvested back into our community. Thank you, Port Colborne Lions, for decades of memories -- since all of us here on council were kids!

SIZZLIN' SUMMER COMMUNITY CONCERTS

Our Community Concert series, sponsored by Asahi Kasei Battery Separator Canada, is rocking summer nights again this year. Last Friday, we welcomed Hot Wax Meltdown to the bandshell in H.H. Knoll Lakeview Park, where they were cheered on by a HUGE crowd. It was great to have the Port Colborne Downtown Cruisers Association as they showed off their classic rides. There are more fabulous shows to come! Mark your calendars:

The Bomb brings a Retro 80s experience on July 18.

Strictly Hip, an area favourite, plays he Tragically Hip on August 15.

The Caverners, another popular band, plays Beatles nostalgia on August 29.

Taylor's Story closes the summer concert series with the much-loved music of Taylor Swift on September 12.

We are grateful to Asahi Kasei for their sponsorship, and to everyone who comes out for the summer fun. As a reminder, admission to all the concerts is free with the donation of a non-perishable food item for the Port Cares Reach Out Centre.

COUNTDOWN TO CANAL DAYS

You'll notice some symbols of Canals Days adorning council chambers this evening, thanks to our museum, and our staff. The red banners were once volunteer t-shirts, maybe 20 years ago, cut and sewn into decorative flags. You can purchase these sailor hats (actually known as sailor gobs) at the museum. The glass buoys are also available at the museum, where there are official Canal Days Tshirts and all kinds of canal souvenirs.

We're just over three weeks away from our annual Canal Days Marine Heritage Festival, presented by GIO Rail, with non-stop fun throughout the Civic Holiday weekend from August 1 to 4. Concert headliners include Sloan, Big Sugar, Finger Eleven, and The Trews.

Beyond rock and roll in the park, there will also be tons of other activities, including the much-anticipated return of the Empire Sandy tall ship, which offers cruises throughout the weekend. Members of council and I extend many thanks to our presenting sponsor, GIO Rail, as well as to each of our 60 sponsors. Their commitment to our community is inspiring. For everything you need to know about anything to do with Canal Days, please visit canaldays.ca. That concludes my report for this evening.

City of Port Colborne
Public Meeting Minutes

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

Members Present: M. Aquilina, Councillor (presiding officer)
E. Beauregard, Councillor (virtually via Zoom)
R. Bodner, Councillor (virtually via Zoom)
G. Bruno, Councillor
F. Danch, Councillor

Member(s) Absent: M. Bagu, Councillor
D. Elliott, Councillor
T. Hoyle, Councillor
W. Steele, Mayor

Staff Present: J. Beaupre, Deputy Clerk
D. Vasu, Planner
E. Acs, Chief Planner

Others Present: D. Landry, Nethery Planning
M. Sullivan, LandPro Planning Solutions

1. Call to Order

The Deputy Clerk called the meeting to order at 6:30 p.m. The Mayor and Deputy Mayor were absent, so a Chair was elected to preside over the meeting.

Moved By Councillor F. Danch
Seconded By Councillor G. Bruno

That Councillor Aquilina be appointed Chair for the Public Meeting dated August 19, 2025.

Carried

2. Adoption of Agenda

There was an addition of one written delegation to the agenda.

Moved By Councillor G. Bruno

Seconded By Councillor F. Danch

That the Public Meeting Agenda, dated August 19, 2025, be confirmed, as amended.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Statutory Public Meetings

4.1 Public Meeting Report for Proposed Zoning By-law Amendment for 70 Nickel Street – File D14-01-25, 2025-144

Moved By Councillor F. Danch

Seconded By Councillor E. Beauregard

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

Carried

4.2 Public Meeting Report for Proposed Zoning By-law Amendment for 484 Barrick Road – File D14-12-24, 2025-145

Moved By Councillor E. Beauregard

Seconded By Councillor G. Bruno

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

Carried

a. Delegations

a. Mary Anne and Gerald Sebastiany - 428 Barrick Road

b. Louis Czerlau - 446 Barrick Road

c. Bryan Lofthouse - 450 Northland Avenue

5. Procedural Motions

There were no procedural motions.

6. Information Items

There were no information items.

7. By-laws

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

Moved By Councillor R. Bodner

Seconded By Councillor G. Bruno

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Public Meeting on August 19, 2025, be enacted and passed, as presented.

Carried

8. Adjournment

The Chair adjourned the meeting at 7:34 p.m.

Monique Aquilina, Presiding Officer

Jessica Beaupre, Deputy Clerk

Port Colborne Historical and Marine Museum Board Meeting Minutes

Date: Tuesday, May 20, 2025
Time: 7:00 pm
Location: Roselawn Centre
296 Fielden Ave, Port Colborne, ON L3K 4T6

Members Present: B. Heaslip
C. MacMillan
T. Huffman
C. Brema
J. Piniak
G. Hoyle
L. Brazeau
E. Beauregard, Councillor
J. van Dillen
M. Hili
A. Lessard
B. Schneider
M. Heaslip

Staff Present: M. Mason, Museum Curator
Tami Nail
S. Powell Baswick, Director of Museum and Culture

Others Present: Bryan Boles, C.A.O., and Steve Shyposwkyj, Director of Public Works

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Disclosures of Interest

None to report.

3. Adoption of Agenda

Moved by C. MacMillan
Seconded by C. Brema

That the agenda dated May 20, 2025 be confirmed, as circulated or as amended.

Carried

4. Presentation: CAO Bryan Boles

Presentation 1: Bryan Boles reported that the budget has been approved for the accessibility ramp at the Roselawn Centre. There has been a lot of discussion about the location of the ramp and what is best for years to come.

Director of Public Works, Steve Shypowskyj reported on the two options.

- Option A: Ramp would run along the side of the Presidents room and enter through the current south windows of the President's room. This would require moving gas meters and vents, adding a door near the historic entrance, and altering the façade of the historic, designated mansion.

- Option B: Ramp would come from the sidewalk in the rear parking lot and enter through the west side of the building into the interior ramp. The interior ramp is very steep and would have to be regraded and have a bigger landing at the bottom. This would also require moving the doors to the washrooms (washrooms would be upgraded and made accessible). There are some vents and downspouts that would have to be moved, but could be worked through the ramp. There is also an unknown oil tank pipe that would have to be taken out. The bar would have to be taken out/relocated to create a visitors' centre/reception/gift shop that could be seen from both the historic entrance and the accessible entrance, which would be much more accessible than the current reception area. This option keeps the historical integrity of the house, and does not change the the front of the mansion.

Steve said that his team needs 6 more weeks to explore the options, and that at a minimum work would begin in October. The work on the inside will be scheduled to create the least amount of disruption.

Discussion followed with suggestions to move the bar to the back bar area as it has historical value because of its use for so many events over the decades. Councillor Beauregard will review by-law regarding heritage designations for interior features. Other suggestions were to keep the women's washroom door on the same wall, and not moved closer to the kitchen entrance, and removing the 2 lifts if they were no longer needed.

Steve will come back in 6 to 8 weeks with an update.

Presentation 2: Bryan reported that City Council has set aside money to do a study on whether or not to introduce the Community Benefit Charge (CBC) to developers.

The CBC would be paid by developers (4% of property's value) buying land to build a multi-unit building of 10 units or more. Many municipalities have already brought in the CBC or are considering it.

The CBC funds could go toward the Museum, since already existing Development Charges (DC), under legislation, do not provide funds to Museums, only to extend facilities, infrastructure and utilities.

Bryan requested the Board and staff of the Museum and Culture department to think about how these funds could be used to expand our services over time as the city grows (eg: capital projects, expansion of archives, etc) to help with the study. The CBC would allow such projects to be funded without using tax dollars.

Moved by L. Brazeau

Seconded by B. Heaslip

That the Board accept Option B for the accessibility ramp at Roselawn.

Carried

5. Approval of Minutes

Moved by L. Brazeau

Seconded by B. Heaslip

That the minutes from the previous meeting dated April 15, 2025, be confirmed as circulated or amended.

Carried

6. Business Arising from the Minutes

None to report.

7. Correspondence

Tami that 3 pieces of correspondence had been received.

1. Thank You card to Katelynn Best from the McKay staff for her generous support in providing and exhibiting artifacts at the school's Centennial Celebration.

2. Thank You card to Katelynn Best from Cheryl MacMillan for attending McKay School's 100th anniversary event with a great display and representing the Museum on her normally scheduled day off.

3. A note with a book from Fred Addis, pointing out that the events (Uboat Gerry) described on pg. 47 of his new book of poems about the Second World War Merchant Marine, took place at the Port Colborne Historical and Marine Museum. His book will be added to the research collection.

8. Council Report

None to report.

9. Curator's Report

Michelle reported that the Members' Reception and Exhibit Preview for Step Right Up went very well with 75 members attending. The comments were very positive and visitors were astonished with the exhibit space's transformation. It was a great way to launch the Museum's 50th anniversary! Way to go Tami!

On May 1st, CAO Bryan Boles gave a presentation to the Museum and Culture Department to keep us up-to-date on the projects the City is working on. He is visiting all the departments with these updates. May 1st was also the City's Annual Volunteer Banquet.

Kari Fitoski has been hired as the Bilingual Heritage Interpreter to edit and translate the Francophone histories. The project is being funded by Young Canada Works.

Miles Brant is returning this year as the Ecotourism Officer. Miles will be working on creating a pioneer garden by the Sherk House, as well as identifying and tagging all the trees, plants and flowers.

Stephani McDougall was awarded the Outreach Coordinator position. Stephani is working on the Community Curators project which will be turned into an exhibit that will be displayed at Roselawn this fall.

The Francophone Exhibit Designer, funded by the Museum Assistant Program, was awarded to Carlie Pagliacci. For the next 10 months Carlie will be creating travelling exhibits based on the Francophone oral histories. Raconter Nos Histoires exhibits will be going to Le Centre Polyvalent des Aines de Port Colborne, the Welland Museum, Lighthouse Theatre and some Francophone schools.

The Pie Social is coming up on Sunday.

Michelle also reported that the Archives' Cemetery Tours held in April and May were successful and the Urban History Walking Tours will begin in June. Poster and flyers with the schedules are available, please help spread the word.

Michelle Vosburgh spoke at the Port Colborne Historical Society meeting on May 12, with about 30 people in attendance.

Darius Maddalena has returned to work for the summer at the archives. Rheanna Bruining, student from Mohawk College's Library and Information Sciences program, is completing her placement at the archives for 6 weeks this summer.

We are included in a day tour being offered by CAA Niagara on July 25. Archives staff will be providing a brief Welland Canal history walking tour along West St. and tour of the museum grounds.

It has been confirmed that we will be participating again in the Travelling Welland Canal Bicentennial Lecture Series, which will be held in November. Michelle Vosburgh will be giving a lecture on conflict on the first and second Welland Canals.

The 2024 Annual Report was designed by Shianne Stephens, Digital Communications Officer for the City.

A new promotional publication about the Museum and Culture Department to give out to sponsors and out of towners is now available.

10. Auxiliary Report

Marianne reported that on May 14th, 10 batches of biscuit mix were made. May 20 was the cleaning party to get the Tea Room ready for the Pie Social and season. Please make pies for the Pie Social and drop off at the Tea Room on Sunday morning.

11. Friends of Roselawn Centre Liaison Report

Arlene congratulated the staff and volunteers for putting together the Beneath the Mansard Roof exhibit: Olivia, Carole, and Michelle Vosburgh for the research; Elyse, Sloane, and Tami for putting together the exhibit, and Kalissa who is making it a permanent online exhibit.

The Friends of Roselawn's Annual General Meeting will be held on June 2nd at 6pm.

The Port Colborne Art Club is having their Annual Art Show and Tea on Saturday, May 24, from 12-4pm. Tickets are \$12.

12. Committee Report

12.1 Finance Committee

Bonnie reported that as of to date we have received \$1320 in memberships, \$640 in donations with memberships, and \$663.69 from CanadaHelps donations.

12.2 Membership Committee

Claudia reported that to date we have 20 senior members, 6 individual members, 24 family members, and 11 life patrons, for a total of 61 memberships sold.

12.3 Building and Property Committee

Brian reported that the annual walkabout the grounds took place, and some small maintenance items have been added to the list of projects.

Concrete stairwell at Roselawn was completed last week, and work in the basement continues. Barnboard on Blacksmith shop needs replacing in sections this summer. The white picket fencing at the Museum needs to be replaced ASAP with iron fencing to match the original. Brian provided an update on fencing quotes:

- Fence Source: \$20,500
- St. Catharines Suppliers: \$39,737
- both would use Touch Stone Installers: \$15,750. Touch Stone Installers said the iron would only have to be repainted every 20-25 years.

Brian will also look at a composite material to compare.

Moved by B. Heaslip

Seconded by James van Dillen

That the Building and Property committee recommends that the white picket fencing at the Museum be replaced with iron fencing to match the original.

Carried

12.4 Programme Committee

Cheryl reported that Sloane has been in contact with the local Girl Guide until to offer programming and tours during the guiding year (September-June).

DeWitt Carter kindergarten class will be visiting the Museum on May 23 to complete a scavenger hunt.

On May 27 to the Tea Room Auxiliary will be visiting Roselawn and getting a tour of the Beneath the Mansard Roof exhibit.

The next PD Day is on June 6th from 10:30-12:30. It is a free drop in program, creating rocking ships.

On June 10 the Port Colborne Historical Society will be visiting the Roselawn exhibit, the Tea Room, and the Step Right Up exhibit.

This year's Hands on Heritage dates are June 28, July 12, and August 9.

a. 50th Anniversary Committee

Cheryl reported that a meeting in June will be held to finalize all the details.

12.5 Fundraising Committee

Claudia reported that the first Music on the Lawn concerts of 2025 is coming up on June 8, from 1pm-3pm, with the Marty Allen band performing. Set up will begin at 10:30am on June 8.

12.6 Policy Committee

Cheryl reported that all policies should be reviewed annually. They are bringing forward the Digitization Policy to this meeting.

Moved by C. MacMillan
Seconded by Michael Hili

That the Policy Committee recommends the Board accept the Digitization Policy as presented.

Carried

12.7 Accession Committee

Luke reported that the Second quarter meeting will be scheduled soon.

12.8 Heritage Committee

Luke reported that item 2025-78 is moving forward with the renovations of Humberstone Townhall for a daycare. The changes will come to the Heritage committee for review with Council having the final say.

All of the minutes from the previous 2 years, as well as all property recommendations and properties not recommended were brought to Council by Diana Vasu.

There have been proposed amendments to the Heritage Act, which would give the provincial government more power to overrule Heritage committees. As well, the Cultural Heritage Evaluation Report (CHER), which costs \$10,000/property could deter property owners from designating their properties.

The Tennessee Ave gate project is complete, as well as the landscaping.

13. Confidential Items

None to report

14. New Business

Stephanie reported that Katelynn volunteered to chaperone the youth dance at the Archives.

Sloane is helping the Seniors Advisory Committee with the upcoming Seniors Expo on June 12.

Stephanie had a preliminary meeting with the architect for the high concept drawings for the Archives expansion last Friday. She will find out the financials and bring back to the June meeting or have a special meeting for anyone who would like the details.

15. Adjournment

The Chair adjourned the meeting at approximately 8:05pm.

Chair

Staff Liaison

City of Port Colborne
Healthcare Advisory Committee Meeting Minutes

Date: Thursday, June 12, 2025
Time: 5:30 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Members Present: C. Tamas
M. Lallouet
T. Triano
S. McDowell
P. McGarry
M. Aquilina, Councillor (non-voting)
R. Bodner, Councillor (non-voting)
W. Steele, Mayor (non-voting)

Staff Present: J. Beaupre, Deputy Clerk
B. Boles, Chief Administrative Officer
G. Bisson, Senior Community Engagement Advisor

1. Call to Order

Jessica Beaupre, Deputy Clerk, called the meeting to order at 6:34 p.m.

2. Adoption of the Agenda

Moved By: M. Lallouet

Seconded By: P. McGarry

That the Healthcare Advisory Committee Agenda, dated June 12, 2025, be approved.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Procedural Business

4.1 Roundtable Introduction

The committee members went around the table and introduced themselves to one another.

4.2 Appointment of Chair

Moved By: P. McGarry

Seconded By: M. Lallouet

That Sydney McDowell be appointed Chair for the Healthcare Advisory Committee until the end of the term, June 30, 2029.

Carried

4.3 Appointment of Vice Chair

Moved By: M. Lallouet

Seconded By: T. Triano

That Dr McGarry be appointed Vice Chair for the Healthcare Advisory Committee until the end of the term, June 30, 2029.

Carried

4.4 Adoption of Meeting Schedule

Moved By: P. McGarry

Seconded By: M. Lallouet

That the following meeting schedule be adopted:

Wednesday every other 3 pm, beginning July 9, 2025.

Carried

4.5 Review of Procedural Documents

1. Procedural By-law

Jessica Beaupre, Deputy Clerk, provided an overview of the Procedural By-law to the Committee.

2. Healthcare Advisory Committee Terms of Reference (TORs)

Jessica Beaupre, Deputy Clerk, provided an overview of the Healthcare Advisory Committee Terms of Reference to the Committee.

3. Code of Conduct

Jessica Beaupre, Deputy Clerk, provided an overview of the City's Code of Conduct to the Committee.

5. Information Package

Geneviève-Renée Bisson, Senior Community Engagement Advisor, provided an overview of the information package to the Committee. The Committee discussed the information package.

6. Adjournment

The Chair adjourned the meeting at 6:30 p.m.

Sydney McDowell, Chair

Jessica Beaupre, Deputy Clerk

City of Port Colborne
Healthcare Advisory Committee Meeting Minutes

Date: Wednesday, July 9, 2025
Time: 3:00 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Members Present: M. Lallouet
T. Triano (exited at 5:31 p.m.)
S. McDowell, Chair
P. McGarry
W. Steele, Mayor (non-voting)
M. Aquilina, Councillor (non-voting) (entered at 4:15 p.m.)
R. Bodner, Councillor (non-voting) (exited at 4:36 p.m.)

Member(s) Absent: C. Tamas

Staff Present: J. Beaupre, Deputy Clerk
B. Boles, Chief Administrative Officer
G. Bisson, Senior Community Engagement Advisor

Others Present: K. Boggio, Pharmacist and Co-owner of Boggio Family of Pharmacies

1. Call to Order

The Chair called the meeting to order at 3:08 p.m.

2. Adoption of the Agenda

Moved By P. McGarry
Seconded By M. Lallouet

That the Healthcare Advisory Committee Agenda, dated July 9, 2025, be approved.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Approval of the Minutes

4.1 Healthcare Advisory Committee Minutes - June 12, 2025

Moved By T. Triano

Seconded By P. McGarry

That the Healthcare Advisory Committee minutes dated June 12, 2025, be approved.

Carried

5. Presentations

5.1 Bryan Boles - Chief Administrative Officer

Bryan Boles, Chief Administrative Officer, presented to the Committee on the future of healthcare in Port Colborne.

The Chair called a recess at 4:52 p.m., and reconvened the meeting at 4:57 p.m.

5.2 Kyle and Aaron Boggio - Boggio Family of Pharmacies

Kyle Boggio, Co-owner and Pharmacist at Boggio Family of Pharmacies, presented to the Committee on the role of Pharmacists in healthcare.

6. Information Package 2

There were no questions regarding the information package.

7. New Business

There was no new business.

8. Adjournment

The next meeting of the Healthcare Advisory Committee is July 23, 2025, at 3 p.m. The Chair adjourned the meeting at 5:43 p.m.

Chair

Jessica Beaupre, Deputy Clerk

City of Port Colborne
Healthcare Advisory Committee Meeting Minutes

Date: Wednesday, July 23, 2025
Time: 3:00 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Members Present: C. Tamas
M. Lallouet
T. Triano
S. McDowell
P. McGarry
W. Steele, Mayor (non-voting) (entered at 3:58 p.m.)
M. Aquilina, Councillor (non-voting)
R. Bodner, Councillor (non-voting)

Staff Present: J. Beaupre, Deputy Clerk (entered at 3:15 p.m.)
R. Bisson, Senior Community Engagement Advisor

Others Present: J. Croteau, Physician Recruitment Lead, Niagara Region (exited at 4:57 p.m.)
T. Galitz, Executive Director, Niagara Ontario Health Team (exited at 4:57 p.m.)

1. Call to Order

The Chair called the meeting to order at 3:02 p.m.

2. Adoption of the Agenda

Moved By M. Lallouet
Seconded By P. McGarry

That the Healthcare Advisory Committee Agenda, dated July 23, 2025, be approved.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Approval of the Minutes

4.1 Healthcare Advisory Committee Meeting - July 9, 2025

Moved By T. Triano

Seconded By M. Lallouet

That the Healthcare Advisory Committee minutes, dated July 9, 2025, be approved.

Carried

5. Presentations

5.1 Jill Croteau, Physician Recruitment Lead - Niagara Region

Jill Croteau from the Niagara Region presented to the Committee on physician recruitment.

5.2 Tara Galitz and Frank Ruberto - Niagara Ontario Health Team

Tara Galitz from the Niagara Ontario Health Team presented to the Committee on the Ontario health landscape and primary care.

6. Information Package 3

Geneviève-Renée Bisson, Senior Community Engagement Advisor, provided an overview of the information package to the Committee.

7. New Business

The Chair brought up the calling of a special meeting for public delegations to solicit strategy development feedback.

Moved By M. Lallouet

Seconded By P. McGarry

That a special meeting of the Healthcare Advisory Committee be scheduled for August 27th, 2025, at 6 p.m.

Carried

8. Adjournment

The next meeting of the Healthcare Advisory Committee is scheduled for August 6, 2025, at 3 p.m. The Chair adjourned the meeting at 5:14 p.m.

Sydney McDowell, Chair

Jessica Beaupre, Deputy Clerk

City of Port Colborne
Healthcare Advisory Committee Meeting Minutes

Date: Wednesday, August 6, 2025
Time: 3:00 pm
Location: Committee Room 3-City Hall
66 Charlotte Street, Port Colborne, Ontario, L3K 3C8

Members Present: C. Tamas
M. Lallouet
T. Triano
S. McDowell
P. McGarry
M. Aquilina, Councillor (non-voting)
W. Steele, Mayor (non-voting)

Members Absent: R. Bodner, Councillor (non-voting)

Staff Present: J. Beaupre, Deputy Clerk
G. Bisson,
B. Boles, Chief Administrative Officer

Others Present: T. McLean - Executive Director, Bridges Community Health Centre
K. Thibault - Director of Primary Care Services, Centre de Sante Communautaire Hamilton-Niagara
H. Bassi - Executive Vice President of Communications and Strategy, Executive Lead at the Niagara Health Knowledge Institute, Interim Executive Vice President for Capital Planning and Redevelopment, Niagara Health.

1. Call to Order

The Chair called the meeting to order at 3:08 p.m.

2. Adoption of the Agenda

Moved By P. McGarry

Seconded By M. Lallouet

That the Healthcare Advisory Committee Agenda, dated August 6, 2025, be approved.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Approval of the Minutes

4.1 Healthcare Advisory Committee Meeting - July 23, 2025

Moved By P. McGarry

Seconded By C. Tamas

That the Healthcare Advisory Committee minutes, dated July 23, 2025, be approved.

Carried

5. Presentations

5.1 Taralea McLean - Executive Director, Bridges Community Health Centre

Taralea McLean, Executive Director of Bridges Community Health Centre, presented to the Committee on Community Health Centers and their model of care.

5.2 Keira Thibault - Director, Primary Care Services, Centre de Sant Communautaire Hamilton-Niagara

Kiera Thibault, Director of Primary Care Services at Centre de Sante Communautaire Hamilton - Niagara, presented to the Committee on Community Health Centres and services for Francophones.

5.3 Harpreet Bassi - Executive Vice Present, Communications and Strategy, Executive Lead at the Niagara Health Knowledge Institute, Interim Executive Vice-President for Capital Planning and Redevelopment, at Niagara Health.

Harpreet Bassi, Executive Vice President, Communications and Strategy, Executive Lead at the Niagara Health Knowledge Institute, Interim

Executive Vice-President for Capital Planning and Redevelopment, from Niagara Health presented to the Committee on the future of hospitals in Niagara.

6. Information Package 4

There were no questions on the information package.

7. New Business

7.1 Continuation of Discussion - Special Meeting (August 27, 2025)

The Chair called a recess at 5:02 p.m. and reconvened the meeting at 5:06 p.m. The Committee discussed the parameters of the Special Meeting, including what type of material should be presented (research, data, etc.) and the timing.

Moved By C. Tamas

Seconded By M. Lallouet

That the start time of the Special Healthcare Advisory Committee meeting, dated August 27, 2025, be moved to 5 p.m.

Carried

7.2 Approval of Future Meeting Dates

The Committee confirmed the continuation of meeting every other Wednesday at 3 p.m.

Moved By C. Tamas

Seconded By T. Triano

That the September 17, 2025, Healthcare Advisory Committee meeting be rescheduled to Monday, September 22, 2025.

Carried

8. Adjournment

The next meeting is August 20, 2025, at 3 p.m. The Chair adjourned the meeting at 5:27 p.m.

Sydney McDowell, Chair

Jessica Beaupre, Deputy Clerk

Heritage Sub Committee Meeting

Date: Monday, May 12, 2025
Time: 6:00 pm
Location: L.R. Wilson Heritage Research Archives
286 King St, Port Colborne, ON L3K 4H2

Members Present: Cheryl MacMillan
Jeffrey Piniak
Gary Hoyle
Joseph (Luke) Brazeau
Bonnie Schneider
Michael Hili (Museum Board)

Staff Present: Diana Vasu, Planner
Anna Carlsen, Archives Assistant

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Adoption of the Agenda

Moved By Cheryl MacMillan

Seconded By Jeffrey Piniak

That the Heritage Subcommittee agenda dated May 12, 2025, be approved as presented.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Approval of Minutes

4.1 March 17, 2025, Heritage Subcommittee Meeting

Moved By Gary Hoyle

Seconded By Michael Hili

That the March 17, 2025, Heritage Subcommittee meeting minutes be approved, as presented.

Carried

5. Staff Updates

5.1 Recommendations and Minutes from the Heritage Subcommittee

The Planner informed the Heritage Subcommittee that Council approved the recommendations of [Report 2025-75 - Recommendations and Minutes from the Heritage Subcommittee](#) at the [April 8, 2025](#), Council meeting.

Member MacMillan asked if the Heritage Subcommittee should shift their focus to preparing plaques for important heritage properties now.

The Planner suggested efforts to provide plaques to heritage properties should wait until after January 1, 2027, to allow enough time to designate listed heritage properties before they are removed from the Heritage Register.

Moved By Cheryl MacMillan

Seconded By Gary Hoyle

That item 5.1 be received for information.

Carried

5.2 Humberstone Hall Childcare Centre Update

The Planner informed the Heritage Subcommittee that Council approved the recommendations of [Report 2025-78: Community Engagement on Licensed Childcare in Port Colborne - Update](#) at the [April 8, 2025](#), Council meeting, then noted that the staff members working on this project aim to issue the Request for Proposals the day following the May 12, 2025, Heritage Subcommittee meeting.

Moved By Jeffrey Piniak

Seconded By Gary Hoyle

That item 5.2 be received for information.

Carried

6. Order of Business

6.1 New Proposed Amendments to the Ontario Heritage Act, Schedule 7 of the Protect Ontario by Unleashing our Economy Act, 2025

The Planner highlighted the proposed changes to the *Ontario Heritage Act*, and encouraged Members to submit any comments they may have on the proposal before the May 17, 2025, deadline.

The Members shared their thoughts on the proposed amendments.

Moved By Michael Hili

Seconded By Jeffrey Piniak

That item 6.1 be received for information.

Carried

6.2 Heritage Designation Project Status

The Planner recounted a recent conversation with a Heritage Planner, who informed that properties should have a Cultural Heritage Evaluation Report (CHER) prepared before the designation process is formally initiated. CHERs are now being prepared by Planning staff, then will be reviewed by a Heritage Planner, to ensure compliance with the requirements for designating properties under the *Ontario Heritage Act*.

Moved By Cheryl MacMillan

Seconded By Bonnie Schneider

That item 6.2 be received for information.

Carried

6.3 Talwood Manor - 303 Fielden Avenue

The Planner informed of a recent conversation with the owner of 303 Fielden Avenue, wherein the property owner stated they are interested in designation eventually but they still have some reservations at this time. The Planner further informed the owner that the property is not currently on the Heritage Register so designation can be pursued after January 1, 2027 (when other listed properties will be removed from the Heritage Register and will not be able to be added back onto the Register for 5 years afterwards). The property owner stated they may revisit designation after 2027.

The Archives Assistant noted that it was her understanding that a previous Heritage Committee considered designating the property but decided against it.

Member Schneider asked if a research report had already been prepared on 303 Fielden Avenue.

The Archives Assistant stated she would ask the Archivist about this upon her return.

The Chair asked if the Archivist would be able to provide an update at the next Heritage meeting.

The Archives Assistant stated she would also ask the Archivist about this upon her return.

Moved By Gary Hoyle

Seconded By Cheryl MacMillan

That item 6.3 be received for information.

Carried

7. New Business

7.1 Tennessee Gates Restoration

The Chair highlighted that the Tennessee Gates restoration project has reached the final landscaping stage.

7.2 Heritage Subcommittee Composition

Member Schneider asked whether there are any updates on the composition of the Heritage Subcommittee.

The Planner responded that there are no changes proposed to the composition of the Heritage Subcommittee at this time.

8. Adjournment

The Chair adjourned the meeting at approximately 6:53 p.m.

Chair

Staff Liaison

Sub Committee Meeting

Date: Monday, June 16, 2025
Time: 6:00 pm
Location: L.R. Wilson Heritage Research Archives
286 King St, Port Colborne, ON L3K 4H2

Members Present: Joseph (Luke) Brazeau
Cheryl MacMillan
Bonnie Schneider
Mike Hili

Staff Present: Taya Taraba, Planning Technician
Michelle Vosburgh, Archivist

1. Call to Order

The Chair called the meeting to order at 6:00 P.M.

2. Adoption of the Agenda

Moved By Cheryl MacMillan
Seconded By Bonnie Schneider

The Chair inquired to the Members if there were any questions or comments about the agenda tonight and requested that a mover and a seconder adopt the agenda.

Carried

3. Disclosures of Interest

Nil.

4. Approval of Minutes

4.1 May 12, 2025, Heritage Subcommittee Meeting Minutes

Moved By Bonnie Schneider
Seconded By Mike Hili

That the minutes from the May 12th, 2025, meeting be approved.

5. Staff Updates

5.1 Humberstone Hall Childcare Centre Update

At this point in time, there are no updates from Staff regarding the Humberstone Childcare Centre. Staff have discussed with the Manager of Strategic Projects, who indicated that further information will be provided in late June.

The Chair then asked if the Committee had any questions about this update, to which, there were no further questions.

5.2 Heritage Designation Project Status

There are no updates regarding the Heritage Designation Project Status at this time. 2 new applications for designation have been put forward, however, further information will be provided during the July meeting.

6. Order of Business

6.1 Heritage Permit Application - 293 King Street (Shickluna Garage)

The Chair introduced the application to the Subcommittee Members.

The Planning Technician provided some background information regarding Shickluna Garage; the owner, why the permit was submitted, and the purpose of the Heritage permit. The Planning Technician also mentioned to the Committee that a CIP was applied for through the Planning and Economic Development department.

The Chair brought up his concerns regarding the Heritage Permit's report, stating that the recommendation was for the Subcommittee to approve the permit, prior to the meeting taking place.

Member MacMillian inquired about the designation year of Shickluna Garage, wondering why that information was not included in the "background" portion of the permit package. The Archivist responded stating that the report was likely written under the guise that the Subcommittee would approve the permit package.

The Chair mentioned that his concern with the application is that there are more heritage features to Shickluna than what was identified on the application, such as the walls, the façade, and more—not just the tiles and

roof, as per the permit. The Archivist brought up that she has photos encompassing what the façade (doors and windows) should look like.

The Chair relayed to the Subcommittee that he was not in a position to approve the permit, to which, the Archivist responded that the permit appears to have been submitted to approve the work that has already been done to the building.

The Planning Technician clarified to the Committee what the City considers a “façade” to be, as well as the nature of the permit application—relayed by the Chief Planner—was to put the correct finish on the building.

The Archivist recommended that the Subcommittee express their concerns regarding the permit as the application stands.

The Port Colborne Heritage Subcommittee has deep concerns about the adequate preservation of the heritage designated features-clay barrel tiles and red metal roof, among other features-on and including the facade of the

Shickluna garage. For example, the facade, including the trim, doors, windows, and the designated features that are not listed in the heritage permit application.

Moved By Joseph (Luke) Brazeau

Seconded By Mike Hili

At this point in time, the Port Colborne Heritage Subcommittee outright rejects the heritage permit application based on the information provided in the application, as per By-law Number 5971/77/13.

Carried

7. Other Business

7.1 Dairy Queen - 73 Main Street East

The Archivist mentioned the public interest regarding designated the Dairy Queen building, located on 73 Main Street East, as a heritage building.

The Heritage Subcommittee concurred that the owner of the Dairy Queen was to be contacted by Planning staff to gauge interest in a potential heritage designation.

The Heritage Chair had expressed his desires to go through the proper procedural channels for contacting the owner, to which, the Archivist had mentioned that any correspondence should go through the [absentee] Planner, as she has a form that the owner can fill out.

That the Planning liaison reach out to the owner of the local Dairy Queen to see if they are interested in a Heritage designation and then report back to the Heritage Subcommittee.

Moved By Cheryl MacMillan

Seconded By Mike Hili

That the Planning liaison reach out to the owner of the local Dairy Queen to see if they are interested in a Heritage designation and then report back to the Heritage Subcommittee.

Carried

8. Adjournment

There being no further business, the meeting was adjourned at approximately 7:03 P.M.

Chair

Staff Liaison

Heritage Sub Committee Meeting

Date: Monday, July 21, 2025
Time: 6:00 pm
Location: L.R. Wilson Heritage Research Archives
286 King St, Port Colborne, ON L3K 4H2

Members Present: Cheryl MacMillan
Jeffrey Piniak
Gary Hoyle
Joseph (Luke) Brazeau
Bonnie Schneider
Mike Hili

Others Present: Mark Bagu, Councillor
Mickey Mayne, resident
Cathy Tally, resident

Staff Present: Diana Vasu, Planner
Michelle Vosburgh, Archivist
Erik Acs, Chief Planner

1. Call to Order

The Chair called the meeting to order at approximately 5:59 p.m.

2. Adoption of the Agenda

Moved By Gary Hoyle

Seconded By Bonnie Schneider

That the Heritage Subcommittee agenda dated July 21, 2025, be approved as amended.

Carried

3. Disclosures of Interest

3.1 Eric Beauregard - 293 King Street (Shickluna Garage) Heritage Permit Review

I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the Applicant.

4. Approval of Minutes

4.1 June 16, 2025, Meeting Minutes

Moved By Jeffrey Piniak

Seconded By Cheryl MacMillan

That the June 16, 2025, Heritage Subcommittee minutes be approved as presented.

Carried

5. Staff Updates

5.1 73 Main Street East (Dairy Queen)

The Planner stated that, after staff direction was provided at the June 16, 2025, Heritage meeting for staff to reach out to the property owner to discuss heritage designation, Planning staff tried to contact the property owner via email but heard no response.

Member Hili added that he had recently spoken to the owner about the benefits of heritage designation and encouraged them to speak with Planning staff to learn more.

5.2 August Meeting Schedule

The Planner stated that a Special Heritage Meeting has been scheduled for Friday, August 8, 2025, from 4:00-5:00 p.m., in Committee Room 3 at City Hall; that this will be the only Heritage Meeting in August; and that the regular Heritage Meeting schedule will resume in September.

6. Order of Business

6.1 293 King Street (Shickluna Garage) Heritage Permit Review

Eric Beauregard declared a conflict on this item. (I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the Applicant.)

The Chair provided a brief summary of the discussion on this Heritage Permit application at the June 16, 2025, Heritage meeting.

The Archivist provided a presentation on the history of the Shickluna Garage at 293 King Street.

The Chair asked what changes had already occurred to the building.

The Chief Planner stated that the original roof has been removed and that it is unlikely any interior features are still intact, but that a qualified Heritage Professional was circulated on the application materials and approved of the proposed solution.

The Chair noted that he hoped the Committee would have more input ahead of time for future Heritage Permit applications.

6.2 76 Main Street West (Former Humberstone Township Hall) Daycare Centre - Preliminary Discussion

The Archivist provided a presentation on the history of the old Humberstone Township Hall.

The Chair asked what heritage features remain.

The Archivist noted that the cedar shake roofing might still be under the existing roofing.

The Chair asked if the addition would be at the back of the property, which the Chief Planner confirmed was the plan as of that meeting.

The Archivist stated that the existing addition was designed to compliment the main part of the building.

Member Schneider asked if the existing addition would be removed.

The Planner stated it was possible as no drawings were prepared yet, but if the Committee was interested in preserving the addition, this was the time to identify that.

Member Hili compared the 1974 addition that was demolished with the existing addition, noting that he preferred the design of the addition that still stands, then requested that the windows and stonework on the exterior of the proposed addition be designed to compliment the windows and stonework on the original building and the existing addition.

The Chair asked that the roofing be designed to match the original building and existing addition.

The Archivist suggested the door on the southwestern wall of the addition should be a transitional doorway to connect the existing building to the proposed addition.

Member Hoyle noted he would like to see old materials be salvaged or reused; for example, if the back door of the addition needs to be widened to accommodate the proposed addition, he would like the stones on the exterior to be reused.

Member Schneider expressed concern about the safety of the parking/drop-off area since the new addition is proposed to be built towards the parking lot, noting that she would appreciate seeing safety measures (i.e. proposed crosswalks, signage, etc.) shown on the drawings.

The Chief Planner stated that he is curious where the outside play area is proposed and how the landscaping will look.

The Planner highlighted that all the comments made as part of this discussion would be forwarded to the team leading the design for their consideration.

7. New Business

7.1 Sugarloaf Street Historical Research Presentation

Mickey Main provided a presentation on her research into the neighbourhood around Sugarloaf Street.

The Chief Planner encouraged the presenter to provide their comments on the new Official Plan when public engagement sessions are announced.

Moved By Cheryl MacMillan

Seconded By Gary Hoyle

That the presentation on the history of Sugarloaf Street be received for information.

Carried

8. Adjournment

The Chair adjourned the meeting at approximately 7:34 p.m.

Chair

Staff Liaison

Subject: Amended POCOMAR Agreement

To: Council

From: Recreation and Tourism Department

Report Number: 2025-143

Meeting Date: August 26, 2025

Recommendation:

That Recreation and Tourism Department Report 2025-143 be received; and

That Council approve the Mayor, City Clerk, Manager of Recreation and Tourism, and Marina Supervisor to enter into an agreement, attached as Appendix A, for auxiliary marine search and rescue services with Port Colborne Marina Auxiliary Rescue; and

That a by-law be brought forward with respect to entering into this agreement.

Purpose:

The purpose of this report is to obtain Council's approval for a new agreement with Port Colborne Marine Auxiliary Rescue (POCOMAR) for auxiliary marine search and rescue services.

Background:

Council approved an agreement in principle with POCOMAR at the July 23, 2024 council meeting, though report 2024-138 seen in Appendices B and C.

POCOMAR provides the City of Port Colborne with auxiliary marine search and rescue services. In 2016 a formal agreement was established when POCOMAR began leasing a portion of the maintenance building.

Discussion:

After the report was approved by council on July 23, 2024 further discussions between City Staff and POCOMAR took place over the winter to amend a couple of details to the initial agreement Council approved.

Through further discussions with POCOMAR, the attached license agreement, identified as Appendix A – Revised POCOMAR Agreement, has been developed to support the important auxiliary search and rescue service that POCOMAR provides in Port Colborne.

The amended agreement identifies and highlights:

- New language around extended terms for an extension agreement that includes language around that allows POCOMAR the ability to re-negotiate new terms when discussing extensions.
 - POCOMAR to cover a base payment of 25% of their grant received to Sugarloaf Marina rather than 30% for docking of two boats up to 36ft.
 - New City Covenants:
 - Provide 4 parking spaces for POCOMAR Staff.
 - Provide 2240 square feet for 2 storage containers and access to after-hours fueling.
-

Internal Consultations:

Through discussions with POCOMAR, the Fire Department, and Recreation Services the attached agreement identified as Appendix A – Revised POCOMAR Agreement has been developed to support marine rescue operations.

Financial Implications:

The agreement attached as Appendix A proposes the following financial considerations:

- That seasonal, transient, and boat ramp boaters contribute 2% of their slip fees to POCOMAR (this is an increase from 1% in 2023);
- The City to provide a Levy grant equal to the seasonal, transient and boat ramp boaters' contribution;
- The Marina to receive 25% of the aggregate grant to support POCOMAR with dock, launch, and storage fees for two boats up to 36 feet each (this provision will maintain whether or not POCOMAR maintains to two boats and exists to encourage POCOMAR to maintain operations within Sugarloaf Marina, anything above two boats will be charged fees per the

User Fee By-law);

- POCOMAR to pay a nominal fee for leased space.

The financial considerations above are designed to provide greater support for POCOMAR and recognize the Marina as a self-sustaining entity.

The 2024 grant is forecasted in the table below, with a comparison to the prior year as follows:

Grant to POCOMAR:		
Seasonal	\$ 12,900	
Transient	\$ 2,000	
Boat Ramp	\$ 1,000	
	\$ 15,900	
Levy Grant	\$ 15,900	
Projected Increase		\$ 31,800
Reimbursement to the Marina for Services:		
2 Boats (25% grant)	\$ 7950	
Lease Space*	\$ 780	
		\$ 8,730
Proposed 2024 NET Grant		\$ 23,097
Prior Net POCOMAR Grant		\$ 16,500
Projected Grant Increase		\$ 6,597
* plus HST		

The 2025 grant will be calculated in the same manner.

The goal of the five-year term, with a pre-established grant and a built-in opportunity to renew, provided both POCOMAR and City agree, provides both POCOMAR and the City “line of sight” for future planning.

Public Engagement:

Staff have worked with POCOMAR on the development of this agreement.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Environment and Climate Change
 - Welcoming, Livable, Healthy Community
 - Economic Prosperity
-

Conclusion:

That Council approve the Mayor, City Clerk, Manager of Recreation and Tourism, and Marina Supervisor to enter into an agreement (Appendix A) for auxiliary marine search and rescue service with Port Colborne Marina Auxiliary Rescue.

This agreement serves boaters and users of the waters surrounding Port Colborne.

Appendices:

- a. Revised POCOMAR Agreement
- b. Initial POCOMAR Agreement
- c. Council Meeting Minutes from July 23, 2024

Respectfully submitted,

Greg Zwiep
Manager of Recreation and Tourism
(905) 228-8044
Greg.Zwiep@portcolborne.ca

Bryan Boles, CPA, CA, MBA
Chief Administrative Officer, CAO
(905) 228-8018
Bryan.Boles@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.

LICENCE AGREEMENT

This agreement (this “Licence”) made in duplicate the _____ day of _____, 2025.

B E T W E E N:

PORT COLBORNE MARINE AUXILIARY RESCUE

(hereinafter called the “**POCOMAR**”)

- and -

THE CORPORATION OF THE CITY OF PORT COLBORNE

(hereinafter called the “**City**”)

WHEREAS the City owns the Sugarloaf Harbour Marina Maintenance Building (“SHMMB”) located at Sugarloaf Harbour Marina, 1 Marina Road, Port Colborne, ON, L3K 6C6 in the City of Port Colborne;

AND WHEREAS the POCOMAR is a legally incorporated not-for-profit entity;

AND WHEREAS the POCOMAR and City agree that the POCOMAR shall have a licence to use certain areas of the SHMMB in accordance with the terms hereof;

NOW THEREFORE this agreement witnesses that in consideration of the premises and the obligations herein expressed and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) the POCOMAR and City hereby agree as follows:

1. Designated Space

- a. Subject to section 8 below, the City hereby grants to the POCOMAR the right to use the areas within the SHMMB identified in Schedule B – Designated Space (DESIGNATED SPACE) and areas listed in Schedule A for the purposes as identified in section 2 below for the fees outlined in Schedule A – Fees Structure.
- b. The DESIGNATED SPACE is accepted “as is, where is” by the POCOMAR.

2. The City shall be entitled to reasonable access to, and use of, the DESIGNATED

SPACE as reasonably required for the City's use and operations of the balance of the SHMMB.Purpose

- a. POCOMAR in its capacity as the auxiliary marine search and rescue service in the City of Port Colborne shall:
 - i. share congruent values of the City, integrity, respect, inclusion, responsibility and collaboration;
 - ii. contribute to the safety, security, and wellbeing of residents and visitors to the City of Port Colborne and the surrounding waterways - including, but not limited to, the area from the mouth of the Niagara River to Port Maitland - through its participation in authorized Canadian Coast Guard Auxiliary marine search and rescue operations, boater safety education, and public awareness initiatives. All operational activities are conducted solely under the direction and authorization of the Canadian Coast Guard Auxiliary Central and Arctic or the Joint Rescue Coordination Centre, as applicable. While not a municipal emergency service, the presence of POCOMAR within the City provides public benefit by enhancing marine safety and supporting the City's image as a welcoming and responsible waterfront community.
 - iii. be inclusive in the fostering of a welcoming, livable, and healthy community.

3. Term

- a. Subject to section 8 below, the initial term of this licence shall commence on January 1, 2025 (Commencement) and shall terminate five (5) years from the commencement date on December 31, 2029 (INITIAL TERM).
- b. Upon the expiring of the INITIAL TERM, the POCOMAR and the City shall have the option to extend the INITIAL TERM of this licence for three (3) additional periods of five (5) years (EXTENDED TERM). To facilitate an EXTENDED TERM:
 - i. POCOMAR must provide written notice to the City no later than June 30, 2029 (6) months prior to the expiration of the INITIAL TERM; and
 - ii. if the City agrees to the EXTENDED TERM, provide written acceptance of the EXTENDED TERM request to the POCOMAR within 60 days of receiving written notice from POCOMAR.

In the event of the exercise of the EXTENDED TERM, such extension shall be upon the same terms and conditions as this licence.

The fee structure of Appendix A – Fees Structure is intended for the INITIAL TERM and the first EXTENDED TERM should POCOMAR request and the City agree to an EXTENDED TERM. Any fees after the first EXTENDED TERM are subject to negotiation of a second and/or third EXTENDED TERM.

- c. During the initial term or any extended term(s) the City has the right to require POCOMAR to move to an alternative DESIGNATED SPACE within 120 days notice, at the City's expense, provided the space is equal to or larger in size and within reasonable proximity of POCOMAR's docked boats. POCOMAR shall be consulted with in person prior to any relocation.

4. POCOMAR Covenants

- a. POCOMAR covenants and agrees with the City that, throughout the term of the agreement the POCOMAR shall:
 - i. observe all the terms, covenants and conditions of this agreement including, without limiting the generality of the foregoing, maintaining the DESIGNATED SPACE within the terms and timelines contained in Schedule A – Designated Space hereto;
 - ii. only use the DESIGNATED SPACE for the purpose of POCOMAR and subject to section 2;
 - iii. operate to the City's values and comply with all City policies and procedures, including but not limited to the City's code of conduct and zero tolerance for smoking and illicit substances on City property which includes the DESIGNATED SPACE;
 - iv. comply with all laws, directions, rules and regulations of all governing and governmental bodies and authorities having jurisdiction, including the City;
 - v. comply with all environmental laws, directions, rules, and regulations, and agrees not to contaminate the DESIGNATED SPACE or allow any discharge of any contaminants of any nature into the DESIGNATED SPACE;
 - vi. not advertise POCOMAR sponsors on or around DESIGNATED SPACE

- without the express written consent of the City;
- vii. maintain insurance compliant with section 6 below;
 - viii. communicate any significant changes in use of space or programming prior to implementation;
 - ix. provide an annual written report to Council, within 120 days post Sar season, showing statistics to include but not be limited to POCOMARs number of Sar missions, lives saved, property saved, Sar hours and training hours;
 - x. provide annual, unaudited financial statements to the City within 120 days of POCOMAR's year end. Allow the City and the City's auditors, if requested, access to financial records, including but not be limited to receipts and invoice or expense information.
- b. Specific to the DESIGNATED SPACE, POCOMAR covenants and agrees with the City that, throughout the term of the agreement the POCOMAR shall:
- i. Sign for and subsequently be issued seven (7) keys to the SHMMB building by the City for the DESIGNATED SPACE. POCOMAR shall not duplicate or share these keys and will abide by all rules and regulations of the City with respect to building safety and security. POCOMAR shall return the keys immediately upon request by the City, failing which will result in the locks being changed and POCOMAR being charged the cost of doing so;
 - ii. maintain the DESIGNATED SPACE to reasonable housekeeping standards, including collecting all waste and recyclables and placing them in appropriate containers and location for waste and/or recycle pickup;
 - iii. ensure that all areas within the DESIGNATED SPACE, inclusive of all property of the POCOMAR found within the DESIGNATED SPACE, are properly maintained, free of refuse and clutter, and is kept aesthetically acceptable to what the City would consider to be reasonable. All work, including maintenance work will be completed in accordance with the Marina's Clean Marine Policy;
 - iv. provide for general supplies required in the DESIGNATED SPACE, which

includes but are not limited to tables, chairs, cleaning supplies and toiletries;

- v. be responsible for the payment of utility costs, which includes telephone, cable, and internet; Hydro, gas, water and sewer is included in the Schedule A fee structure for the lease of the Designated Space
- vi. be responsible, including related costs, for the installation, maintenance and replacement of all trade fixtures and improvements within the DESIGNATED SPACE, including, but not limited to all shelves, racks, counters, signage, and specialized lighting;
- vii. not make any repairs, alternations, replacements, decorations, or improvements (work) to the DESIGNATED SPACE without the express written consent of the City. Any approved work that is fixed to the building will immediately become the property of the City and shall not be removed subject to section 4 (b) (x) below;
- viii. be responsible for, its employees, volunteers, participants, users, contractors, invitees, customers, and others attending the DESIGNATED SPACE, and all surrounding City facilities including related costs resulting from damage to the DESIGNATED SPACE, and surrounding City facilities;
- ix. be responsible for its employees, volunteers, participants, users, contractors, invitees, customers and others including adherence to marina rules, and Code of Conduct, understanding that failure to do so may result in removal of individuals and/or a no trespass executed against individuals in violation ;
- x. Going forward any appliances being used will be required to have an energy star efficiency rating;
- xi. upon the termination of this agreement remove any fixtures and improvements requested for removal by the City from the DESIGNATED SPACE and if requested by the City, return the DESIGNATED SPACE to the same state as it was at the beginning of the term, subject only to reasonable wear and tear;
- xii. participate and where applicable lead or join partnership development, sponsorship activities, fundraising and grant initiatives to support the repair, replacement, and maintenance of the DESIGNATED SPACE.

5. City Covenants

- a. City covenants and agrees with POCOMAR that, throughout the term of the agreement the City shall:
 - i. observe all the terms, covenants, and conditions of this agreement;
 - ii. The request to replace any items described as “Capital Items” such as and not only including: New HVAC, roof, plumbing system, new electrical wiring, flooring, deck system, or window and door replacements shall be made in writing to the City, and replacement of the capital item shall be at the discretion of the City who will inform POCOMAR accordingly.
 - iii. reserve the right to restrict access to the DESIGNATE SPACE for purposes such as required repair and maintenance or health and safety resulting from an event such as severe weather. The City appreciates such situations may impact POCOMAR operations. The City is not responsible for any resulting financial loss that may result to POCOMAR;
- b. Specific to the purpose of POCOMAR, the City covenants and agrees with POCOMAR that, throughout the term of the agreement the City shall:
 - i. charge the seasonal and transient slips and boat ramp users a percentage fee of 2% on their slip rentals and/or boat ramp fees;
 - ii. match the funds charged in section 5 (b) (i);
 - iii. submit the collected fees and matching funds to POCOMAR by May 1st for all seasonal slip rentals that have confirmed by April 1st and by November 1st for all seasonal slip rentals that confirmed after April 1st;
 - iv. submit the collected fees and matching funds for transient slips and boat ramp users to POCOMAR by November 1st;
 - v. 25% of fees collected in sections 5 (b) (iii) and 5 (b) (iv) will go to city as base payment for provisions provided in section 5(b) (vi)
 - vi. provide docking with hydro, storage and boat handling (haul out / launch) for two boats up to 36 feet, 2240 square feet for 2 storage containers, access to after-hours fueling and four parking spots within the terms and timelines contained in Schedule A – Designated Space hereto;

6. Insurance

- a. POCOMAR shall, throughout the INITIAL TERM and any EXTENDED TERM, at its own expense, take out and maintain commercial general liability insurance (POLICY) satisfactory to the City and underwritten by an insurer licenced to conduct business in the Province of Ontario. The POLICY shall provide coverage for bodily injury, property damage and personal injury and shall include but not be limited to:
 - i. A limit of liability of not less than \$5,000,000 per occurrence;
 - ii. Add the City as an additional insured with respect to the operations of the POCOMAR;
 - iii. The POLICY shall contain a provision for cross liability and severability of interest in respect of the POCOMAR;
 - iv. Non-owned automobile coverage with a limit not less than \$2,000,000 and shall include contractual non-owned coverage (SEF 96);
 - v. Tenant's legal liability;
 - vi. Products and complete operations coverage;
 - vii. Broad form property damage;
 - viii. Contractual liability;
 - ix. Work performed on behalf of the POCOMAR by sub-contractors;
 - x. Hostile fire;
 - xi. The POLICY shall be provided 30 days prior notice of cancellation.
- b. POCOMAR agree to furnish the City with proof of the POLICY in a form satisfactory to the City on or before the acceptance of this agreement by the City and for subsequent POLICY updates to be provided to the City as they expire or at the request of the City to verify coverage is maintained.

7. Indemnity

- a. POCOMAR shall defend, indemnify and save harmless the City, its elected officials, officers, employees and agents from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever, including but not limited to bodily injury, sickness, disease or death or to damage to or destruction of tangible property including loss of revenue or incurred expense resulting from disruption of service, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of POCOMAR, its directors, officers, employees, agents, contractors and subcontractors, or any of

them, in connection with or in any way related to the delivery or performance of this Licence. This indemnity shall be in addition to and not in lieu of any insurance to be provided by POCOMAR in accordance with this Licence and shall survive this Licence.

- b. POCOMAR agree to defend, indemnify, and save harmless the City from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to POCOMAR's status with WSIB.

This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by POCOMAR in accordance with this Licence and shall survive this Licence.

8. Default

- a. Any of the following occurrences or acts shall constitute an event of default by the City or POCOMAR under this agreement:
 - i. failure to make any payment of any sums herein required to be paid, where such failure shall continue for fifteen (15) days after the other party shall have given the defaulting party notice specifying such failure;
 - ii. failure to perform any covenant or condition required to be performed or observed by such party hereunder, where such failure shall continue for fifteen (15) days after delivery by the other party of notice specifying such failure and, if such default cannot be reasonably cured within such fifteen (15) day period, such longer period as may be reasonably required to cure such default; and
 - iii. the bankruptcy or taking the benefit of any legislation providing protection for insolvent parties or winding up or otherwise ceasing to exist.
- b. In the event default shall occur and be continuing after any applicable curative period, the non-defaulting party, in addition to all other rights it may have, shall have the following rights:
 - i. to immediately terminate this agreement and the term by giving written notice of such termination to the defaulting party. Any payments for which POCOMAR is liable under this agreement shall thereupon be apportioned and paid in full and refunded, if necessary, to the date of such termination, and POCOMAR shall immediately deliver possession of the DESIGNATED SPACE to the City and the City may re-enter and take possession thereof;
 - ii. to perform the covenant or condition required to be performed or observed by the defaulting party (the costs of doing so shall be a debt from the defaulting party to the non-defaulting party and, if the City is the defaulting party, may be set off against any future payments); and

- iii. if the POCOMAR is the defaulting party, upon written notice to POCOMAR, the City may re-enter the DESIGNATED SPACE.

9. Assignment

- a. POCOMAR shall not assign this agreement, in whole or in part, or enter any sub-licence or otherwise permit any other party to occupy the DESIGNATED SPACE or any part thereof without the written consent of the City.
- b. Subject to the foregoing, this agreement shall be to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

10. Notices

- a. Any demand, notice, direction, or other communication made or given hereunder (Communication) shall be in writing and shall be made or given by personal delivery, courier, facsimile transmission, or sent by registered mail, charges prepaid, addressed as follows:

To the POCOMAR:	Attention: Commander Port Colborne Marine Auxiliary Rescue P.O. Box 423 Port Colborne, ON L3K 1B7
To the City:	Attention: City Clerk 66 Charlotte Street Port Colborne, ON L3K 3C8 (905) 835-2900

or to such other address or facsimile number as either party may, from time to time, designate in accordance with this section.

- b. Any communication made by personal delivery or by courier shall be conclusively deemed to have been given and received on the day of actual delivery thereof or, if such day is not a business day, on the first business day thereafter. Any communication made or given by email on a business day before 5:00 p.m. (local time of the recipient) shall be conclusively deemed to have been given and received on such business day and otherwise shall be conclusively deemed to have been given and received on the first business day following the transmittal thereof. Any communication that is mailed shall be conclusively deemed to have been given and received on the fifth business day following the date of mailing but if, at the time of mailing or within five business days thereafter, there is or occurs a labour dispute or other event that might reasonably be expected to disrupt delivery of documents by mail, any Communication shall be delivered or transmitted by any other means provided for in this section. When used in this agreement, "business day" shall mean

a day other than a Saturday, Sunday, or any statutory holiday in the province in which POCOMAR is located.

11. General Provisions

- i. The City and POCOMAR shall, without charge, at any time and from time to time, within ten (10) days after request by the other party, certify by written instrument to the other party or any other person, firm or corporation specified by the other party, that this agreement is unmodified and in full force and effect (or, if there have been any modifications, that this agreement is in full force and effect as modified and stating the modifications), whether or not there are then existing any known set-offs or defences against the enforcement of any of the agreements, terms, covenants or conditions of the certifying party and, if so, specifying the nature of same and confirming the dates, if any, to which any charges hereunder have been paid.
- ii. This agreement constitutes the entire agreement of the parties with respect to the matters governed by it and supersedes all prior agreements and understandings, whether written or oral, relative to the subject matter hereof. Except as otherwise specifically set forth in this agreement, neither party makes any representation or warranty, express or implied, statutory, or otherwise, to the other. This agreement may not be amended or modified except by a written instrument executed by both parties.
- iii. The parties hereto disclaim any intention to create a partnership between them or to constitute any of them the agent of the other or to create any fiduciary relationship between them. Nothing in this agreement shall constitute the parties being construed as partners or agents of one another, nor except as may be expressly provided in this agreement, constitute any of them the agent of the other party.
- iv. If any covenant, provision, or restriction contained in this agreement is found to be void or unenforceable in whole or in part by a competent authority, it shall not affect or impair the validity of any other covenant, provision or restriction and, without limitation, each of the covenants, provisions and restrictions contained herein and hereby declared to be separate and distinct covenants, provisions and restrictions.
- v. Unless the context otherwise requires, words importing the singular in number only shall include the plural and *vice versa*, words importing the use of gender shall include the masculine, feminine and neuter genders, and words importing persons shall include individuals, corporations, partnerships, associations, trusts, unincorporated organizations, governmental bodies and other legal or business entities.

IN WITNESS WHEREOF the parties hereto have caused this licence agreement to be duly executed as of the day and year first above written.

THE CORPORATION OF THE CITY OF PORT COLBORNE

William C. Steele, Mayor

Charlotte Madden, City Clerk

Greg Zwiep, Manager Recreation

Marina Supervisor, Blair Holinaty

Port Colborne Marine Auxiliary Rescue

Michael Speck, Commander

Schedule A – Fee Structure

Space	Payment ¹	Payment Term	Time Period and Limitations
SHMMB ⁵	Escalating ¹	Due May 1 ²	Available for the term of licence for the purpose identified in Section 2 of the Licence Agreement ³
Docking, storage and boat handling (haul out / launch)	Base payment equal to 25% of the total collected fees for 2% charge to seasonal, transient and boat ramp users as calculated in section 5b of this agreement for two docks with hydro for two boats up to 36 feet each. Fees for any additional boats are to be charged based on Council approved rates as set annually in the User Fee By-law	The base payment equal to 25% of the total of 2% fees collected from seasonal, transient and ramp users will be netted against the total fees collected paid on the May 1 st payment date as set per section 5B of this agreement. Fees for any additional boats above the two identified are to be paid per Sugarloaf Marina boater policies and procedures ⁴	Per the Sugarloaf Marina boater policies and procedures ⁴
Parking Spots	Four parking spots for POCOMAR member vehicles will be provided within reasonable proximity to the two docks provided at no cost to POCOMAR.	Not applicable	The City reserves the right to move the parking spots provided with 30 days written notice.

Square footage for two sea cans	2,240 square feet for two sea cans and the storage for two boats between them. The two boats are the boats already identified in this licence for storage.	Not applicable	Available for the term of licence for the purpose identified in Section 2 of the Licence Agreement ³
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Schedule A – Fee Structure (Continued)

¹ from \$780.00 as follows:

Term	Year	Cost per square foot ⁶	Square feet	Annual Cost	Change
Initial 5 Year Licence Term	1	\$1.25	624	\$780	
	2	\$1.50	624	\$936	\$156
	3	\$1.75	624	\$1,092	\$156
	4	\$2.00	624	\$1,248	\$156
	5	\$2.25	624	\$1,404	\$156
Optional 5 Year Extension Licence Term	6	\$2.50	624	\$1,560	\$156
	7	\$2.75	624	\$1,716	\$156
	8	\$3.00	624	\$1,872	\$156
	9	\$3.25	624	\$2,028	\$156
	10	\$3.50	624	\$2,184	\$156

² each year of the licence.

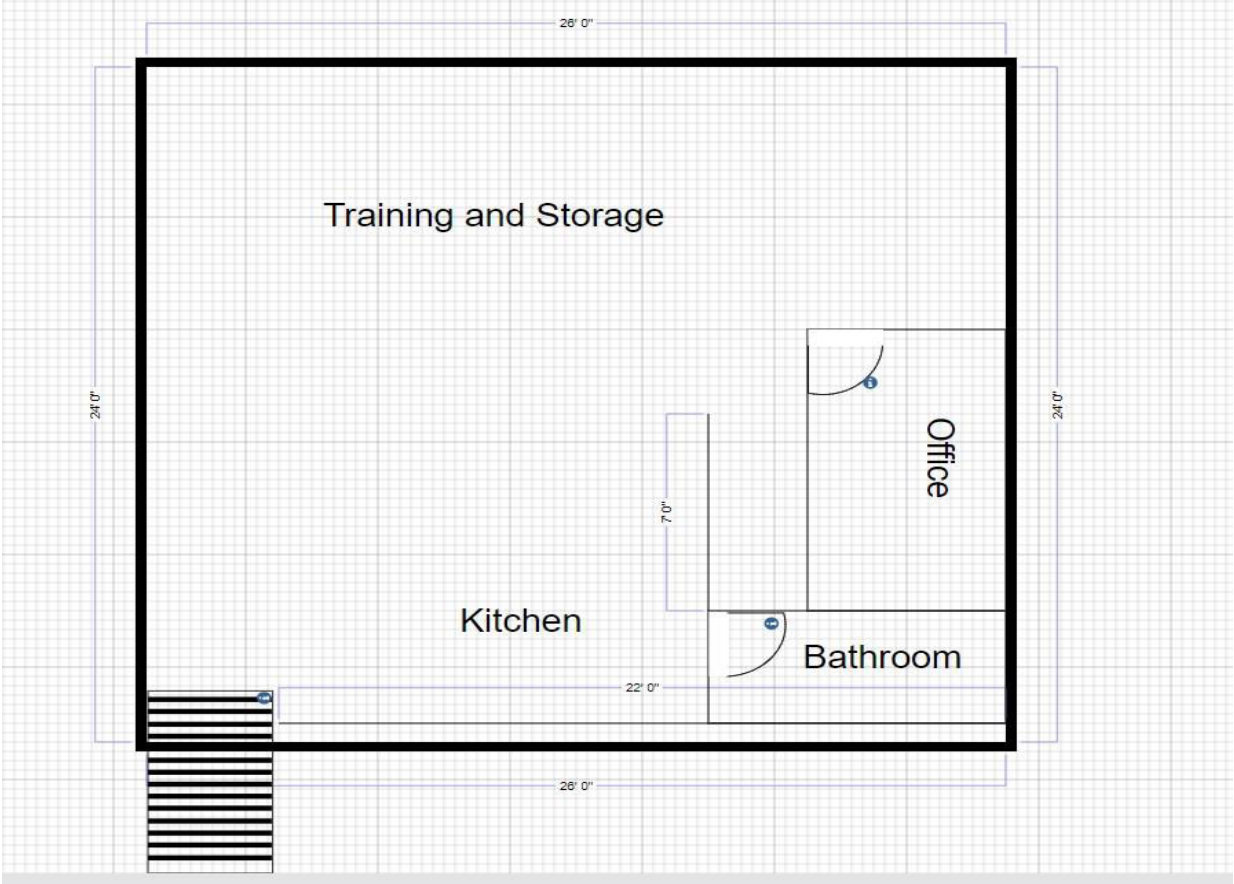
³ unless otherwise restricted for purposes as set out in other sections of this licence agreement.

⁴ unless otherwise approved by the City.

⁵ will remain available to the City for other purposes as deemed required, at any time, other than when in use by POCOMAR.

⁶ includes the responsible and environmentally conscious use of hydro, gas and water.

Schedule B – Designated Space: Sugarloaf Harbour Marine Supply Store Building





Subject: POCOMAR Agreement

To: Council

From: Corporate Services Department

Report Number: 2024-138

Meeting Date: July 23, 2024

Recommendation:

That Corporate Services Department Report 2024-138 be received; and

That Council approve the Mayor, Acting Clerk, Manager, Recreation, and Marina Supervisor to enter into an agreement (Appendix A) for auxiliary marine search and rescue service with Port Colborne Marina Auxiliary Rescue.

Purpose:

The purpose of this report is to obtain Council's approval for a new agreement with Port Colborne Marine Auxiliary Rescue (POCOMAR) for auxiliary marine search and rescue services.

Background:

POCOMAR provides the City of Port Colborne auxiliary marine search and rescue services. In 2016 a formal agreement was established when POCOMAR began leasing a portion of the maintenance building.

That agreement ended in 2021 with POCOMAR and the City operating on month-to-month basis, in the absence of a renewed agreement.

In addition to the leasing arrangement, the City has provided various grants to POCOMAR over the years. The grant has been a combination of a City and boater contribution.

Discussion:

Through discussions with POCOMAR the attached license agreement, identified as Appendix A – POCOMAR Agreement, has been developed to support the important auxiliary search and rescue service that POCOMAR provides in Port Colborne.

The agreement is substantially updated in format and content compared to the previous agreement and, recognizing they were developed in cooperation with all parties, redlined versions have not been provided.

The new agreement identifies and highlights:

- POCOMAR to provide residents and users of the water in the City of Port Colborne with auxiliary marine search and rescue service, including boater safety education;
 - POCOMAR shall share congruent values of the City;
 - POCOMAR will be inclusive in the fostering of a welcoming, livable, and healthy community;
 - POCOMAR will have access to designated space at the Sugarloaf Harbour Marina Maintenance Building and that space could be moved provided comparable space is made available;
 - Definition around the licensed space;
 - A term of 5 years with 3 options for renewal that would require the licensee and City to mutually agree;
 - Actions required of POCOMAR and the City;
 - Capital replacement or improvement would be at the discretion of the City;
 - Terms of insurance;
 - Indemnity, default, assignment, notice terms, and other general terms;
 - Grant amounts (discussed further under financial implications).
-

Internal Consultations:

Through discussions with POCOMAR, Community Safety, and Corporate Services the attached agreement identified as Appendix A – POCOMAR Agreement has been developed to support marine rescue operations.

Financial Implications:

The agreement proposed in Appendix A proposes the following financial considerations:

- That seasonal, transient, and boat ramp boaters contribute 2% of their slip fees to POCOMAR (this is an increase from 1% in 2023);

- The City to provide a Levy grant equal to the seasonal, transient and boat ramp boaters contribution;
- The Marina to receive 30% of the aggregate grant to support POCOMAR with dock, launch, and storage fees for two boats up to 36 feet each (this provision will maintain whether or not POCOMAR maintains to two boats and exists to encourage POCOMAR to maintain operations within Sugarloaf Marina, anything above two boats will be charged fees per the User Fee By-law);
- POCOMAR to pay a nominal fee for leased space.

The financial considerations above are designed to provide greater support for POCOMAR and recognize the Marina as a self-sustaining entity.

The 2024 grant is forecasted in the table below, with a comparison to the prior year as follows:

Grant to POCOMAR:		
Seasonal	\$ 12,900	
Transient	\$ 2,000	
Boat Ramp	\$ 1,000	
	\$ 15,900	
Levy Grant	\$ 15,900	
Projected Increase		\$ 31,800
Reimbursement to the Marina for Services:		
2 Boats (30% grant)	\$ 9,540	
Lease Space*	\$ 780	
		\$ 10,320
Proposed 2024 NET Grant		\$ 21,480
Prior Net POCOMAR Grant		\$ 16,500
Projected Grant Increase		\$ 4,980
* plus HST		

The goal of the five-year term, with a pre-established grant and a built-in opportunity to renew, provided both POCOMAR and City agree, provides both POCOMAR and the City “line of sight” for future planning.

Staff identify in 2024 boaters only had 1% included in their slip fees and transient and boat ramp fees have not been charged. If this agreement is approved the 2% fee will be applied to transient fees immediately. The boat ramp fee will adjust for 2025. In this year of transition, Staff identify any difference between the grant that would have resulted from seasonal, transient, and boat ramp fees if the 2% contribution was applied and that which is actually collected, will be paid through the Marina's 2024 budget.

Public Engagement:

Staff have worked with POCOMAR on the development of this agreement.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Environment and Climate Change
 - Welcoming, Livable, Healthy Community
 - Economic Prosperity
-

Conclusion:

That Council approve the Mayor, Acting Clerk, Manager, Recreation, and Marina Supervisor to enter into an agreement (Appendix A) for auxiliary marine search and rescue service with Port Colborne Marina Auxiliary Rescue.

This agreement serves boaters and users of the waters surrounding Port Colborne.

Appendices:

- a. Appendix A - POCOMAR Agreement

Respectfully submitted,

Greg Zweip
Manager of Recreation
(905) 228-8044
Greg.Zwiep@portcolborne.ca

Bryan Boles, CPA, CA, MBA
Director of Corporate Services / Treasurer
(905) 228-8018
Bryan.Boles@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.

City of Port Colborne Council Meeting Minutes

Date: Tuesday, July 23, 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
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

* F. Davies, Regional Councillor (non-voting)

Member(s) Absent: D. Elliott, Councillor

Staff Present: C. Schofield, Acting City Clerk
B. Boles, Director of Corporate Services/Treasurer
S. Luey, Chief Administrative Officer
S. Shypowskyj, Director of Public Works
G. Long, Director of Development and Gov. Relations
C. Banting, Manager of Environmental Services
J. Colasurdo, Manager of Strategic Projects
A. Vanderveen, Drainage Superintendent
A. Buri, Legislative Services Student

1. Call to Order

Mayor Steele called the meeting to order at 6:50 pm.

2. National Anthem

3. Land Acknowledgement

Councillor Bruno read the Land Acknowledgement.

4. Proclamations

4.1 World Hepatitis Day, July 28, 2024

Moved by Councillor F. Danch
Seconded by Councillor T. Hoyle

That July 28, 2024, is hereby proclaimed World Hepatitis Day.

Carried

4.2 Rail Safety Week, September 23-29, 2024

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

That September 23-29, 2024, is hereby proclaimed Rail Safety Week.

Carried

5. Adoption of Agenda

Moved by Councillor R. Bodner
Seconded by Councillor M. Bagu

That the agenda dated July 23, 2024 is confirmed as amended.

Carried

6. Disclosures of Interest

There were no Disclosures of Interest.

7. Approval of Minutes

7.1 Regular Meeting of Council - June 25, 2024

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

That the minutes of the regular meeting of Council, held on June 25, 2024, be approved as presented.

Carried

a. Delegation - Gino Stinziani, 2591 Firelane 3

Gino Stinziani asked why the City is holding a public consultation on the telecommunications tower agreement if a decision has already been made on the matter. The Director of Development and Government Relations clarified that the City has not granted final approval and that Council's decision on June 25th was only approval in-principle pending public engagement.

Mr. Stinziani also asked if there is a protocol for Councillors to respond to resident inquiries within a certain time period. The CAO stated that there is no requirement that Councillors respond. The Mayor added that while there is no requirement, there is an expectation that Councillors respond.

8. Staff Reports

Moved by Councillor T. Hoyle

Seconded by Councillor F. Danch

That items 8.2 to 8.3 be approved, and the recommendations contained therein be adopted.

Carried

8.1 Canal Days – Museum By-law Exemptions, 2024-148

That Chief Administrative Office Report 2024-148 be received; and

That the Port Colborne Historical and Marine Museum be granted an exemption from By-law No. 7026/63/22 to permit the discharge of firearms (without ammunition) for a historical demonstration during the 2024 Canal Days Marine Heritage Festival; and

That the Port Colborne Historical and Marine Museum be granted an exemption from By-law No. 5642/73/11 to permit camping on the Museum grounds for a historical demonstration during the 2024 Canal Days Marine Heritage Festival.

8.2 Joint Accessibility Advisory Committee Renewal, 2024-147

That Office of the Chief Administrative Officer report 2024-17 be received; and

That Council approve the Proposal to Coordinate AODA Compliance for 2024-2026 attached as Appendix A to Office of the Chief Administrative Officer report 2024-17;

That the Chief Human Resources Officer (CHRO) be directed to renew the City's membership in the Joint Accessibility Advisory Committee (JAAC) as needed until otherwise directed by Council.

9. Correspondence Items

Moved by Councillor T. Hoyle

Seconded by Councillor F. Danch

THAT items 9.1 and 9.2 be received.

Carried

9.1 Town of Cochrane Re: Ontario Regulation 391/21: Blue Box "ineligible" Sources

9.2 Niagara Region Re: Niagara Poverty Reduction Strategy - Social Assistance Rates

9.3 Association of Municipalities of Ontario (AMO) and Ontario Medical Association (OMA) Resolution Re: Physician Shortage

Moved by Councillor M. Aquilina

Seconded by Councillor G. Bruno

WHEREAS the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five years; and

WHEREAS it has becoming increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario; and

WHEREAS the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario expected to retire in the next five years; and (Northern Ontario only)

WHEREAS Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, paramedicine, and other investments.

WHEREAS the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

WHEREAS per capita health-care spending in Ontario is the lowest of all provinces in Canada, and

WHEREAS a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province;

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the City of Port Colborne urges the Province of Ontario to recognize the physician shortage in the City of Port Colborne and Ontario, and to fund health care appropriately and ensure every Ontarian has access to physician care.

Carried

10. Presentations

None.

11. Delegations

None.

12. Mayor's Report

A copy of the Mayor's Report is attached.

13. Regional Councillor's Report

Regional Councillor Davies stated that the Region is beginning its budget process and that he will continue updating Council throughout. The Regional Councillor announced that Regional Council is set to allocate \$10.6 million from the Investing in Ontario Fund to water and wastewater capital projects in Port

Colborne's East-side Employment Lands and the tunnel under the Welland Canal. The project is set to be ready for tendering in the spring of 2025. The Regional Councillor stated that issues with the re-organized Niagara Region Transit services have been the main source of complaints to his office, and stated that the Region is working to resolve them.

14. Staff Remarks

14.1 Public Works (Shypowskyj)

The Director of Public Work informed Council and the public that the Department will be installing in-road flexible bollards over the coming weeks as part of traffic calming and speed management plans on Empire Road and Pleasant Beach Road. The Department is on track to deliver on all aspects of its Infrastructure Needs Plan as presented: the Department has lined 4,500 metres of wastewater pipe, inspected over 500 laterals, nearly completed the CCTV gap project, started smoke testing that will continue into the Fall, and has prepared to continue flow monitoring of sewers in the spring.

The Director added that the Department has provided the MTO with digital logos of service clubs for the creation of signs on Hwy 58 and 140 and a tender for the Tennessee Avenue Gates east wall is planned to be released in August.

The Director also notified the public that the City will be conducting fire flow testing in August which may cause discolored water and Staff have been delivering door hangers to affected areas. The City is also conducting smoke testing in the East Village the week of July 29th.

15. Councillors' Remarks

15.1 Niagara Region Transit Update (Beauregard)

Councillor Beauregard informed Council that the new unified transit system has faced significant issues, including with accessibility, vehicle capacity, extended hold times, abandoned rides, and standing orders. Councillor Beauregard stated that the previous service provider was completing trips outside of the agreed terms of the contract. The Niagara Region Transit is working on the issues it can solve immediately, and working to enhance customer communication, review vehicle allocation strategies, ensure transparency, and collaborate with the new service provider and engage with stakeholders. A Report on addressing long-term

problems is scheduled to be brought to the Niagara Transit Commission on October 15th.

15.2 Water Leakage and Inflow Work Measuring (Bagu)

Councillor Bagu asked the Director of Public Works if the City could provide residents with a measurable summary of savings or findings from work on water leakage and inflow.

The Director of Public Works responded that the Department has taken into consideration since the beginning that they would need to report back to Council with specific data. Flow monitors and video devices will be placed in specific locations to enable comparisons with previous years. The Director of Public Works and the Director of Corporate Services are working on a presentation for the budget approval process on this subject.

15.3 Erie Street Paving (Bruno)

Councillor Bruno asked the Director of Public Works about some outstanding water pooling issues relating to watermain and paving work on Erie Street at Minto. The Director of Public Works responded that they are waiting for the warranty from the described works to expire before putting asphalt on top of Erie Street along with some shouldering in 2025. Councillor Bruno then asked whether this work was part of the regular paving project or part of the restoration in the water main budget. The Director of Public Works stated that this work will be part of the resurfacing program and will likely occur throughout Summer 2025.

15.4 Omer Sewershed Update (Bruno)

Councillor Bruno asked the Manager of Strategic Projects for clarification on the status of the Omer sewershed project. The Manager of Strategic Projects stated that the Department has the contact information of residents and is currently programming flow monitors in order to have test programs going out within a week of the meeting.

15.5 Neff Street Project Thank You (Bruno)

Councillor Bruno thanked the Public Works team on behalf of residents for their work on the Neff Street water drainage project. Recent rainfalls have not caused any of the problems that had existed in the past.

15.6 Lions Field Thank You (Danch)

Councillor Danch thanked the Public Works Department for their excellent work on the Lions Field improvements.

15.7 Parks Signage Update (Danch)

Councillor Danch asked the Director of Public Works for an update on the new parks signage which have not been added. The Director of Public Works responded that nearly all of the footings are in place, so signs will be added over the next month beginning with the major parks.

15.8 Nickel Beach Seaweed (Hoyle)

Councillor Hoyle asked the Director of Corporate Services if it is true that seaweed in the water at Nickel Beach cannot be removed. The Director of Corporate Services responded that this is correct and that the City is talking with the Ministry of the Environment about finding a protocol that could allow for removing accumulated seaweed in the water. The Director also advised that the east side of the beach has much less seaweed and that the seaweed is usually removed naturally after a storm.

15.9 Sanitary Laterals Inquiry (Bodner)

Councillor Bodner asked the Director of Public Works if Port Colborne has the option of relining sanitary laterals. The Director of Public Works responded that the City will be completing a sanitary laterals program later in 2024 and that a Terms of Reference have already been created in order to retain a contractor. The City has inspected 500 laterals and identified issues that can be addressed in a cost-effective manner through lining.

16. Consideration of Items Requiring Separate Discussion

16.1 Waterfront Road Allowances, 2024-143

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That Public Works Department Report 2024-143 be received; and

That Council direct the Director of Public Works to implement the following:

1. Retain ownership of the 7 waterfront road ends.
2. Install benches and waste receptacles at the waterfront entry points on Pleasant Beach Road, Wyldewood Road, and Pinecrest Road.
3. Include the waterfront road ends within the Active Transportation Masterplan for review.

4. Remove existing signage related to the pandemic parking prohibition.
5. Continue to highlight and drive tourism to the City's destination locations including Nickel Beach, Centennial Park, and H.H. Knoll Park.
6. Install sign boards at road end locations to indicate the location, proximity to Nickel Beach and Centennial Park, and rules to respect the environment.
7. Collect existing gate keys & return deposits.
8. Install/Upgrade gates at all 7 road end locations to allow pedestrian access and restrict vehicular access.
9. Create a by-law to restrict vehicular access and parking between the lake and gate on all 7 road ends to replace all other relevant by-laws.
10. Create a process for waterfront access through a Municipal Consent Permit; and

That Council approve increasing the Road Ends capital budget to \$140,000 by pre-encumbering the 2025 capital and related budget by \$40,000.

Motion:

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That Public Works Department Report 2024-143 (Waterfront Road Allowances) be referred back to Staff to hold a Public Meeting and report back to Council with the results at the last meeting of September.

Carried

- a. **Delegation - Callum Shedden, Daniel & Partners LLP (Virtual)**
- b. **Delegation - Peter Prophet, 1671 Firelane 2**
- c. **Delegation - Mark Leon, 1311 Firelane 1**
- d. **Delegation - Robert Henderson, 1933 Firelane 2**
- e. **Delegation - Marsha McCreadie, 574 Wyldewood Road**

All delegations held in abeyance until Staff holds a Public Meeting and reports back to Council.

The CAO stated that residents can email 'cityclerk@portcolborne.ca' to register and be notified for the public meeting or call City Hall.

16.2 2024 Trimester 1 Financial Reporting, 2024-107

The Director of Corporate Services delivered a presentation to Council outlining the recommendations.

Moved by Councillor M. Bagu
Seconded by Councillor T. Hoyle

That Corporate Services Department Report 2024-107 be received for information; and

That the recommended transfers to and from the City's capital close-out account and related reserves as outlined in Appendix B of Corporate Services Report 2024-107 be approved; and

That the recommended reserve and capital and related project transferred as outlined in the financial section of Corporate Service Report 2024-107 be approved.

Carried

16.3 Oil Mill Creek Municipal Drain, 2024-141

Moved by Councillor M. Aquilina
Seconded by Councillor R. Bodner

That Public Works Department Report 2024-141 be received; and

That Council direct the Drainage Superintendent to advance the Oil Mill Creek Municipal Drain Engineer's Report to a 'Meeting to Consider,' in accordance with section 41, Chapter D.17 of the *Drainage Act*.

Carried

a. Delegation - Cathy Kalynuik, 851 Pinecrest Road

Cathy Kalynuik asked the Mayor and the Drainage Superintendent for assurance that the Oil Mill Creek Drain will not be a "done deal" before the September 3rd Public Meeting. The Drainage

Superintendent assured the resident that it will not be a "done deal" and that the resident should bring all her concerns and questions regarding the Engineer's report to the Meeting to Consider.

K. Kalynuik also stated that according to the Engineer Report's assessment schedule, she would be assessed \$16,000. The Director of Corporate Services stated that Council has permitted that such assessments may be paid over a five year period or longer.

b. Delegation - Gino Stinziani

Gino Stinziani asked for clarity on how the costs are distributed and proportioned across properties. The Drainage Superintendent stated that the Engineer's methodology would be explained at the Meeting to Consider. The Drainage Superintendent agreed to meet with the resident outside of Council Chambers to further discuss this.

c. Delegation - Christine Allen, 2591 Firelane 3

Christine Allen stated that the Engineer's Report mentions to prior Public Meetings, one of which she attended in November. The resident then asked when the other public meeting was held and how many people attended. The Drainage Superintendent responded that the City sent a notification in the mail to all property owners assessed in the previous Engineer's Report. The meeting was held in February via Zoom. The Drainage Superintendent then stated that thirty people attended that meeting.

Moved by Councillor G. Bruno

Seconded by Councillor M. Bagu

That the Procedural By-law be waived to allow Christine Allen to make a delegation to Council on Public Works Department Report 2024-141 without prior registration.

Carried

16.4 POCOMAR Agreement, 2024-138

Moved by Councillor G. Bruno

Seconded by Councillor E. Beauregard

That Corporate Services Department Report 2024-138 be received; and

That Council approve the Mayor, Acting Clerk, Manager, Recreation, and Marina Supervisor to enter into an agreement (Appendix A) for auxiliary marine search and rescue service with Port Colborne Marina Auxiliary Rescue.

Carried

16.5 Tourism Strategy and Tactical Plan, 2024-145

Moved by Councillor G. Bruno
Seconded by Councillor R. Bodner

That Corporate Services Department Report 2024-145 be received.

Carried

16.6 Urban Forest Management Plan, 2024-144

The Manager of Environmental Services delivered a presentation on the Urban Forest Management Plan.

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

That Public Works Department Report 2024-144 be received; and

That the Urban Forest Management Plan in Appendix A of Public Works Report 204-144 be approved.

Carried

a. Urban Forest Management Plan Presentation

16.7 2024 Watermain Replacement Project Update, 2024-146

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

That Public Works Department Report 2024-146 be received; and

That an additional \$4,428,000 from the Water Reserve be approved for the 2024 watermain replacement capital project construction.

Carried

17. Motions

None

18. Notice of Motions

None

19. Minutes of Boards & Committees

Moved by Councillor M. Aquilina

Seconded by Councillor E. Beauregard

That items 19.1 and 19.2 be received.

Carried

**19.1 Port Colborne Museum, Heritage, and Culture Board Meeting Minutes
- May 21, 2024**

**19.2 City of Port Colborne and Township of Wainfleet Joint Fire Services
Review Committee Minutes - July 8, 2024**

**19.3 Recommendations Arising from Boards and Committees - Joint Fire
Services Review Committee**

Moved by Councillor T. Hoyle

Seconded by Councillor G. Bruno

That the Councils of both participating municipalities be respectfully
requested to extend the term of the Joint Fire Services Review Committee
to November 1, 2024

Carried

20. By-laws

Moved by Councillor T. Hoyle

Seconded by Councillor M. Bagu

That items 20.1 to 20.7 be enacted and passed, as presented.

Carried

20.1 By-law to Appoint Municipal Law Enforcement Officers

- 20.2 By-law to Amend By-law 6082/48/14 Being a By-law to Establish a System for Administrative Penalties respecting the Stopping, Standing and Parking of Vehicles**
- 20.3 By-law to Amend By-law 89-2000, as Amended, Being a By-law Regulating Traffic and Parking on City Roads (Stop Sign Locations)**
- 20.4 By-law to Amend By-law 4310/146/02 Being a By-law Prescribing On and Off-Street Parking for Persons with Disabilities within the City of Port Colborne**
- 20.5 By-law to Establish a Permitting System for the Parking of Vehicles on Designated Highways and Parking Lots in the City of Port Colborne (Special Events)**
- 20.6 By-law to Amend the Terms of Reference for the Fire Services Review Committee**
- 20.7 By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne**
- 21. Procedural Motions**

None
- 22. Information items**

None
- 23. Adjournment**

Mayor Steele adjourned the meeting at approximately 9:32 pm.

William C. Steele, Mayor

Carol Schofield, Acting City Clerk

Subject: Digital Radio Transition Project - 2025

To: Council

From: Community Safety & Enforcement Department

Report Number: 2025-175

Meeting Date: August 26, 2025

Recommendation:

That Community Safety & Enforcement Department Report 2025-175 be received for information.

Purpose:

This report is informational in scope and has been prepared in order to inform Council that the transition from an analog VHF radio system to a digital radio system is set to move forward.

Background:

Port Colborne Fire & Emergency Services (PCFES) currently utilizes an analog VHF radio communications system and contracts dispatch services through St. Catharines Fire. The current system utilizes several repeater sites to aid communications, but coverage issues remain in various areas of the City.

The current radio equipment is a mix of older models. In many cases the radios in use are discontinued and are no longer supported by the manufacturer.

Discussion:

The project to transition from the Analog VHF Radio system to a digital radio system was first approved in the 2024 budget with funding for the project being split between the 2024 to 2027 budget years.

The PCFES team has been working with procurement doing extensive research on options to facilitate this transition. This research included consultation with St. Catharines Fire and the Niagara Regional Police Service (NRPS).

PCFES will continue to partner with St. Catharines Fire and contract dispatch services on their digital system going forward.

Transitioning to a P25 Digital 700/800 MHz platform realizes several benefits.

Improved Audio Quality - Digital P25 systems use vocoder technology to convert voice information into digital data. As a result, background noise is reduced. The vocoder utilizes artificial intelligence to recognize and enhance voice while suppressing other sounds. The result is better audio quality which is maintained by the built-in error correction to the edge of coverage areas. Locations that caused issues using the analog system will become loud and clear under P25 system.

Increased Security - Digital P25 systems are encrypted, ensuring voice and data communications are secure and protected.

Infrastructure - The system will run on existing infrastructure of the 700/800 MHz Digital radio system maintained by the NRPS. Further, the system is maintained and monitored by NRPS, who have dedicated technicians on-staff for that purpose.

Equipment support - By upgrading to P25 radios it will standardize the equipment, eliminating the need for users to be familiar with multiple devices. Warranties are provided. An installation transition plan has been developed.

At this time PCFES is able to move forward with the project a year earlier and under budget, as noted in the financial implications section of this report.

PCFES is appreciative of the opportunity to collaborate with other Niagara emergency responders on this project.

Internal Consultations:

Procurement and Information Technology Services

Financial Implications:

The cost of purchasing the required equipment and installation is approximately \$400,000.

The two main components will come from:

- Motorola Solutions, utilizing a RCMP Emergency Services purchasing agreement for Portable Radios, Base Stations, Mobile Radios, Programming and ancillary equipment for approximately \$252,000.
- Talk Wireless will provide Pagers, Programming, Installation and ancillary equipment for approximately \$112,000.

Remaining project costs are estimated at \$36,000.

Council has approved a \$600,000 Capital Budget for the P25 Digital Radio transition as follows:

- 2024 Budget - \$150,000
- 2025 Budget - \$150,000
- 2026 Budget - \$150,000
- 2027 Budget - \$150,000

This transition will recognize a \$200,000 savings that can help fund upcoming PCFES related projects.

Strategic Plan Alignment:

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

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
- Value: Financial Management to Achieve Financial Sustainability
- People: Supporting and Investing in Human Capital

Respectfully submitted,

Stan Double
Fire Chief, PCFES
(905) 228-8078
Stan.Double@portcolborne.ca

Report Approval:

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

Subject: Notice of Intention to Demolish - 63 Welland Street

To: Council

From: Development and Government Relations Department

Report Number: 2025-168

Meeting Date: August 26, 2025

Recommendation:

That Development and Government Relations Department Report 2025-168 be received;
and

That the property municipally known as 63 Welland Street, being a property listed on the Heritage Register but not municipally designated under the *Ontario Heritage Act*, be removed from the Heritage Register.

Purpose:

The purpose of this report is to provide Council with a recommendation with respect to a Notice of Intention to Demolish 63 Welland Street dated July 23, 2025. 63 Welland Street is listed on the [Municipal Heritage Register](#), pursuant to Section 27 (3) the *Ontario Heritage Act* (the Act), but is not designated under Part IV or Part V of the Act.

Background:

Pursuant to Section 27 (9) of the Act, a Notice of Intention to Demolish 63 Welland Street, dated July 23, 2025, was circulated to City staff and members of Council. This Notice of Intention to Demolish is attached as Appendix A to this report.

Section 27 (9) of the Act provides that a property owner must give Council at least 60 days notice in writing of their intention to demolish a building included on a municipal heritage register, to allow Council an opportunity to consider whether to begin pursuing the designation of the property.

If a municipal heritage committee has been appointed, Section 27 (4) of Act requires that they must be consulted before Council can decide whether a property can be removed from a municipal heritage register.

At the [August 8, 2025, Heritage Subcommittee meeting](#), a heritage research report on 63 Welland Street, prepared by staff at the Archives, was discussed. This heritage research report is attached as Appendix B to this report. At this meeting, the Heritage Subcommittee passed the following motion:

Moved: Member Chery MacMillan

Seconded: Member Jeff Piniak

That the Heritage Subcommittee recommend to Council that 63 Welland Street be removed from the municipal heritage register.

Carried

Discussion:

The reason that Section 27 (9) of the Act requires the owner of a property listed on a municipal heritage register to give Council a minimum of 60 days notice of their intention to demolish the building is to give Council time to research and consider whether to designate the property.

The receipt of the July 23, 2025, Notice of Intention to Demolish 63 Welland Street prompted Planning staff to request that staff at the Archives undertake preliminary research on the subject property. The full report prepared by staff at the Archives is attached as Appendix B; the following are some of the key findings:

Architectural and Historical Significance

- The dwelling was likely built between 1901 and 1903.
- A simple two-storey frame structure with clapboard siding and irregularly placed windows.
- A 1914 Fire Insurance Plan shows the house is a one-and-a-half-storey structure, but by 1925, the house is shown as two-storeys, which suggests there may have been a half-storey addition, but this cannot be confirmed based on available evidence.
- The original footprint formed an L-shape, which was common in mid-late Victorian period, but some time after the 1960s, a small, one-storey addition was built on the south side at the back, giving the house a rectangular footprint.
- The dwelling has a simple plan and façade, and irregularly placed windows, which makes it a good example of the simple houses constructed to provide homes for the working class that prioritised practicality and affordability.

- The windows and exterior doors have been replaced, although most of the windows appear to be their original size and in their original locations.
- The house represents part of Port Colborne's history as an industrial centre, shaped by the canal and the industries which it supported.
- The plan of subdivision that created the lot included many "cottage lots" which suggest the local county government recognized the importance of providing affordable housing for the working-class population of Port Colborne.

The full Notice of Intention to Demolish 63 Welland Street is attached as Appendix A; the followings are some of the key points provided by the property owner:

Justification for Demolition

- The building has been vacant for over a decade and is in state of serious disrepair.
- The foundation is in very poor condition, making the structure safe and uninhabitable.
- The exterior is finished in vinyl siding.
- Few, if any, significant architectural or heritage features are remaining.
- Their intention is to redevelop the site, which requires Council to approve of the demolition as part of the building permit application process.

Internal Consultations:

Staff at the Archives prepared the heritage research report attached to this report as Appendix B. Planning staff presented this heritage research report to the Heritage Subcommittee on August 8, 2025, who supported removing 63 Welland Street from the Heritage Register.

Financial Implications:

If Council approves the recommendations as presented, there are no direct financial implications associated with this report. The other option would be to pursue designating 63 Welland Street, which could incur significant costs associated with researching the cultural heritage value or interest of the property, then undertaking the designation process provided for in Part IV of the *Ontario Heritage Act*.

Public Engagement:

The requirement to consult the municipal heritage committee was fulfilled at the August 8, 2025, Heritage Subcommittee meeting. No public comments with respect to this Notice of Intention to Demolish were received before, during, or after this meeting.

This report has been prepared to give Council the information necessary to consider whether to pursue this designation, and to allow members of the public to submit delegation requests if they so wish. If Council approves the recommendations of this report, there will be no further public engagement opportunities on this matter.

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:

In response to the Notice of Intention to Demolish 63 Welland Street dated July 23, 2025, staff at the Archives undertook preliminary research on the property, which Planning staff presented to the Heritage Subcommittee. After considering the potential cultural heritage value or interest, Planning staff and the Heritage Subcommittee are recommending that Council remove 63 Welland Street from the municipal heritage register.

Appendices:

- a. Notice of Intention to Demolish 63 Welland Street
- b. 63 Welland Street Heritage Research Report


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.

Ardiana Muderizi & Viron Cipi
63 Welland Street
Port Colborne, ON L3K 1V1



Date: July 23, 2025

To:
Mayor and Members of Council
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

Subject: Request for Approval to Demolish 63 Welland Street (Listed on Heritage Register)

Dear Mayor and Members of Council,

We are writing to formally request Council's approval to demolish the property located at 63 Welland Street, which is currently listed on the City of Port Colborne's Heritage Register.

The building has been vacant for over a decade and is in a state of serious disrepair. The foundation is in very poor condition, making the structure unsafe and uninhabitable. Furthermore, there are no architectural or heritage features of significance remaining, and the exterior is finished in vinyl siding, which further reduces any potential heritage value.

We intend to redevelop the site and understand that Council's approval is required before demolition can proceed, as part of the building permit application process.

We respectfully request that this item be included on the August 8th Heritage Committee meeting agenda, and if supported by the Committee, be brought forward to Council for consideration at the August 26th meeting.

Please let us know if any further information or supporting documentation is needed. We appreciate your time and consideration.

Sincerely,
Ardiana Muderizi & Viron Cipi



Heritage Research Report - 63 Welland St.

PW [Public Works] Survey 5, NP 843, Lot 5, East Side of Welland St.

Prepared by Wilson Archives staff for the Port Colborne Heritage Sub-Committee

31 July 2025

Architectural Features:

The dwelling which stands at 63 Welland St. was likely built between 1901 and 1903 for Albert Beck and his family. It is a simple two-storey frame structure with clapboard siding and irregularly placed windows. On the 1914 Fire Insurance Plan—the earliest which included that portion of the village—the house is shown as a one-and-a-half-storey structure, but by 1925 it is shown as two-storey. (See Appendix #4) This may be due to a discrepancy between insurance risk surveyors. However, it is also possible that the house was expanded to create a full second storey sometime during the intervening years between the two plans. The window placement on the second storey of the front and north façades is lower than in the gable end on the south façade, which may indicate that the roof was raised at some point to provide a full second storey. Without access to the framing and structure, it is impossible to know. The original footprint formed an L-shape, which was common in mid-late Victorian period, but at some time after the 1960s, a small, one-storey addition was built on the south side at the back, giving the house a rectangular footprint. (See Appendix #4 and Appendix #5)

History:

PW [Public Works] 5, or Plan 843, the survey plan which had subdivided this area into small ($\frac{1}{4}$ acre) lots was carried out by the County of Welland after it acquired the land in 1854. On May 1st, 1863, William Manley purchased Lot 5 east side of Welland St., noted as a “Cottage Lot,” from the Corporation of the County of Welland for \$360. (See Appendix #1) “Cottage” in this instance is used in the British sense, in which it refers to a small house or labourer’s house, rather than a recreational or holiday house. By referring to it as a cottage lot, the County was acknowledging the lot’s relatively small size, and the intention that this lot, and others in the survey plan be used for working-class housing; it does not mean there was a dwelling on it in 1863. The County held the mortgage for Manley, also for \$360. Manley appears to have defaulted on the mortgage and in 1874 the County sold the property under power of sale to Jacob Richards for \$150. Two years later, in 1876, Richards sold the property to Robert McClelland (listed on the 1881 census as a farmer) for \$600, together with Lot 5, west side of Fares St. (See paragraph below.) There is a discrepancy between the abstracts and the 1879 village of Port Colborne

Assessment Roll, which indicates that Hugh [?]Kanada¹ was the property owner. (See Appendix #2) This discrepancy on the assessment roll for 1879 was likely because the assessor mistakenly identified Hugh [?]Kanada as the owner, instead of as a tenant.

The history of the lot on which 63 Welland St. stands was connected for about 30 years with that of the lot directly east of it. During the period from 1874 to 1903, Lot 5 east side of Welland St. was owned together with Lot 5 west side of Fares St. creating a piece of property which totalled a half acre in size and extended from Welland St. through to Fares St.² (See Appendix #3) This would provide space for livestock such as a cow, pig, and/ or poultry, and a vegetable garden, all immensely important to meeting the needs of a working-class family, and, indeed, the 1879 Assessment shows 2 hogs being raised on the lots. The extant Assessment Rolls from 1879 and 1897 both indicate the lot on Fares St. was worth considerably more than the lot on Welland St. For example, in 1879, Lot 5, west side of Fares was assessed at \$350, compared to Lot 5, east side of Welland St. which was valued at \$100. (See Appendix #2) This would suggest that a dwelling was located on the Fares St. lot, and fronting on to Fares St., not on the Welland St. lot.³ This arrangement makes sense, since, as shown on the 1876 Page's Atlas map of the village of Port Colborne, while the lots had been surveyed along the east side of what will become Welland St., the roadway itself was not yet a regular street, and would not be until later in the century. (See Appendix #3)

According to the property abstracts, Robert McClelland sold both lots to Jacob Beck for \$400 in 1901, though the 1897 Assessment Roll already lists Beck as being the owner.⁴ The Beck family had probably already been living on the lots for at least twenty years in the house on Fares St. as tenants, as suggested by the evidence in the 1881 census. In 1903, Jacob Beck sold Lot 5,

¹ Don Anger, in his book, *A-Z Documentary History of Port Colborne*, has transcribed "Kanada" as Kennedy, but gives no explanation for this interpretation of the handwriting on the Assessment Roll. The Assessment Roll is the only source for Kanada being on the lot.

² According to the property abstract for Lot 5, west side of Fares St., Jacob Richards acquired Lot 5, west side of Fares St. in 1871 for \$150.00, and then acquired Lot 5, east side of Welland St. in 1874. Richards then sold both Lot 5, east side of Welland St. and Lot 5, west side of Fares St. for \$600 to McClelland on 30 Sept 1876.

³ It is likely that either the home at 118 or 120 Fares St. was the original house on the shared lots, and probably dates to the 1870s.

⁴ Given the apparent reduction in the value of the lots from 1876 to 1901, from \$600 to \$400, along with Beck's appearance on the 1897 Assessment Roll as owner, it is quite plausible that McClelland and Beck had an arrangement whereby Beck was paying for the lots in instalments, as well as paying the property taxes, and by the time the sale was registered in 1901, the remaining payment owing to McClelland was just \$400. This means of purchasing property was not uncommon as private agreements between individuals, moreover, these sorts of agreements were not always registered on the property, often to avoid paying the registration fees.

east side of Welland St., to Albert Beck, his second-eldest son, for \$100. It is likely the house at 63 Welland St. was built around that time for Albert Beck and his family.

The Beck family had immigrated to Canada from the United States about 1878-9. Jacob Beck was listed as a teamster in the 1881 census, but by the time of the 1891 census, Jacob Beck was employed as a brewer, probably working at the Cronmiller and White brewery just a short walk away from the property. In the 1901 census, Jacob was still employed as a brewer and his son, Albert Beck, worked as a labourer. The Beck family retained ownership of the house at 63 Welland St. until 1956.

Architectural and Historical Significance:

This building is a good example of the simple houses constructed to provide homes for the working class. It has a simple plan and façade, and the irregular placement of the windows is typical of designs which prioritised practicality and affordability. The windows and exterior doors have been replaced, although most of the windows, with the exception of a “picture window” on the front façade and a small window on the north side of the second floor, appear to be their original size and in their original locations. The house, while not architecturally impressive, nonetheless represents a crucial part of Port Colborne’s history as an industrial centre, shaped by the canal and the industries which it supported. The location of the home, and its place in PW [Public Works] Plan 5, now Plan 843, further adds to its significance in early local planning by government. In creating the “cottage lots” in Plan 843, the local county government in the mid-nineteenth century clearly recognized that provision for affordable, working-class housing was an important part of Port Colborne’s future long before urban planning was a regular part of municipal government in Ontario. The thousands of workers and working-class families who lived and worked in Port Colborne over the last two centuries represent a crucial part of the history of the community, one which is often overlooked.

Appendix #1:

Property Abstracts for Lot 5 East Side Welland St.

NOW KNOWN AS PLAN 843									
507 Book A. PORT COLBORNE, LOT No. 5 on the West-side of Welland Street, South TOWNSHIP LOT No. 21 in First Concession, Township of Humberstone.									
No. of Abstract	No. of Volume	No. of Instrument	INSTRUMENT	IN DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE
1.		1841	1841	22 nd March	1841	Gracie	Welland Canal Company	Lot 27 1/2 Acres	
Duplicate Certificate									
2.	D 2154	1841	1841	11 th June	21 st Nov	Welland Canal Company	Wm. & M. Denie	Lot 27 1/2 Acres	
Township Register									
3.	J 1855	1841	1841	11 th June	21 st Nov	Welland Canal Company	Wm. & M. Denie	Lot 27 1/2 Acres	
Old Series									
4.	J 11953	1841	1841	1 st July	8 th May	Wm. & M. Denie	Wm. & M. Denie	Lot 27 1/2 Acres	
5.	J 11927	1841	1841	5 th July	21 st Nov	Wm. & M. Denie	Welland Canal Company	Lot 27 1/2 Acres	
Port Colborne Registry									
6.	J 2075	1841	1841	10 th Aug	21 st Nov	The Queen	The Provisional Municipal Council of the Township of Humberstone	Same as before	
7.	J 2078	1841	1841	10 th Aug	21 st Nov	The Queen	The Provisional Municipal Council of the Township of Humberstone	Same as before	
8.		1841	1841	11 th Aug	10 th Aug	Of part of the Village of Port Colborne in the Township of Humberstone	The Provisional Municipal Council of the Township of Humberstone	Same as before	
9.	J 11729	1841	1841	1 st May	1 st Oct	The Corporation of the Township of Humberstone	William Hanley	Same as before	
10.	J 11730	1841	1841	1 st May	1 st Oct	William Hanley	The Corporation of the Township of Humberstone	Same as before	
11.	C 406	1874	1874	20 th Oct	May 17	Corp. Commr. of Welland	Jacob B. Richards	Same as before	
12.	B 549	1876	1876	30 Sept	30 Sept	Jacob B. Richards	Robert W. Collins	Same as before	
12.	D 836	1878	1878	20 Dec	7 Feb	The Queen	Co. Welland	Same as before	
9 1 Tr. B. 6. 13 1									

Back
 NOW KNOWN AS PLAN 843
 131
 PORT COLBORNE, Lot No. 5 on the East side of Sticoud Street,
 Township Lot No. 27 in 4th Concession, Township of Humberstone,
 From Book 1 of 527

No. of Plan	No. of Concession	Instrument	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
13	4	2170	1901	1901	John Beck	His Wife's Building	1/32	1/32	
14	4	2173	1901	1901	Robert McEwen	John Beck	1/32	1/32	
15	4	2174	1901	1901	John Beck	His Wife's Building	1/32	1/32	
16	4	2178	1903	1903	John Beck	Albert Beck	1/32	1/32	
17	4	2179	1903	1903	John Beck	His Wife's Building	1/32	1/32	
18	4	2180	1903	1903	John Beck	His Wife's Building	1/32	1/32	
19	4	2181	1903	1903	John Beck	His Wife's Building	1/32	1/32	
20	4	2182	1903	1903	John Beck	His Wife's Building	1/32	1/32	
21	4	2183	1903	1903	John Beck	His Wife's Building	1/32	1/32	
22	4	2184	1903	1903	John Beck	His Wife's Building	1/32	1/32	
23	4	2185	1903	1903	John Beck	His Wife's Building	1/32	1/32	
24	4	2186	1903	1903	John Beck	His Wife's Building	1/32	1/32	
25	4	2187	1903	1903	John Beck	His Wife's Building	1/32	1/32	
26	4	2188	1903	1903	John Beck	His Wife's Building	1/32	1/32	
27	4	2189	1903	1903	John Beck	His Wife's Building	1/32	1/32	
28	4	2190	1903	1903	John Beck	His Wife's Building	1/32	1/32	
29	4	2191	1903	1903	John Beck	His Wife's Building	1/32	1/32	
30	4	2192	1903	1903	John Beck	His Wife's Building	1/32	1/32	
31	4	2193	1903	1903	John Beck	His Wife's Building	1/32	1/32	
32	4	2194	1903	1903	John Beck	His Wife's Building	1/32	1/32	
33	4	2195	1903	1903	John Beck	His Wife's Building	1/32	1/32	
34	4	2196	1903	1903	John Beck	His Wife's Building	1/32	1/32	
35	4	2197	1903	1903	John Beck	His Wife's Building	1/32	1/32	
36	4	2198	1903	1903	John Beck	His Wife's Building	1/32	1/32	
37	4	2199	1903	1903	John Beck	His Wife's Building	1/32	1/32	
38	4	2200	1903	1903	John Beck	His Wife's Building	1/32	1/32	
39	4	2201	1903	1903	John Beck	His Wife's Building	1/32	1/32	
40	4	2202	1903	1903	John Beck	His Wife's Building	1/32	1/32	
41	4	2203	1903	1903	John Beck	His Wife's Building	1/32	1/32	
42	4	2204	1903	1903	John Beck	His Wife's Building	1/32	1/32	
43	4	2205	1903	1903	John Beck	His Wife's Building	1/32	1/32	
44	4	2206	1903	1903	John Beck	His Wife's Building	1/32	1/32	
45	4	2207	1903	1903	John Beck	His Wife's Building	1/32	1/32	
46	4	2208	1903	1903	John Beck	His Wife's Building	1/32	1/32	
47	4	2209	1903	1903	John Beck	His Wife's Building	1/32	1/32	
48	4	2210	1903	1903	John Beck	His Wife's Building	1/32	1/32	
49	4	2211	1903	1903	John Beck	His Wife's Building	1/32	1/32	
50	4	2212	1903	1903	John Beck	His Wife's Building	1/32	1/32	
51	4	2213	1903	1903	John Beck	His Wife's Building	1/32	1/32	
52	4	2214	1903	1903	John Beck	His Wife's Building	1/32	1/32	
53	4	2215	1903	1903	John Beck	His Wife's Building	1/32	1/32	
54	4	2216	1903	1903	John Beck	His Wife's Building	1/32	1/32	
55	4	2217	1903	1903	John Beck	His Wife's Building	1/32	1/32	
56	4	2218	1903	1903	John Beck	His Wife's Building	1/32	1/32	
57	4	2219	1903	1903	John Beck	His Wife's Building	1/32	1/32	
58	4	2220	1903	1903	John Beck	His Wife's Building	1/32	1/32	
59	4	2221	1903	1903	John Beck	His Wife's Building	1/32	1/32	
60	4	2222	1903	1903	John Beck	His Wife's Building	1/32	1/32	
61	4	2223	1903	1903	John Beck	His Wife's Building	1/32	1/32	
62	4	2224	1903	1903	John Beck	His Wife's Building	1/32	1/32	
63	4	2225	1903	1903	John Beck	His Wife's Building	1/32	1/32	
64	4	2226	1903	1903	John Beck	His Wife's Building	1/32	1/32	
65	4	2227	1903	1903	John Beck	His Wife's Building	1/32	1/32	
66	4	2228	1903	1903	John Beck	His Wife's Building	1/32	1/32	
67	4	2229	1903	1903	John Beck	His Wife's Building	1/32	1/32	
68	4	2230	1903	1903	John Beck	His Wife's Building	1/32	1/32	
69	4	2231	1903	1903	John Beck	His Wife's Building	1/32	1/32	
70	4	2232	1903	1903	John Beck	His Wife's Building	1/32	1/32	
71	4	2233	1903	1903	John Beck	His Wife's Building	1/32	1/32	
72	4	2234	1903	1903	John Beck	His Wife's Building	1/32	1/32	
73	4	2235	1903	1903	John Beck	His Wife's Building	1/32	1/32	
74	4	2236	1903	1903	John Beck	His Wife's Building	1/32	1/32	
75	4	2237	1903	1903	John Beck	His Wife's Building	1/32	1/32	
76	4	2238	1903	1903	John Beck	His Wife's Building	1/32	1/32	
77	4	2239	1903	1903	John Beck	His Wife's Building	1/32	1/32	
78	4	2240	1903	1903	John Beck	His Wife's Building	1/32	1/32	
79	4	2241	1903	1903	John Beck	His Wife's Building	1/32	1/32	
80	4	2242	1903	1903	John Beck	His Wife's Building	1/32	1/32	
81	4	2243	1903	1903	John Beck	His Wife's Building	1/32	1/32	
82	4	2244	1903	1903	John Beck	His Wife's Building	1/32	1/32	
83	4	2245	1903	1903	John Beck	His Wife's Building	1/32	1/32	
84	4	2246	1903	1903	John Beck	His Wife's Building	1/32	1/32	
85	4	2247	1903	1903	John Beck	His Wife's Building	1/32	1/32	
86	4	2248	1903	1903	John Beck	His Wife's Building	1/32	1/32	
87	4	2249	1903	1903	John Beck	His Wife's Building	1/32	1/32	
88	4	2250	1903	1903	John Beck	His Wife's Building	1/32	1/32	
89	4	2251	1903	1903	John Beck	His Wife's Building	1/32	1/32	
90	4	2252	1903	1903	John Beck	His Wife's Building	1/32	1/32	
91	4	2253	1903	1903	John Beck	His Wife's Building	1/32	1/32	
92	4	2254	1903	1903	John Beck	His Wife's Building	1/32	1/32	
93	4	2255	1903	1903	John Beck	His Wife's Building	1/32	1/32	
94	4	2256	1903	1903	John Beck	His Wife's Building	1/32	1/32	
95	4	2257	1903	1903	John Beck	His Wife's Building	1/32	1/32	
96	4	2258	1903	1903	John Beck	His Wife's Building	1/32	1/32	
97	4	2259	1903	1903	John Beck	His Wife's Building	1/32	1/32	
98	4	2260	1903	1903	John Beck	His Wife's Building	1/32	1/32	
99	4	2261	1903	1903	John Beck	His Wife's Building	1/32	1/32	
100	4	2262	1903	1903	John Beck	His Wife's Building	1/32	1/32	

NOW KNOWN AS PLAN

843

LOT 5

PLAN County, Tenn.

PAGE NO. 67

N
ADRIEL HAY
LIMITED
NO. 1127328
FORM A-4

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONFIRMATION	LAND AND REMARKS
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177804	1st of 1st.	9 Jan 1973	17 Jan 1973	Provincial Govt Company by their attorney, David E. Nagels			Lot 5. H. L. L. 112709
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FORWARDED TO NEW INDEX (1973)

SEE NEXT PAGE

LOT 5 Welland Street East Side 843
 County Plan ~~LOT~~ NOW KNOWN AS PLAN
 Port Colborne CONT'D FROM PAGE 67 BK. IV Port Colborne

PAGE NO. 1

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
230440	Grant	17 Mar 1975	24 Mar 1975	Antoinette R. Morin	Bruno Morin Debbie Morin joint tenants	\$1.00	Lot 5
230441	Mtg	18 Mar 1975	24 Mar 1975	Bruno Morin Debbie Morin joint tenants	Re: Laissez-Passant Maurice J. Deschamps (Port Colborne) Ltd	\$9.00	Lot 5
257745	Grant	20 Apr 1976	26 Apr 1976	Bruno Morin Debbie Morin joint tenants	James H. Hoyle Lucille M. Hoyle joint tenants	\$1.00	Lot 5
257746	Mtg	20 Apr 1976	26 Apr 1976	James H. Hoyle Lucille M. Hoyle joint tenants	Re: Laissez-Passant Maurice J. Deschamps (Port Colborne) Ltd	\$6.00	Lot 5
415853	Construction Lien		09 09 83	HOYLE, James H. HOYLE, Lucille	Anden Holdings Ltd. c/o Anden Vinyl Products London	\$775.00	Lot 5
116658	Mort		23 09 83	HOYLE, James H. HOYLE, Lucille Pa.	Canadian Imperial Bank of Commerce	\$10,000.00	Lot 5
418012	Release		17 14 83	ANDEN HOLDINGS LIMITED C.O.B. ANDEN VINYL PRODUCTS - LONDON	HOYLE James H. HOYLE Lucille		Lien # 415853
510468	Charge		30 09 87	HOYLE, James H.	Canadian Imperial Bank of Commerce	\$14,000.00	All.
593351	Charge		90 09 24	HOYLE, James H.	Avco Financial Services Realty Limited	\$36,165.90	

CONTINUED ON PAGE 2

Abstract Index
Répertoire par lot

East Side of Welland St. Lot 5 Plan/ 843 Page 2

Registration Number Numéro d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscriptions YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
729394	Charge	97 07 16	HOYLE, James H.	CANADIAN IMPERIAL BANK OF COMMERCE	\$41,000.00	
734552	Discharge	97 10 10	AVCO FINANCIAL SERVICES REALTY LIMITED			Mort 593351
745778	Notice of Lease	98 05 14	THE CONSUMERS' GAS COMPANY LTD.	HOYLE, James H. HOYLE, Lucille M.	\$2,999.	
<p>NOTICE As of the date indicated below the land in this parish/lot is recorded in the automated parcel register/le bien-fonds mentionné dans ce registre est enregistré dans le registre automatisé des parcelles au paragraphe 141(5) de la Loi sur l'enregistrement des droits immobiliers.</p> <p>1999-04-19</p> <p>AVIS À la date indiquée le bien-fonds mentionné dans ce registre est enregistré dans le registre automatisé des parcelles au paragraphe 141(5) de la Loi sur l'enregistrement des droits immobiliers.</p>						

10311 (88) FORM 1 Continued on/à la page 2

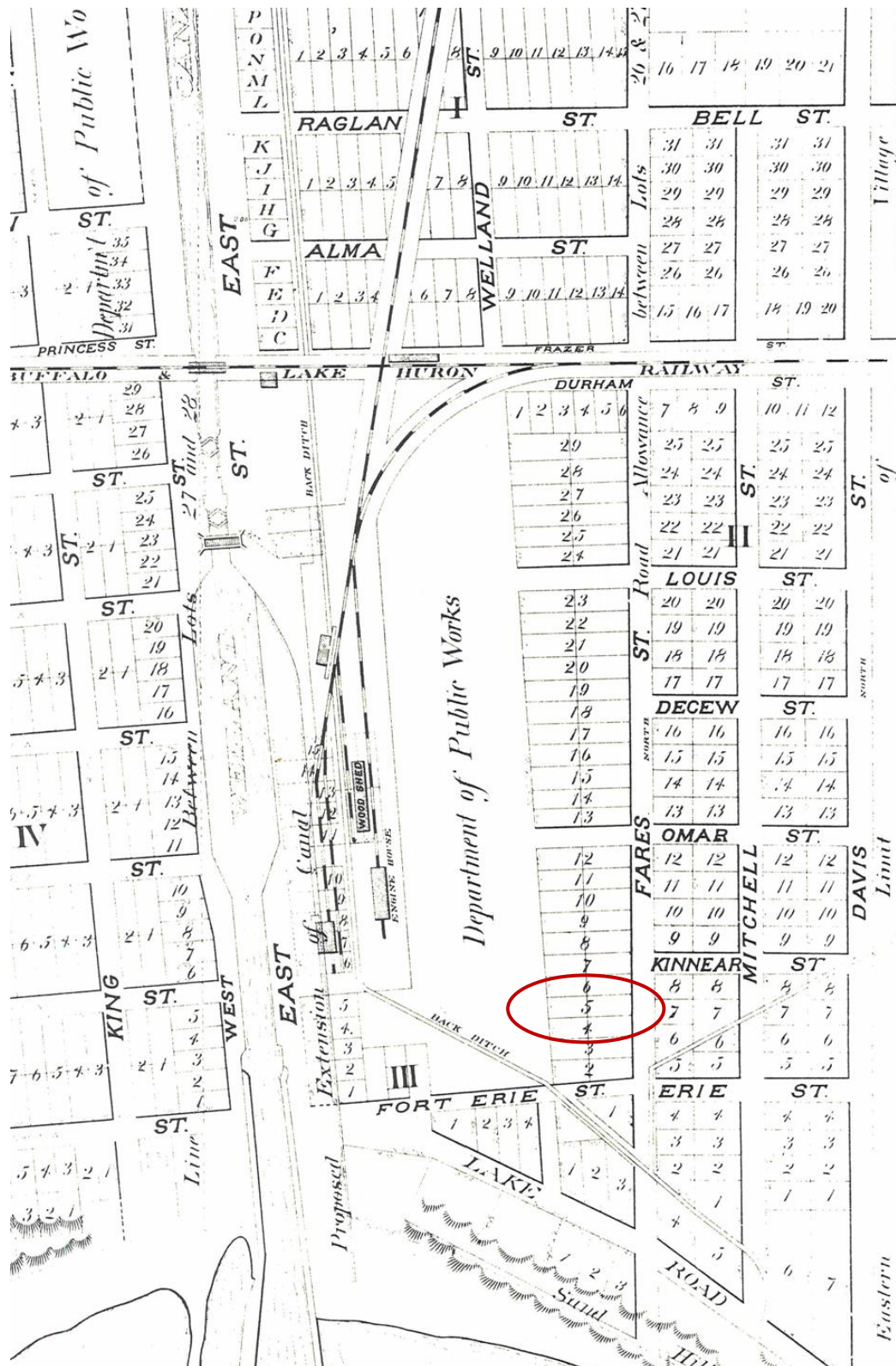
Appendix #2:

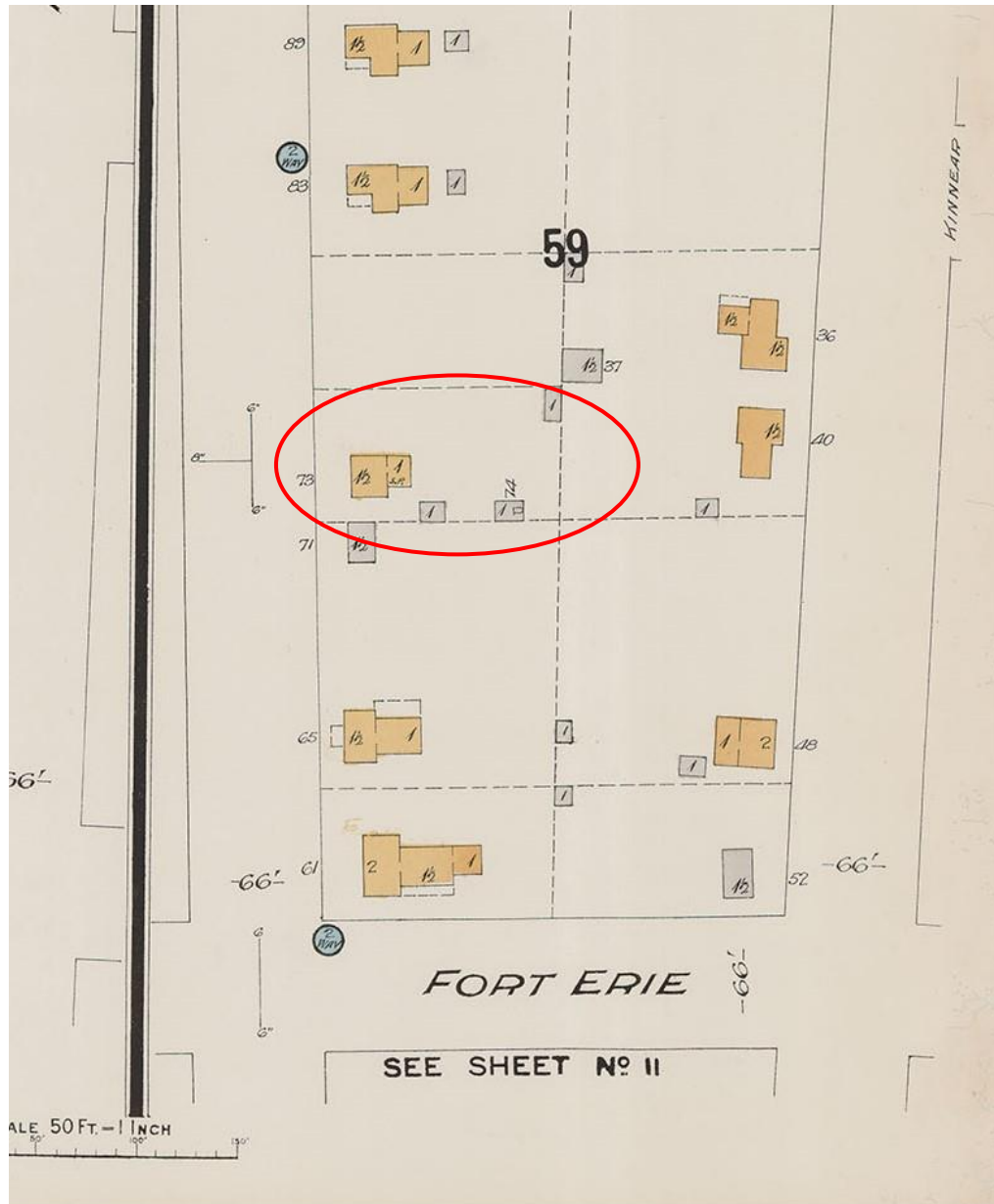
1879 Assessment Roll for Village of Port Colborne

ASSESSMENT ROLL FOR THE MUNICIPALITY OF										FOR 1879									
NAMES AND DESCRIPTIONS OF PERSONS ASSESSED.										STATISTICS.									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
NAME OF OWNER OR OTHER CLAIMED PARTY	OCCUPATION	RESIDENCE	OFFICE AND ADDRESS	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE	DATE OF SALE
1. Mallon William	Labourer	T 40	Peter Green	11/10/78	1/4	275													
2. Green Bank	Labourer	T 51	Patrick White	11/10/78	1/4	300													
3. Brown John	Labourer	T 45	Patrick White	11/10/78	1/4	250													
4. Green George	Labourer	F 32		11/10/78	1/4	275													
5. Webb Walter	Labourer	F 36		11/10/78	1/4	300													
6. Kendall Hugh	Mariner	F 27		11/10/78	1/4	350													
7. Hughes Nathan	Labourer	F 29		11/10/78	1/4	250													
8. Maclean James	Labourer	F 57		11/10/78	1/4	450													
9. Maclean James	Labourer	OC 25		11/10/78	1/4	300													
10. Maclean Thomas	Labourer	OC 22		11/10/78	1/4	300													
11. Maclean David	Labourer	T 24		11/10/78	1/4	350													
12. Ryan James	Labourer	F 56		11/10/78	1/4	400													
13. Ryan Thomas	Labourer	T 23		11/10/78	1/4	100													
14. Ryan Thomas	Labourer	T 1		11/10/78	1/4	100													
15. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													
16. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													
17. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													
18. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													
19. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													
20. Ryan Thomas	Labourer	F 1		11/10/78	1/4	100													

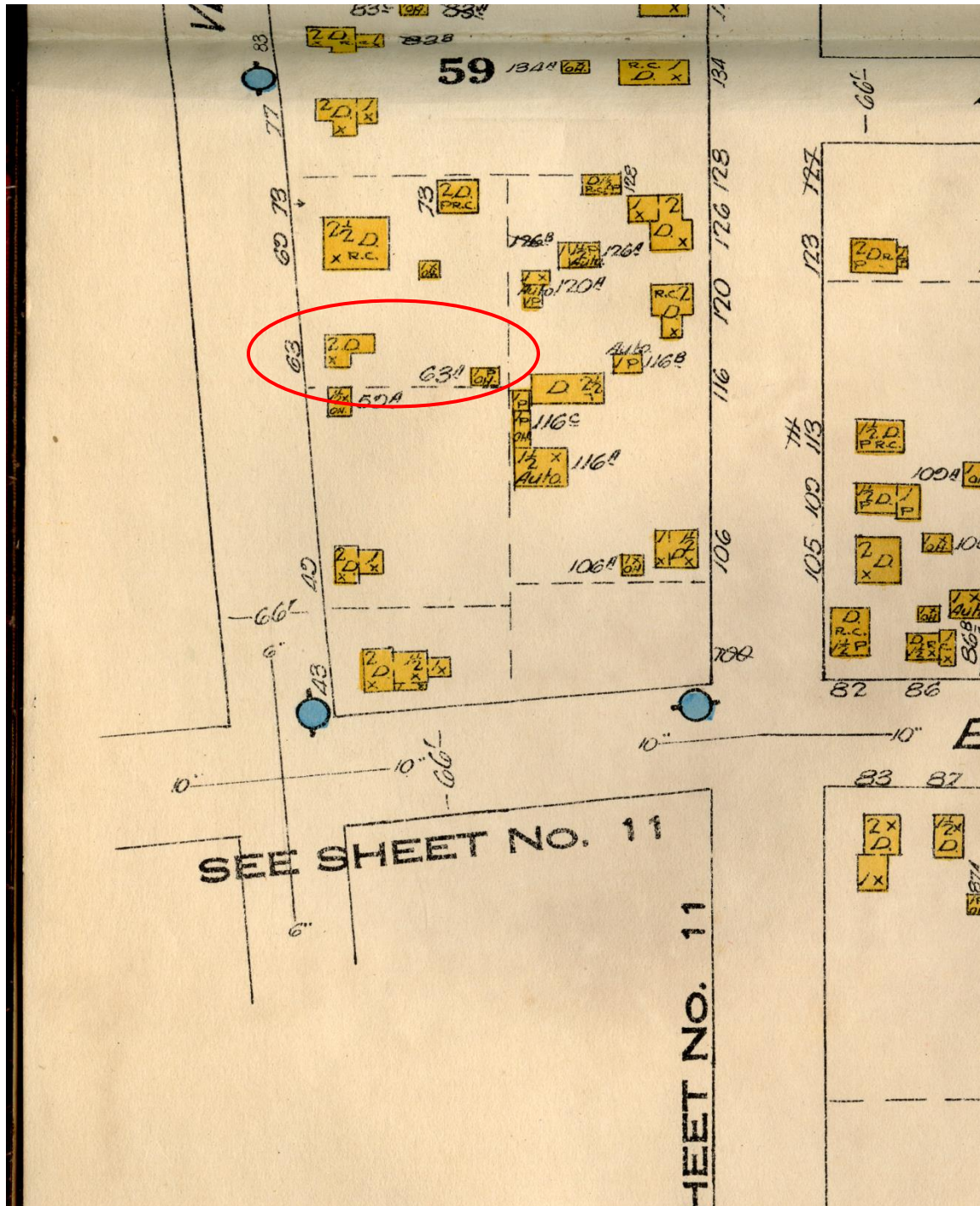
Appendix #3

Excerpt from 1876 Page's Atlas map of village of Port Colborne



Appendix #4:**Fire Insurance Plans****1914**

Fire Insurance Plan 1925



Appendix #5: Air Photos

1960s



2020s



Subject: Update on Housing Initiatives

To: Council

From: Development and Government Relations Department

Report Number: 2025-170

Meeting Date: August 26, 2025

Recommendation:

That Development and Government Relations Department Report 2025-170 be received for information.

Purpose:

The purpose of this staff report is to inform Council on:

- The status of Housing Accelerator Fund (HAF) initiatives that are part of the Contribution Agreement with Canada Mortgage and Housing Corporation (CMHC);
 - Progress made on the City's Affordable Housing Strategy; and,
 - Outline additional work being undertaken to better understand and address our housing needs.
-

Background:

In March 2023, the federal government announced the \$4 billion Housing Accelerator Fund (HAF) that was to be administered by the Canada Mortgage and Housing Corporation (CMHC). The City's application to the first intake in August 2023 was unsuccessful. The City's application to the second intake, submitted in August 2024, was successful. As a result, the City is entitled to receive HAF funding in the amount of \$4.3 million, contingent upon completing a set of identified initiatives aimed at increasing housing supply and achievement of an established housing supply growth target.

Council was previously informed of the nature and scope of the funding contribution agreement between the City and CMHC, through Report 2025-95.

Prior work completed for the City by Tim Welch Consulting (TWC) assisted in establishing an Affordable Housing Strategy, which contains a series of recommendations for the City to implement to address identified housing gaps over the short-, medium- and long-term. This Strategy was also used to inform the City's HAF application.

City staff have been working internally and with consultants to make progress on implementing the recommendations of the Affordable Housing Strategy and ensure that we are on track to meet our obligations and milestones established through the HAF Contribution Agreement.

Discussion:

Housing Accelerator Fund

As mentioned, receiving the full \$4.3 million is contingent upon completing a set of identified initiatives aimed at increasing housing supply, facilitating development and achievement of an established housing supply growth target. Annual reports are also required to be submitted to CMHC for progress monitoring purposes.

The housing supply growth target assigned to the City is:

- 371 permitted units (128 of these are projected to be realized as a result of HAF funding and 243 of these were projected based on natural growth trends);
- 52% of the units are to be “missing middle¹” (194 units); and,
- 27% of the units are to be “affordable²” (103 units).

Staff are working to collect the building permit data required for the annual report. It is anticipated that this report will be due to CMHC in December, 2025 based on the date of execution of the Contribution Agreement.

HAF Action Plans are required to contain seven (7) initiatives. The tables below provide a high-level summary of each of the City's HAF-approved initiatives and their status.

¹ CMHC categorizes “missing middle” as multi-unit housing, which is typically ground-oriented and/or low rise in scale. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, and low-rise apartments (4 storeys or less). Missing middle refers to the built form rather than a specific tenure or level of affordability.

² CMHC allows municipalities to use their own definition of “affordable” for the purposes of this target. There are several tools and reference materials that can be used to quantify “affordable”. The City is working to determine which is the most appropriate to apply.

Initiative 1: Higher Density Developments

Milestone Dates	Scope of Work	Status
Required completion of all milestones by December 1, 2025	<p>Updates to the Official Plan policies and Zoning By-law regulations respecting Accessory Dwelling Units (ADUs) in order to meet Planning Act legislation and HAF requirements. The proposed amendments will</p> <ul style="list-style-type: none"> • Permit four (4) units as of right in the Urban Area (1 primary dwelling and up to three ADUs per lot); • Permit three (3) units as of right in Hamlet and Rural areas (one (1) primary dwelling and up to two (2) ADUs per lot); and, • Permit two (2) units as of right in the agricultural area (one (1) primary dwelling and one (1) ADU) 	<ul style="list-style-type: none"> • Staff have prepared draft amendments to the Official Plan and Zoning By-law • Staff are aiming to launch an online survey and have a public open house in September, 2025 • A formal statutory public meeting under the Planning Act will be held in October 2025, with a final approval to follow at the same meeting date (joint statutory public meeting and recommendation)

Initiative 2: Climate Adaptability Plan Integration

Milestone Dates	Scope of Work	Status
<p>Required completion of "policy development" milestone by December 1, 2025</p> <p>Required completion of initiative by April 1, 2026</p>	<p>Update Official Plan to include Climate Change Adaptability Plan. This initiative has several milestones associated with its implementation:</p> <ul style="list-style-type: none"> • Planning & development including drafting of a Climate Adaptation Plan • Integration & Policy Development including full incorporation into the City's Official Plan • Implementation & Evaluation including obtaining formal adoption of the updated Official Plan by City Council 	<ul style="list-style-type: none"> • Work underway to implement Climate Change policies from the Region (City) Official Plan • Consultant retained to develop adaptation component • Future Official Plan Amendment may be required or inclusion of policies and adaptation work in new City Official Plan

Initiative 3: Electronic Planning Application System

Milestone Dates	Scope of Work	Status
Required completion of "Implementation" milestone by October 1, 2025	Develop an online portal for applicants to file planning applications:	<ul style="list-style-type: none"> Electronic system has been developed with the vendor for CityWide
Required completion of initiative by October 1, 2026	<ul style="list-style-type: none"> System Development & Preparation Implementation & Testing Optimization & Evaluation 	<ul style="list-style-type: none"> Planning staff are currently Beta testing the system Anticipated to go live in Fall of 2025, ahead of required completion date

Initiative 4: Affordable Housing Partnerships

Milestone Dates	Scope of Work	Status
Required completion of "establish partnerships" milestone by September 1, 2025	<ul style="list-style-type: none"> Establish partnership(s) with housing partners and develop a Memorandum of Understanding (MOU) 	<ul style="list-style-type: none"> The City and Niagara Regional Housing (NRH) established an MOU in October 2022 to formalize the partnership, outline expectations, and guide development of an affordable housing project. The City and NRH staff meet bi-monthly to discuss the King/Haney St. project and this project has been included in NRH's Consolidated Housing Master Plan and presented to Regional Council in May 2025
Required completion of "planning and pre-development" milestone by October 1, 2025	<ul style="list-style-type: none"> Confirm development potential, complete Environmental Site Assessments (ESAs) and prepare development concept 	
Required completion of "site identification" milestone by December 1, 2025	<ul style="list-style-type: none"> Commence and complete site works, servicing and construction 	<ul style="list-style-type: none"> The current zoning on the property (R4) will permit a low rise building with 50+ units and this has been depicted in a colour rendering and draft concept plan
Required completion of initiative by March 1, 2027		<ul style="list-style-type: none"> The City and NRH have completed phase 1 and

		<p>phase ESAs, and a Designated Substances Survey has been completed for 725 King St. which will be demolished in September 2025; 709 King St. is to be demolished in the fall of 2025</p> <ul style="list-style-type: none"> • NRH has issued an RFP to retain a contractor to demolish 709 King St. and complete soil remediation on 725 King St., the former Haney St. Road Allowance, and the 709 King St. On track for work to commence in the fall of 2025 • Pending confirmation of financing, the City and NRH would like site work, servicing, and construction to begin in Q2/2026 • City and NRH officials are actively exploring federal and provincial housing funding programs, and meeting with key officials, to secure construction funding
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Initiative 5: Data improvements of municipal data

Milestone Dates	Scope of Work	Status
<p>Required completion of "data mapping" milestone by September 1, 2026</p> <p>Required completion of</p>	<p>Improve the accuracy and accessibility of municipal data. This initiative has several milestones associated with its implementation:</p> <ul style="list-style-type: none"> • Data Assessment & Planning • Data Mapping & Implementation • Review & Optimization 	<ul style="list-style-type: none"> • Currently working with the City's GIS provider and Niagara Region to develop a public facing zoning portal. • Official Plan project includes deliverables for electronic Official Plan schedules.

initiative by September 1, 2027		<ul style="list-style-type: none"> Set to be complete ahead of schedule.
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Initiative 6: Reduce or eliminate parking requirements in intensification areas

Milestone Dates	Scope of Work	Status
A date change request for this initiative was submitted to CMHC. Based on the request, the revised required completion for this initiative is December 1, 2025	<ul style="list-style-type: none"> The current parking rate for apartment buildings is 1.25 spaces per unit. This initiative requires that the City, at a minimum, reduce this rate In order to identify an appropriate new parking rate for apartment buildings, a comprehensive review and analysis of this requirement and its impact on housing development in intensification areas will need to be completed Recommendations will be implemented through an amendment to the Zoning By-law 	<ul style="list-style-type: none"> Consultants have been retained to conduct a review of parking rates and will be providing a recommendation for a new parking rate for apartment buildings Following the completion of the consultant study, staff will prepare a Zoning By-law Amendment A formal statutory public meeting under the Planning Act will be held in October 2025, A final recommendation report will follow prior to the milestone date of December 1, 2025

Initiative 7: Infill development and housing density

Milestone Dates	Scope of Work	Status
Required completion of initiative by October 1, 2026	<ul style="list-style-type: none"> A comprehensive analysis to evaluate potential for infill developments, taking into account current zoning and infrastructure capacity This analysis will guide the development of detailed policy recommendations aimed at increasing housing supply and offering a variety of unit types and increasing density permissions in key growth areas 	<ul style="list-style-type: none"> Staff have preliminary directions for inclusion in the new Official Plan based on the previously completed Growth Analysis study (prepared by Dillon Consulting) and the Affordable Housing Strategy Phase 1: Housing Background Report (prepared by TWC) Initial milestones are behind schedule as a

	<ul style="list-style-type: none"> The findings will be incorporated into the City's Official Plan, ensuring that the new density policies are officially adopted and integrated into community planning 	<p>result of the delay of the Official Plan</p> <ul style="list-style-type: none"> There is a potential that milestone date change requests will need to be brought forward for consideration by CMHC It will be important for the new Official Plan project to be completed on or before October 1, 2026 in order to meet our HAF obligations Staff will work with the consultants retained for the Official Plan to find efficiencies. This may result in fewer engagement opportunities and more streamlined reporting and updating processes to Council
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Affordable Housing Strategy

TWC was retained by the City to prepare an Affordable Housing Strategy, which was finalized and approved by Council in September, 2022 through Report 2022-201. The Affordable Housing Strategy included an action plan which indicated timelines for implementing the thirteen (13) key recommendations of the Strategy. The table below provides a high-level summary of each of the Affordable Housing Strategy Action items and their implementation status.

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
Include definition of "affordable" in the Official Plan	Short term (1 to 3 years)	<p>Work underway</p> <p>There are specific directions set out in the Provincial Planning Statement for municipalities to use to determine "affordable" for rental and ownership housing. The approach has changed since the time of approval of the</p>

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
		<p>Affordable Housing Strategy. Staff will be doing this work through the New Official Plan project, as well as the Housing Needs Assessment (see next section of this report for more information on the Housing Needs Assessment)</p> <p>The New Official Plan will require Council approval by October, 2026 to meet HAF timelines.</p>
Identify and establish affordable housing targets and purpose-built rental housing targets in the Official Plan	Short term (1 to 3 years)	<p>Work underway</p> <p>The Affordable Housing Strategy has included recommended targets. These may need to be revisited based on Provincial Planning Statement policy requirements. Staff will be doing this work through the Housing Needs Assessment (see next section) and New Official Plan project</p> <p>The New Official Plan will require Council approval by October, 2026 to meet HAF timelines</p>
Develop a policy to review the suitability of surplus municipal land or buildings for affordable housing before selling/leasing or redevelopment	Short term (1 to 3 years)	<p>A review of City lands and buildings and their suitability for affordable housing is underway</p> <p>A new housing-related Municipal Services Corporation is being created to secure financing and harness partnerships to redevelop City lands for affordable and attainable housing</p> <p>The City currently has a sale of land policy, but is considering amending this policy to support housing-related goals and objectives</p>
Introduce a rental replacement policy and framework	Short term (1 to 3 years)	<p>On track</p> <p>Rental replacement and demolition and conversion control policies to be</p>

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
		<p>established through the New Official Plan project, with any specific implementing by-law instruments to follow</p> <p>The New Official Plan will require Council approval by October, 2026 to meet HAF timelines</p>
Ensure Official Plan is not overly restrictive and unintentionally discriminatory to accommodate various housing options.	Short term (1 to 3 years)	<p>Work underway</p> <p>The New Official Plan will require Council approval by October, 2026 to meet HAF timelines</p>
Ensure that Zoning By-law regulations are not overly restrictive or unintentionally discriminatory	Medium Term (3 to 5 years)	<p>Zoning By-laws implement the Official Plan. The City will need to initiate a Comprehensive Zoning By-law Review and prepare a New Zoning By-law following approval of the New Official Plan. Municipalities are required by legislation to have the Zoning By-law in place no later than two years after the approval of a New Official Plan.</p> <p>Staff will aim to commence the Comprehensive Zoning By-law Review in October 2026 and complete it by October 2028</p>
Explore viability of financial and non-financial incentives for affordable housing and purpose-built rental developments	Short term (1 to 3 years)	<p>Implemented/ Completed</p> <p>Community Improvement Plan (CIP) incentives are available for affordable and rental housing</p> <p>HAF Action Plan Initiatives, such as reduced parking requirements and the electronic planning application system may also be considered forms of non-financial incentives that could support housing affordability</p>

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
		Staff will continue to look for ways to support the development community in delivering affordable and rental housing
Promote Accessory Dwelling Units	Short-term (1 to 3 years)	<p>Work underway. This recommendation has also been incorporated into the HAF Action Plan</p> <p>Amendments for Additional Dwelling Units (ADUs) will be brought forward for Council consideration by the end of the year, to meet HAF timeframes</p>
Encourage discussion/ negotiation with private developers to achieve affordable housing targets as part of the planning approvals process	Short term (1 to 3 years) and ongoing	Work Underway. Focus on promotion of the City's CIP programs as well as consideration of Front Ending Agreements where appropriate.
Facilitate collaboration and partnerships between private, public, and non-profit groups to create housing	Short term (1 to 3 years) and ongoing	<p>Underway (and ongoing).</p> <p>Port Cares' Chestnut Place opened in February 2025</p> <p>Several projects are currently in various stages of development and approval i.e. Haney Street partnership with Niagara Region Housing (NRH).</p>
Advocate for additional funding for housing from the Federal and Provincial governments	Short term (1 to 3 years) and ongoing	<p>Achieved (and ongoing).</p> <p>Preparing a Housing Needs Assessment based on the Federally approved template that will provide the City with opportunities to be considered for other Provincial and Federal infrastructure funding streams (see next section of this report for more information on the Housing Needs Assessment)</p> <p>Current funding streams include:</p>

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
		<ul style="list-style-type: none"> • Canada Housing Investment Fund (CHIF): \$19 million • Housing Enabling Water Systems Fund (HEWSF): 11.1 million • Housing Accelerator Fund (HAF): \$4.3 million <p>Staff will continue to monitor funding opportunities and submit applications, as appropriate</p>
Develop housing indicators monitoring and reporting system	Report on annual basis – one year after approval of the Housing Strategy and annually thereafter	<p>Delayed (and ongoing).</p> <p>Due to staff resourcing challenges, indicators and regular monitoring/ reporting have not been completed. With the Planning Department's new staff complement, this will be added into the annual work programme accordingly.</p> <p>As a first step, this report serves as a status update on implementation of the Housing Strategy. An updated Housing Needs Assessment will also be completed. Annual reporting to CMHC on the HAF is also required and some of those metrics can form the basis of a future report. Staff will aim to provide a more fulsome report back to Council on indicators, monitoring and reporting in Q4 2026.</p>
Review the Housing Strategy every five to ten years	Long term (5+ years) and ongoing	<p>On track.</p> <p>As a first step, this report serves as a status update on implementation of the Housing Strategy. Some additional actions or areas of focus may arise from the outcomes of the Housing Needs Assessment (see next section of this report for more information on the Housing Needs Assessment)</p>

Recommendation	Timeframe for Implementation (from Affordable Housing Strategy)	Status
		A more fulsome review can occur in 2027.

Housing Needs Assessment

Housing Needs Assessments (HNAs) provide data to support evidence-based decision making at the local and community level. Having this data helps all levels of government make informed decisions about their infrastructure and housing investments in order to build the most suitable housing for their communities. An assessment helps a community gather critical housing data to guide decisions on the type and location of housing to build, as well as the infrastructure needed to support community growth. It is intended to explore and answer the following questions:

- Where does the greatest housing need exist?
- How can we set meaningful targets for housing?
- How can we measure progress to support a housing balance that meets the needs of all residents?
- How much housing, which size of homes and at what price point do we need to ensure that all current and future households can live in suitable, adequate, and affordable housing?

The Federal Government has released a standardized template for municipalities to conduct HNAs. All municipalities with a population of 30,000 must complete an HNA to the satisfaction of the government. Municipalities with populations below 30,000 are encouraged to complete HNAs, with the intent that they be used to support infrastructure funding applications and to inform local decision making regarding which policies, strategies and frameworks to use to help address housing challenges.

Since the data used to inform the current Affordable Housing Strategy was based on the 2016 Census and there is now a standardized template available, staff will be completing an HNA. A copy of the pre-populated federal template has been obtained from Canada's Housing Secretariat and the aim is to have the HNA completed by Q1 of 2026. When it is complete, staff will present the findings to Council.

Internal Consultations:

City staff from Development and Government Relations, Public Works, Corporate Communications, and the CAO have been involved to date and will continue to be involved with HAF implementation.

Financial Implications:

Completion of these initiatives within the identified milestone timeframes and achievement of the housing supply growth targets will ensure that the City remains in compliance with the Contribution Agreement and HAF program requirements. There is a risk that the final installment of HAF funding will not be remitted to the City if these conditions are not achieved. Staff will continue to work through the other required program initiatives and will seek Council approval as necessary to ensure that the City benefits from this additional funding.

Public Engagement:

Many of the HAF initiatives will include a public engagement component as outlined in the Contribution Agreement. This will include surveys, open houses, public communications, and reports to Council. Some of these public engagement components will occur via the City Official Plan process.

Strategic Plan Alignment:

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

- Environment and Climate Change
 - Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Increased Housing Options
 - Sustainable and Resilient Infrastructure
-

Conclusion:

Staff continue to make steady progress in implementing the initiatives outlined in the Housing Accelerator Fund (HAF) Contribution Agreement and the Affordable Housing Strategy. Key milestones are being tracked and advanced through a combination of policy development, planning updates, partnerships, and data improvements, with a focus on delivering increased housing supply, improved affordability, and greater housing diversity.

Moving forward, the completion of the Housing Needs Assessment and adoption of a New Official Plan by 2026 will be critical to fulfilling both the City's strategic housing objectives and its HAF obligations. Staff will continue to work collaboratively with

Council, stakeholders, and other levels of government to ensure that local housing needs are met and future growth is supported in a sustainable, inclusive manner.

Respectfully submitted,

Kelly Martel, MCIP, RPP
Planning Manager
905-228-8130
kelly.martel@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.

Subject: Proposed Invertose Drive Road Realignment and Truck Parking Lane addition

To: Council

From: Development and Government Relations Department

Report Number: 2025-140

Meeting Date: August 26, 2025

Recommendation:

That Development and Government Relations Department Report 2025-140 be received; and

That the City's Development and Government Relations and Public Works staff be directed to finalize design drawings and complete road upgrades to Invertose Drive; and

That the City's portion of this project be funded through the City's Infrastructure Reserve.

Purpose:

The purpose of this report is to inform Council of an issue that has arisen in one of the City's prime industrial areas and to bring forward a proposed solution via a recommendation to Council.

Background:

Invertose Drive is located in the northwestern industrial area of the City. There are currently five (5) industrial businesses on Invertose Drive including Trimac Transportation, Marine Recycling, Thurston Machining, EP Machine and Industrial, and Jungbunzlauer Canada Inc. Additionally, at the northeastern end of the road there are two parcels of zoned industrial land owned by the City that will be sold to the private sector for redevelopment.

Jungbunzlauer, one of the largest employers in the City, has one entrance off Elm Street and a second entrance off Invertose Drive. The Invertose entrance is used for

their Glucose Plant corn delivery. The corn trucks are mostly double trailers and typically move quickly to staging within the Jungbunzlauer property. However, in the 15-minute delivery window, there are periods where they back up on the road, creating a traffic safety issue.

Jungbunzlauer has recently completed a project to relocate the single trailer Glucose Royal and Co-product trucks to the new Elm Street parking lot.

As the corn trucks are double trailers, they are unable to make the turn into the new Elm Street lot. As a result of the overflow, trucks queue on the south side of Invertose before entering Jungbunzlauer. With no defined pull off area, the trucks are effectively stopped in the east-bound lane, reducing portions of Invertose to one (1) lane. This forces other vehicles trying to get past the queued trucks to drive into the oncoming lane, creating a risk of collision if opposing traffic is present. When trucks queue, they attempt to pull as far to the south asphalt shoulder as possible, which has caused the edge of the road to start decaying at an accelerated rate.

Discussion:

Jungbunzlauer has received complaints from other businesses on Invertose as the transport trucks create a back up that impacts the neighbouring businesses.

The trucks attempt to stay as close to the asphalt shoulder as possible, but this has caused the edge of the road to start crumbling. This has accelerated the deterioration of the road. The Pavement Condition Index was rated at 64 in 2022, resulting in a “fair” rating. Under normal expectations of deterioration, this road would have been expected to be resurfaced in approximately five (5) years. However, the deterioration has progressed faster than expected.

By widening the road and constructing a designated “lay-by” area, enough space would be created to have the trucks queue outside of the driving lanes. This will also provide the opportunity to construct the road to appropriately handle the additional weight that these trucks carry, which the existing condition currently lacks. Jungbunzlauer has agreed in writing to pay for half of the cost of the road widening and construction.

The City owns two vacant industrial properties on the northeast end of Invertose Drive. There is the potential for these properties to create more truck traffic going forward. This “lay-by” area will ensure that other businesses are not impacted during construction and future operations of businesses.

The Invertose Drive Road improvements will support and benefit all of the current and future industrial businesses while easing future construction access issues.

Internal Consultations:

Public Works has expressed their support for this project. The work could commence shortly following the approval of this report.

Financial Implications:

Public Works estimates this reconstruction project to cost \$280,000, inclusive of a \$100,000 contingency.

Jungbunzlauer has agreed in writing to cover 50% of the project cost.

The City's portion of \$140,000 (50% of \$280,000) is recommended from the City's infrastructure reserve.

Public Engagement:

Should the report be approved, all of the businesses on Invertose Drive would be informed of the ongoing work. City staff would work to keep any disruption of normal business to a minimum in collaboration with the businesses.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Sustainable and Resilient Infrastructure
-

Conclusion:

Invertose Drive is an integral part of one of the City's growing industrial areas. Jungbunzlauer Canada Inc. is one of the largest employers in the City.

Although Jungbunzlauer will be the primary user of the "lay-by" lane, all current and future industrial businesses on Invertose Drive will benefit. Further, this project improves public safety.

City staff is requesting Council approval to construct a "lay-by" lane on Invertose Drive and reconstruct the road and shoulder under the proposed funding model of 50% from Jungbunzlauer and 50% from the Infrastructure Reserve.

Appendices:

- a. Proposed street changes and “lay-by” lane

Respectfully submitted,

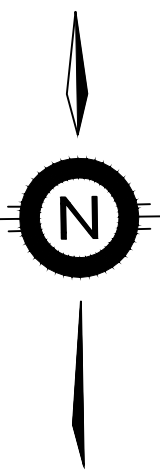
Bram Cotton
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Mathew Pilon
Senior Project Manager Strategic Projects
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Mathew.Pilon@portcolborne.ca

Gary Long
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Gary.Long@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.



INVERTOSE DRIVE PULL-OFF

0	ISSUED FOR	YYYY-MM-DD	XXX
NO.	REVISION	DATE	INIT.

NOTES/LEGEND	

DRAFTING	MP
DESIGN	MP
CHECKED BY	XXX
APPROVED BY	XXX

THE CITY OF PORT COLBORNE

PLAN VIEW

CONSULTANT FILE No.	N/A
DATE	2025/05/27
SCALE	N/A
REF. No.	#
DWG No.	D-01
REV.	0



Subject: Elmvale Crescent Stop Up and Close and Surplus Declaration

To: Council

From: Development and Government Relations Department

Report Number: 2025-130

Meeting Date: August 26, 2025

Recommendation:

That Development and Government Relations Report 2025-130 be received;

That the Stop-Up and Close By-law, attached as Appendix A, being a By-law to Stop Up and Close the Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne, as shown in Appendix B, be approved;

That the property as shown in Appendix B and the adjoining 1-foot reserve described as Reserve Lt 90 PL 888 Port Colborne; shown in Appendix C also be declared surplus; and

That the Mayor and City Clerk be directed to sign all necessary documents.

Purpose:

City staff are requesting Council approval for a Stop up and Close By-law (Appendix A) and for the subject parcels legally described as Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne (shown in Appendix B) be declared surplus. Additionally, City staff are seeking Council approval to have the adjoining 1-foot reserve, Reserve Lt 90 PL 888 Port Colborne; (shown in Appendix C) be declared surplus.

Background:

City staff are continually reviewing City-owned property to identify potential surplus lands that could be made available to support more productive uses.

One such use is development that attracts new residents, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability.

Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the subject parcels shown in Appendix B and Appendix C meet these objectives.

The first subject property (Appendix B) is currently considered a City road allowance. Therefore, before the City property can be divested, a Stop Up and Close process must be completed, a By-law must be approved by Council, and the property needs to be declared surplus. Appendix C is an adjoining 1-foot reserve and should be declared surplus for inclusion of any future sale.

Discussion:

The subject parcels are not generating any tax revenue for the City and are not required for operational or maintenance reasons. The properties are in the First Density Residential (R1) zone and would facilitate residential development on the street.

Staff believe that a better use of these properties would be achieved through private ownership. Closing this unopened road allowance and 1-foot reserve, then selling to the private sector would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base and water users.

Proceeding with the Stop Up and Close By-law and the declaration of these two properties as surplus are steps in the future disbursement of this property which will be governed by the Surplus Land Sale Policy.

Internal Consultations:

Economic Development staff reviewed the request and circulated it to other departments for comments. Economic Development, Public Works, and Planning staff collaborated on the boundaries of the Stop Up and Close area requested in Appendix B. City departments have no plans for the property shown in Appendix B or the 1-foot reserve shown in Appendix C, and do not foresee any future use for either parcel in this report.

Financial Implications:

Costs associated with Stop Up and Close and declaration of the properties as surplus, will be recovered through any future land sales involving these properties.

Public Engagement:

The Public Meeting notice was posted on the City's website starting on May 23, 2025. The notice was also advertised for four consecutive weeks including June 5, 12, 19, and 26, 2025, in the Welland Tribune as per the Public Notice Policy. The Public Meeting was held on July 8, 2025.

Any comments received are included as Appendix D.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
-

Conclusion:

Economic Development staff, during the ongoing review of surplus lands have identified an unopened road allowance on Elmvale Crescent, as shown in Appendix B and Appendix C, as a candidate for a surplus residential development lot.

It is recommended that a Stop Up and Close By-law (Appendix A) be approved and the properties shown in Appendix B and C be declared surplus.

This will result in new residential development, new tax assessment and new water users.

Appendices:

- a. Stop Up and Close By-law
- b. Unnamed ST PL 888 Port Colborne Lying N of Elmvale CR; Port Colborne
- c. Reserve Lt 90 PL 888 Port Colborne;
- d. Submitted Comments

Respectfully submitted,

Bram Cotton
Economic Development Officer
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Gary Long
Director of Development and Government Relations
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Gary.Long@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 Stop and Close for Unnamed ST PL 888 Port Colborne
Lying N of Elmvale Cr; Port Colborne**

WHEREAS at its meeting of August 26th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Governments Relations Report No. 2025-130, Subject: Elmvale Crescent Stop Up and Close and Surplus Declaration; and

WHEREAS Section 27(1) of the Municipal Act, 2001, provides that, except as otherwise provided in the Act, a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway; and

WHEREAS it is deemed expedient in the interest of The Corporation of the City of Port Colborne that the road allowance set out and described in this by-law be stopped up and closed; and

WHEREAS in accordance with Section 34(1) of the Municipal Act, 2001 and By-law 4339/12/03 of the Corporation of the City of Port Colborne, Being a By-law to Prescribe the Form and Manner and Times for the Provision of Notice in Accordance with the Municipal Act, 2001, public notice of Council’s intention to permanently close the highway set out and described in this by-law was provided; and

WHEREAS no person claiming their lands will be prejudicially affected by the by-law applied to was heard by the Council of the Corporation of the City of Port Colborne at the meeting held by the Council for that purpose on Tuesday, August 26th, 2025.

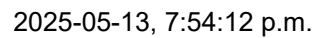
Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That upon and after the passing of this by-law all that portion of the road allowance described Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne is hereby stopped up and closed.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the Clerk is dully authorized to affix the Corporate Seal thereto.
3. That the City Solicitor be and is hereby directed to prepare and register all such documents in the proper Land Registry Office to effect, the closing of the Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne
4. This by-law shall take effect on the day that a certified copy of the by-law is registered in the proper land registry office.

Enacted and passed this 26th day of August, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk



Roads

MUN

2023 Aerial Imagery

 Green: Green

 Blue: Blue

2020 Aerial Imagery

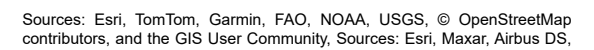
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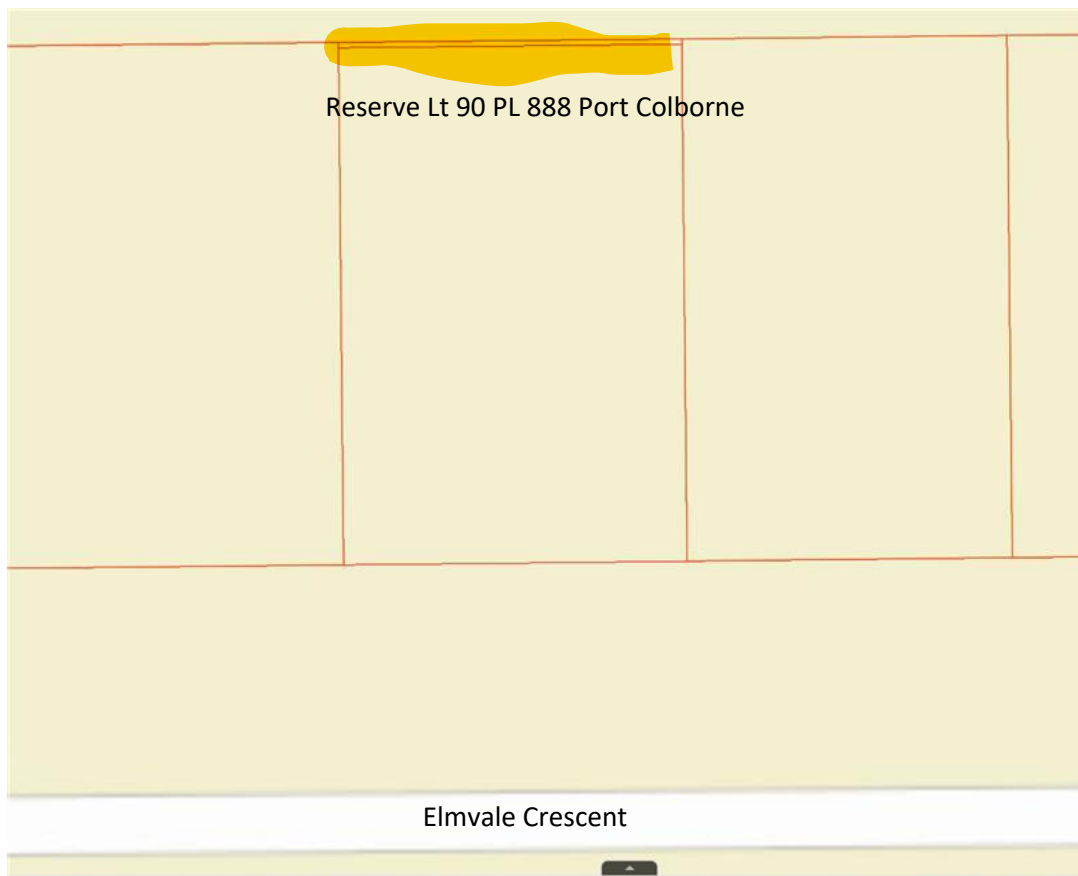
Page 139 of 223



City of Port Colborne
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1 -foot Reserve Parcel

Reserve Lt 90 PL 888 Port Colborne



Report 2025 – 130

Submitted Comments

No comments as of July 10th, 2025



Subject: Surplus Declaration – 69 Lake Road

To: Council

From: Development and Government Relations Department

Report Number: 2025-161

Meeting Date: August 26, 2025

Recommendation:

That Development and Government Relations Department Report 2025-161 be received; and

That the property described as Humberstone Con 1 Pt Lot 26 Pt Water Lot Pt Rd Allowance Plan 843 Pt Lot 3 S Lake Rd Pt Water Lot Pt Lots 1 To 3 S Lake Rd Pt Water Lot Plan 987 Pt Lot 3 S Lake Rd Pt Water Lot RP 59R15129 Parts 3 TO 5, as shown in Appendix A, be declared surplus with the exception of the Nickel Beach parking lot shown in Appendix B; and

That the Mayor and City Clerk be directed to sign any necessary documents.

Purpose:

City staff are requesting Council approval to declare the City lands at 69 Lake Road as shown in Development and Government Relations Department Report 2025-161 Appendix A, as surplus.

Background:

City staff are continually reviewing City-owned property to identify potential surplus lands that could be made available to support more productive uses.

One such use is development that attracts new employment opportunities, creates additional assessment on the City's tax roll, and adds users to the water and wastewater system to help improve efficiency and financial sustainability.

Staff have applied this rationale when analyzing properties for potential disposition. City staff believe that the subject parcel shown in Appendix A meets these objectives.

Discussion:

The subject parcel is not generating any tax revenue for the City and is not required for operational or maintenance reasons. The property is zoned industrial and could be used to facilitate new industrial development in the area. Allied Marine's property abuts the City land on the northeast side and Transport Canada lands (managed by the Hamilton Oshawa Port Authority) abut the south side of the property. The City would retain the current Nickel Beach parking area and some property to the south for possible future parking expansion.

Staff believe a portion of the identified property in Appendix A could be used for more productive purposes and private ownership would be the best avenue to support that goal.

Declaring this property as surplus is the first step in any future divestiture of the property. Any future sale or lease of parts of the property to the private sector and or government agency would fulfill the goals of the surplus land review to support development opportunities and expand the City's tax base and add water and wastewater users.

Any future sale or lease of this property would be brought forward to Council for consideration.

Internal Consultations:

Economic Development staff reviewed the request and circulated it to other departments for comments. Public Works and Planning staff collaborated on the review of this property. City departments have no plans for the property and do not foresee any future use for this parcel.

Financial Implications:

There are no financial implications to this report or costs for this process.

Public Engagement:

Any sale or lease agreement would come before City Council.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Sustainable and Resilient Infrastructure
-

Conclusion:

Economic Development staff have identified the City-owned property at 69 Lake Road shown in Appendix A, as being surplus (with the exception of the area shown in Appendix B).

The property does not generate taxes for the City and Public Works have indicated that the City has no future need for this property for operational purposes. There is an opportunity for this land to facilitate industrial marine expansion.

It is recommended that Council declare this property surplus and have staff work with adjacent landowners to determine a highest and best use for the property.

Appendices:

- a. Map of Subject Property parcel
- b. Map of Nickel Beach parking

Respectfully submitted,

Bram Cotton
Economic Development Officer
(905) 228-8063
Bram.Cotton@portcolborne.ca

Gary Long
Director of Development & Government Relations
(905) 228-8062
Gary.Long@portcolborne.ca




Report Approval:

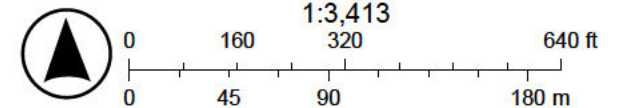
All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.

Port Colborne Mapping Application



2025-08-07, 1:27:23 p.m.

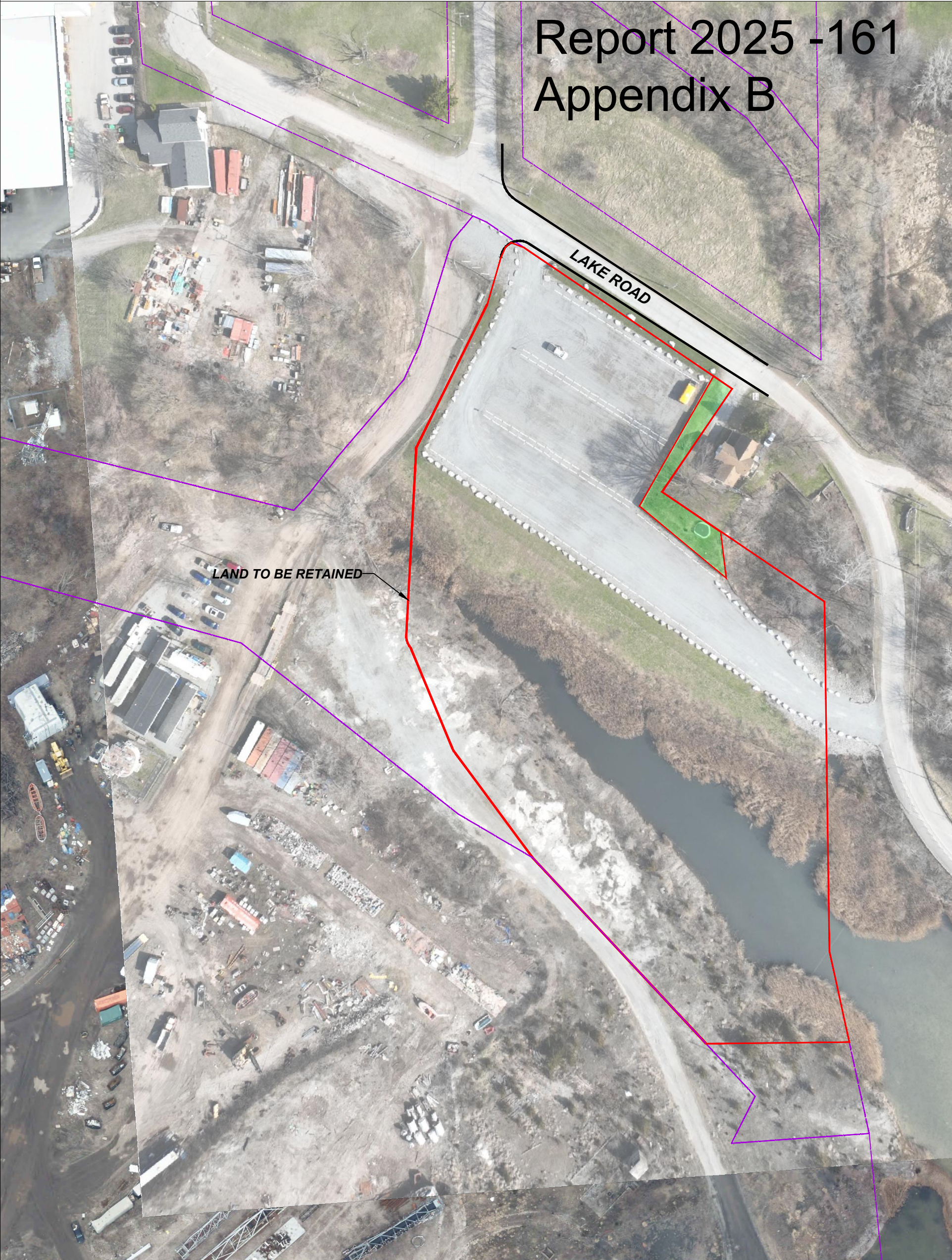
-  Port Colborne Boundary
-  Building Footprints
-  Assessment Parcel
-  Roads
-  MUN



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Port Colborne
© City of Port Colborne

Report 2025 -161
Appendix B



THE CITY OF PORT COLBORNE
69 LAKE ROAD PARKING AND SURPLUS
PROPOSED LAYOUT
PLAN VIEW

2025-08-12
SCALE NTS
REF. No.
DWG No. D-01



Subject: Water Service and Wastewater Lateral Replacement Grant Program update

To: Council

From: Public Works Department

Report Number: 2025-151

Meeting Date: August 26, 2025

Recommendation:

That Public Works Department Report 2025-151 be received; and

That Council approve enhancements to the Water Service and Wastewater Lateral Replacement Grant Program, including increasing the maximum grant amounts to \$2,000 for each individual service or up to \$5,000 when both water and wastewater services are replaced concurrently, and waiving Building Permit Fees for work eligible under the program; and further,

That these enhancements be subject to the availability of funds within the approved annual budget.

Purpose:

To seek Council approval to enhance the City's Water Service and Wastewater Lateral Replacement Grant Program by increasing grant amounts, improving accessibility, and broadening eligibility.

Background:

The City currently offers a grant program to support residential property owners in replacing aging or defective private water services and wastewater laterals.

Replacing aging water and wastewater services is critical to ensure safe, reliable, and efficient service. Over time, pipes can corrode, crack, or collapse, leading to leaks. Some older water lines also contain lead or may be undersized, potentially causing low pressure. Additionally, in some areas, shared water services still exist, and it is best practice for each home to have its own independent service. These private-side issues

can also contribute to City-wide water loss and inflow and infiltration (I&I), increasing operational costs and reducing the effectiveness of infrastructure investments.

This program supports the City's broader asset management, water loss reduction, and I&I mitigation, helping to ensure that public and private infrastructure investments are aligned and effective.

Under the current program, property owners can apply for grants to cover the following costs, paid directly to an authorized contractor (excluding permit fees):

- Water line replacement: Up to **\$1,000**
- Wastewater line replacement: Up to **\$1,000**
- Water and wastewater line replacements: Up to **\$3,000**

The number of total grants issued in 2024 and 2025 to date are included in the table below. The program is being revamped to encourage uptake by making the program more accessibly and widely available, and while increasing grant offering to help offset the rising construction costs for this type of work.

	# of Water Service Grants Issued	# of Wastewater Lateral Grants Issued	Total Grant Funds Issued
2024	13	9	\$24,499.50
2025 (to date)	7	2	\$11,915.84

Discussion:

Proposed Changes to the Grant Program

Staff recommend increasing the current maximum grant amounts as follows:

- Up to **\$2,000** for water service replacement
- Up to **\$2,000** for wastewater service lateral replacement
- Up to **\$5,000** if both services are replaced at the same time

Replacing both services concurrently minimizes overall disruption and cost, while addressing both water loss and I&I in a coordinated manner.

The grant eligibility for wastewater service replacement will also be expanded to include trenchless lateral lining options, where appropriate. This approach is currently being used by a separate City capital program and may provide a lower-cost option for property owners in suitable cases.

To further reduce barriers to participation in the Grant Program, staff recommend waiving building permit fees for eligible water and wastewater lateral replacement work completed through the grant program.

Improved Outreach and Support Tools:

To promote program uptake, the City has:

- Updated the website with clearer information
- Created printed handout cards for in-person outreach
- Plans to notify residents of the grant when private-side issues are identified during watermain lining or other capital project work, or after Operational issues are identified
- Planned targeted outreach to local contractors who often complete the work

Payment Options:

Currently, the City issues grant payments directly to contractors. In special cases, funds are paid to the homeowner. Staff recommend maintaining flexibility to provide payment to either party, based on the circumstances of the project and the preferences of the applicant.

Internal Consultations:

The Building Division has confirmed their support for waiving permit fees associated with these replacements. The Finance Division has reviewed the proposed changes and supports the continued use of a capped annual program budget, with grant awards subject to availability of funds, while increasing the eligible fund amounts.

Financial Implications:

This program is already budgeted in the water and wastewater budgets. The combined water and wastewater budget for all related grant programs is \$130,000. The grants and program are subject to available funding.

Public Engagement:

Public engagement for this program has taken place through direct interactions between Operations staff and residents, as well as through capital project communications, which often involve one-on-one conversations with those directly affected. Staff also shared information on the Grant Program at the water and wastewater public open houses in March 2025. The updated web content and handouts aim to improve visibility and understanding of the program. Outreach to local contractors will also help spread

awareness of the program among potential applicants. Residents often tell staff that the cost of replacing water services or wastewater laterals is far beyond their reach, and that grant funding plays a vital role in helping them maintain their infrastructure, especially as construction costs continue to rise.

Strategic Plan Alignment:

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

- Environment and Climate Change
 - Welcoming, Livable, Healthy Community
 - Sustainable and Resilient Infrastructure
-

Conclusion:

The proposed enhancements to the Water and Wastewater Lateral Replacement Grant Program are designed to increase participation, address private infrastructure issues that also can affect the City's water and wastewater systems, and align with broader strategic objectives. Staff recommend Council approve the proposed grant increases, building permit fee waiver, and program refinements.

Respectfully submitted,

Cassandra Banting
Manager of Environmental Services
905-228-8137
Cassandra.Banting@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.

July 31, 2025

CL 11-2025, July 24, 2025

PEDC 5-2025, July 9, 2025

PDS 13-2025, July 9, 2025

Local Area Municipalities

SENT ELECTRONICALLY

Repeal of By-laws Delegating Planning Application Approvals to Local Area
Municipalities

PDS 13-2025

Regional Council, at its meeting held on July 24, 2025, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 13-2025, dated July 9, 2025, respecting Repeal of By-laws Delegating Planning Application Approvals to Local Area Municipalities, **BE RECEIVED** and the following recommendations **BE APPROVED**:

1. That the following By-laws **BE REPEALED** to reflect the changes in the Region's planning authority under the *Planning Act*: By-Law Nos. 124-1999, 186-1999, 187-1999, 188-1999, 185-1999, 180-1999, 189-1999, 181-1999, 184-1999, 179-1999, 183-1999, 182-1999, 2019-70, 8619-97, 8620-97, 8760-97, 8761-97, 8764-97, 8763-97, 8762-97, 8807-97, 8793-97, 8792-97, 8819-97, and 8974-98;
2. That the necessary repealing By-law **BE PREPARED** and **PRESENTED** to Regional Council for consideration; and
3. That Report PDS 13-2025 and a final copy of the repealing By-law, **BE CIRCULATED** to Local Area Municipalities.

A copy of Report PDS 13-2025 and By-law No. 2025-38 are enclosed for your reference.

Yours truly,



Ann-Marie Norio

Regional Clerk

js

CLK-C 2025-076

cc: A. Shanks, Senior Development Planner, Public Works Department
T. Ricketts, Commissioner, Public Works
K. Ward, Executive Assistant to the Commissioner, Public Works

Subject: Repeal of By-laws Delegating Planning Application Approvals to Local Area Municipalities

Report to: Planning and Economic Development Committee

Report date: Wednesday, July 9, 2025

Recommendations

1. That the following By-laws **BE REPEALED** to reflect the changes in the Region's planning authority under the *Planning Act*: By-Law Nos. 124-1999, 186-1999, 187-1999, 188-1999, 185-1999, 180-1999, 189-1999, 181-1999, 184-1999, 179-1999, 183-1999, 182-1999, 2019-70, 8619-97, 8620-97, 8760-97, 8761-97, 8764-97, 8763-97, 8762-97, 8807-97, 8793-97, 8792-97, 8819-97, and 8974-98;
2. That the necessary repealing By-law **BE PREPARED** and **PRESENTED** to Regional Council for consideration; and
3. That Report PDS 13-2025 and a final copy of the repealing By-law, **BE CIRCULATED** to Local Area Municipalities.

Key Facts

- The purpose of this report is to recommend the repeal of delegation by-laws that are no longer required due to changes in the Region's planning authority.
- Prior to March 31, 2025, Niagara Region had delegated approval authority for most official plan amendments, and all subdivisions and consents to local municipalities through a series of by-laws.
- As of March 31, 2025, lower-tier municipalities became the statutory approval authorities for all *Planning Act* applications, making the Region's delegation by-laws obsolete.
- Outstanding consent applications previously under the Regional Clerk's authority have now transferred to local municipalities, and staff are working to distribute related records in accordance with the *Planning Act*.
- Regional staff met with area municipalities to discuss transition matters, including the repeal of the delegation by-laws, and no concerns were raised.

Financial Considerations

There are no direct financial considerations associated with this report.

Analysis

Legislative Context and Transition of Planning Authority

Effective March 31, 2025, Niagara Region became an “upper-tier municipality without planning responsibilities” as defined under the *Planning Act*. This change was the result of legislative amendments introduced through the *More Homes Built Faster Act, 2022* (Bill 23), which removed planning responsibilities from certain upper-tier municipalities in the Province, including Niagara Region.

Prior to March 31, the Region had delegated approval authority for most official plan amendments and all plans of subdivision and consents to area municipalities. These delegations were established through a number of Regional By-laws (listed in Appendix 1).

As of March 31, 2025, the Region’s lower-tier municipalities became the statutory approval authorities for all applications under the *Planning Act*. This shift in authority renders the Region’s existing delegation by-laws redundant.

In preparation for the March 31 transition, Regional staff engaged with area municipalities to discuss transition matters. The repeal of the delegation by-laws was raised during these discussions, and no concerns were identified. This report will be circulated to all area municipalities for information and transparency.

Outstanding Consent Applications and Records Transfer

Prior to March 31, 2025, the Regional Clerk retained approval authority for certain consent applications approved by the former Regional Land Division Committee. Specifically, this included conditional consents that had not been finally disposed of before the delegation by-laws were enacted.

As of March 31, 2025, these remaining consent approval powers have been transferred to the Secretary-Treasurers of the Committee of Adjustment of the area municipalities, who are now the statutory approval authorities for all consent applications.

Under Section 70.13(9) of the *Planning Act*, the Region is required to forward all records related to the outstanding consents to the appropriate area municipalities for administration. Regional staff are currently reviewing options for distributing these records to the area municipalities including the potential for digitizing records preserved with dated technology.

Alternatives Reviewed

Council could choose to retain the delegation by-laws; however, this is not recommended. The Region no longer has planning authority under the *Planning Act*, and the by-laws serve no legal or functional purpose. Repeal is recommended for clarity and consistency.

Relationship to Council Strategic Priorities

Effective Region: The repeal of the by-laws will streamline service delivery by removing redundant administrative instruments, ensuring the Region's operations align with its current legislative responsibilities and support fiscally responsible and sustainable core services.

Equitable Region: The repeal of the by-laws will support local decision-making and more responsive planning processes, recognizing the role of lower-tier municipalities to manage growth and development in accordance with the legislative changes introduced through Bill 23.

Other Pertinent Reports

[PDS 5-2025 Update on Local Official Plan Reviews and Proclamation Transition](https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=75780064-c37d-464e-bcda-9b6bc238f6c4&Agenda=Agenda&lang=English&Item=15&Tab=attachments)

(<https://pub-niagararegion.escribemeetings.com/Meeting.aspx?Id=75780064-c37d-464e-bcda-9b6bc238f6c4&Agenda=Agenda&lang=English&Item=15&Tab=attachments>)

CWCD 2024-190 Correspondence from the Minister of Municipal Affairs Ontario
Regulation 525/97 and Upper-Tier Planning Authority

Prepared by:

Amy Shanks, MCIP, RPP
Senior Development Planner
Public Works Department

Recommended by:

Terry Ricketts, P.Eng.
Commissioner of Public Works
Public Works Department

Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with Pat Busnello, Manager of Development Planning, and reviewed by Diana Morreale, Director of Growth Management and Planning.

Appendices

Appendix 1 List of Existing Regional By-laws Delegating Approval for *Planning Act* Applications to Local Area Municipalities

Appendix 1 List of Existing Regional By-laws Delegating Approval for *Planning Act* Applications to Local Area Municipalities

Official Plan Amendments

The following By-law delegated approval authority for official plan amendments:

- Region-wide – By-law No. 2019-70

Consent Applications

The following By-laws delegated consent approval authority to local area municipalities:

- West Lincoln – By-law No. 124-1999
- St. Catharines – By-law No. 186-1999
- Thorold – By-law No. 187-1999
- Welland – By-law No. 188-1999
- Pelham – By-law No. 185-1999
- Grimsby – By-law No. 180-1999
- Wainfleet – By-law No. 189-1999
- Lincoln – By-law No. 181-1999
- Port Colborne – By-law No. 184-1999
- Fort Erie – By-law No. 179-1999
- Niagara-on-the-Lake – By-law No. 183-1999
- Niagara Falls – By-law No. 182-1999

Subdivision Applications

The following By-laws delegated subdivision approval authority to local area municipalities:

- Welland – By-law No. 8619-97
- Fort Erie – By-law No. 8620-97
- Lincoln – By-law No. 8760-97
- Thorold – By-law No. 8761-97
- Niagara-on-the-Lake – By-law No. 8764-97
- Grimsby – By-law No. 8763-97
- West Lincoln – By-law No. 8762-97
- St. Catharines – By-law No. 8807-97
- Pelham – By-law No. 8793-97
- Port Colborne – By-law No. 8792-97
- Niagara Falls – By-law No. 8819-97
- Wainfleet – By-law No. 8974-98

August 1, 2025

CL 11- 2025, July 24, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting “Elect Respect” Campaign

Regional Council, at its meeting held on July 24, 2025, passed the following motion:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community;

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;

WHEREAS Ontario’s municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment;

WHEREAS social medial platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office;

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables;

WHEREAS the Association of Municipalities of Ontario’s Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and call on elected officials to uphold the highest standards of conduct;

WHEREAS H.E.R. has launched a campaign called “Elect Respect” to promote the importance of a healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan ‘Parliamentary Civility Pledge’ to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Regional Council **SUPPORTS** the 'Elect Respect' pledge and commits to:
 - a) Treat others with respect in all spaces; public, private, and online;
 - b) Reject and call out harassment, abuse and personal attacks;
 - c) Focus debate on ideas and policies, not personal attacks;
 - d) Help build a supportive culture where people of all backgrounds feel safe to run for and hold office;
 - e) Call on relevant authorities to ensure the protection of elected officials who face abuse or threats; and
 - f) Model integrity and respect by holding one another to the highest standards of conduct;
2. That Niagara Regional Council **CALLS** on elected officials, organizations, and community members to support the 'Elect Respect' campaign and sign the online pledge at www.electrespect.ca;
3. That a copy of this resolution **BE SENT** to the Association of Municipalities of Ontario, Ontario's Big City Mayors, the Federation of Canadian Municipalities, Niagara's MPs and MPPs, Niagara Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police; and
4. That this resolution **BE SENT** to all of Niagara's local area municipalities with a request that their Councils pass a similar motion.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-081

Distribution List:

Association of Municipalities of Ontario
Ontario's Big City Mayors
Federation of Canadian Municipalities
Local Members of Parliament
Local Members of Provincial Parliament
Niagara Regional Police
Ontario Provincial Police
Royal Canadian Mounted Police
Local Area Municipalities

July 30, 2025

Association of Municipalities of Ontario
155 University Ave | Suite 800
Toronto, ON M5H 3B7

Sent via email: resolutions@amo.on.ca

**Re: Elect Respect Pledge
Our File 10.12.1**

To Whom it May Concern,

At its meeting of July 14, 2025, St. Catharines City Council approved the following motion:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community; and

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions; and

WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment; and

WHEREAS social media platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office; and

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables; and

WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office; and

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and called on elected officials to uphold the highest standards of conduct; and

WHEREAS H.E.R. Halton has launched a campaign called Elect Respect to promote the importance of healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan “Parliamentary Civility Pledge” to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.;

NOW THEREFORE BE IT RESOLVED:

THAT City of St. Catharines Council supports the Elect Respect pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct; and

BE IT FURTHER RESOLVED That City of St. Catharines Council calls on elected officials, organizations and community members to support the Elect Respect campaign and sign the online pledge at www.electrespect.ca; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Mayors and Regional Chairs of Ontario, relevant MPs and MPPs, Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police.

If you have any questions, please contact the Office of the City Clerk at extension 1524.



Donna Delvecchio, Acting City Clerk
Legal and Clerks Services, Office of the City Clerk
:av

cc: Ontario Big City Mayors
The Federation of Canadian Municipalities

Mayors and Regional Chairs of Ontario
MPs and MPPs
Regional Police
The Ontario Provincial Police
Royal Canadian Mounted Police



**The Corporation of the Town of Grimsby
Administration**

Office of the Town Clerk

160 Livingston Avenue, Grimsby, ON L3M 0J5

Phone: 905-945-9634 Ext. 2171 | **Fax:** 905-945-5010

Email: vssteel@grimsby.ca

August 14, 2025

SENT VIA E-MAIL

clerks@stcatharines.ca

Attention: City of St. Catharines

RE: Endorsement of City of St. Catharines' Motion – Elect Respect Pledge

Please be advised that the Council of the Corporation of the Town of Grimsby at its meeting held on August 11, 2025 passed the following resolution:

C-25-150

Moved: Councillor Korstanje

Seconded: Councillor Howe

Resolved that Council endorse the City of St. Catharines' motion regarding an Elect Respect Pledge.

If you require any additional information, please let me know.

Regards,

Victoria Steele
Town Clerk

CC:

Association of Municipalities of Ontario (resolutions@amo.on.ca)

Ontario's Big City Mayors (info@obcm.ca)

Federation of Canadian Municipalities (info@fcm.ca)

Dean Allison (dean.allison@parl.gc.ca)

Sam Oosterhoff (sam.oosterhoffco@pc.ola.org)

Chris Bittle (chris.bittle@parl.gc.ca)

Jennie Stevens (jstevens-co@ndp.on.ca)

Fred Davies (fred.davies@parl.gc.ca)

Jeff Burch (jburch-co@ndp.on.ca)

Tony Baldinelli (tony.baldinelli@parl.gc.ca)

Wayne Gates (wgates-co@ndp.on.ca)

Michelle Seaborn (michelle.seaborn@niagararegion.ca)

Niagara Regional Police (info@niagarapolice.ca)

Ontario Provincial Police (opp.media@opp.ca)

Royal Canadian Mounted Police (rcmp.hqmediarelations-dgreationsmedias.grc@rcmp-grc.gc.ca)

Mayors and Regional Chairs of Ontario

ATTCH: Elect Respect Pledge Our File 10.12.1



Municipality of Central Huron

P.O. Box 400, 23 Albert Street, Clinton, Ontario N0M 1L0

Telephone: 519-482-3997 Fax: 519-482-9183

Email: info@centralhuron.com

www.centralhuron.com

July 25, 2025

Sent via Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON, M7A 1A4

Re: Letter of Support – Raising Ontario Works and Ontario Disability Support Program

Dear Premier Ford,

This letter is to confirm that the following resolution of support was adopted by the Council of the Municipality of Central Huron at their July 21, 2025 Regular Council Meeting:

RES:281-2025

Moved by Councillor Lobb, seconded by Councillor Cox

That the Council of the Municipality of Central Huron direct staff to send a letter of support for the City of Port Colborne's correspondence supporting the City of Pickering's resolution urging the Ontario Provincial Government to significantly raise the payments of Ontario Works and Ontario Disability Support Program.

Carried

A copy of the City of Port Colborne's correspondence is attached for your reference.

Respectfully,

Jillian Bjelan
Deputy Clerk
Municipality of Central Huron
519-482-3997 x 1230
depclerk@centralhuron.com

CC:

City of Port Colborne Clerk, Charlotte Madden; charlotte.madden@portcolborne.ca

City of Pickering Clerk, Susan Cassel; clerks@pickering.ca

Minister of Finance, Peter Bethlenfalvy; peter.bethlenfalvy@pc.ola.org

MPP for Huron-Bruce, Lisa Thompson; lisa.thompsonco@pc.ola.org

Rural Ontario Municipalities Association; roma@roma.on.ca

Federation of Canadian Municipalities; resolutions@fcm.ca

Association of Municipalities of Ontario; amo@amo.on.ca



PORT COLBORNE

Legislative Services

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.8031 F 905.834.5746

E charlotte.madden@portcolborne.ca

July 10, 2025

Email: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Email: peter.bethlenfalvy@pc.ola.org

The Honourable Peter Bethlenfalvy
Minister of Finance
7 Queen's Park Cres.
Toronto, ON M7A 1Y7

Dear Honourable Doug Ford and Honourable Peter Bethlenfalvy:

Re: City of Port Colborne Supports the City of Pickering regarding Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP)

Please be advised that, at its meeting of July 8, 2025 the Council of The Corporation of the City of Port Colborne supported the resolution received from the City of Pickering regarding Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP).

The City of Pickering resolution is attached for your consideration.

Sincerely,

Charlotte Madden
City Clerk

ec: Michael Parsa, Minister of Children, Community and Social Services
Raymond Sung Joon Cho, Minister for Seniors and Accessibility
Niagara Region MPPs, Jeff Burch, Wayne Gates, Sam Oosterhoff, Jennifer Stevens
Christine Clark Lafleur, Executive Director, Port Cares
The Federation of Canadian Municipalities (FCM)
The Association of Municipalities (AMO)
All Ontario Municipalities

Sent by Email

June 6, 2025

The Honourable Peter Bethlenfalvy
MPP Pickering-Uxbridge
1550 Kingston Rd., Suite 213
Pickering, ON L1V 1C3
peter.bethlenfalvy@pc.ola.org

Subject: Raising Ontario Works (OW) and Ontario Disability Support Program (ODSP)

The Council of The Corporation of the City of Pickering considered the above matter at a Meeting held on May 26, 2025 and adopted the following resolution:

WHEREAS individuals and families receiving income support through Ontario Works (OW) and the Ontario Disability Support Program (ODSP) are facing increasing challenges in meeting basic needs due to rising costs of living;

And Whereas Statistics Canada notes that people with disabilities have a higher poverty rate and a lower rate of employment than the overall population;

And Whereas the annual income support for Ontario Works is currently \$8,796.00 and \$16,416.00 for Ontario Disability Support Program. These supports have not increased sufficiently to keep up with inflation and the cost of living. Such costs are anticipated to continue increasing;

And Whereas the low income measure for a single person in Greater Toronto Area is estimated to be approximately \$27,343 annually, and the deep income poverty threshold is determined to be \$20,508;

And Whereas Food Banks, including our local Food Banks, provide a necessary service with increasing demands in our communities;

And Whereas the Pickering Food Bank served 1,722 adults, and 1,054 children in February 2025;

And Whereas food banks are already reducing their distribution capacity; and it is anticipated that due to developing economic circumstances, such as the current tariff war, there will be increased unemployment, increased food prices, and a heightened demand for food distribution, while donations continue to decline;

And Whereas these economic trends will continue to erode the purchasing power of OW and ODSP recipients, increasing reliance on food banks and placing additional pressure on municipalities and community organizations;

Now therefore it be resolved that the Council of The Corporation of the City of Pickering directs through the Office of the Chief Administrative Officer:

1. That staff send a letter to the Premier of Ontario, Minister of Finance, Minister of Children, Community and Social Services, and the Minister for Seniors and Accessibility, to strongly urge that the Ontario Provincial Government significantly raise the payments of Ontario Works and Ontario Disability Support Program and the increases be reflected in the upcoming Provincial Budget and that the increased amount aligns with inflationary costs and thereby decrease the pressure on food banks and the reliance on municipalities and taxpayers to supplement the gap in financial need; and,
2. That a copy of this resolution be forwarded to all Members of Provincial Parliament (MPPs), the Regional Municipality of Durham, all Municipalities in the Province of Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:am

Copy: Robert Cerjanec, MPP Ajax
Lorne Coe, MPP Whitby
Jennifer French, MPP Oshawa
Todd McCarthy, MPP Durham
Laurie Scott, MPP Haliburton—Kawartha Lakes—Brock
Alexander Harras, Regional Clerk, Region of Durham
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)

All Ontario Municipalities

Chief Administrative Officer



2021 Division Road North
Kingsville, Ontario N9Y 2Y9
Phone: (519) 733-2305
www.kingsville.ca

July 17, 2025

Honourable Premier Doug Ford
Via Email: premier@ontario.ca

Honourable Rob Flack, Minister of Municipal Affairs and Housing
Via Email: rob.flack@ontario.ca

Dear Premier Ford and Minister Flack,

Re: Opposition to Bill 17, Protect Ontario by Building Faster Act, 2025

Please be advised that at its Regular Meeting held Monday, July 14th, 2025, the Council of the Town of Kingsville passed the following resolution respecting the matter referenced in the above subject line:

122-07142025

Moved By: Deputy Mayor DeYong

Seconded By: Councillor Gaffan

Whereas on May 12, 2025, the Government of Ontario (hereafter, the "Province"), enacted Bill 17, also known as the Protect Ontario by Building Faster and Smarter Act, 2025 (hereafter, the "Act"), which will defer Development Charge (hereafter, "DC" or "DCs") revenues and increase collection efforts and costs;

And whereas the DCs collected from developers are necessary to help municipalities fund the capital costs of infrastructure and services required to support new housing;

Now therefore be it resolved that The Council of the Corporation of the Town of Kingsville:

- Requests that the Province of Ontario provide municipalities with clarity on how they should fund the capital costs of infrastructure and services required to support new growth, given the impacts to overall DC revenue;
- Wishes it to be known that the constant change to the Province's planning and development framework is creating uncertainty and is ultimately reducing the construction of housing; and,
- Directs the Clerk to forward a copy of this resolution to the Honourable Doug Ford, Premier of Ontario, Honourable Rob Flack, Minister of Municipal Affairs and Housing, Anthony Leardi, MPP, Essex, Lisa Gretzky, MPP Windsor West, Andrew Dowie, MPP Windsor-Tecumseh, Trevor

Jones, MPP Chatham-Kent-Leamington, AMCTO, AMO and all Ontario Municipalities.

Carried.

Sincerely,

A handwritten signature in black ink that reads "Angela Toole". The script is cursive and fluid, with the first name "Angela" and last name "Toole" clearly distinguishable.

Angela Toole, Acting Manager of Municipal Governance/Clerk

Email: atoole@kingsville.ca

Phone: 519-733-2305 ext. 223

cc. Anthony Leardi, MPP, Essex
Trevor Jones, MPP, Chatham-Kent - Leamington
Andrew Dowie, MPP, Windsor-Tecumseh
Lisa Gretzky, MPP, Windsor West
AMCTO
AMO
All Ontario Municipalities



Norfolk County
Legislative Services
Office of the Chief Administrative Officer
50 Colborne Street, S., Simcoe Ontario N3Y 4H3
Telephone: 519-426-5870
E-mail: clerks@norfolkcounty.ca
Website: norfolkcounty.ca

July 31, 2025

SENT VIA EMAIL

Re: Norfolk County Council – Letter of support for the Township of Otonabee-South Monaghan

On behalf of the Council of the Corporation of Norfolk County, Council passed the following resolution on July 22, 2025, regular council meeting:

Resolution No. C-154

Moved By: Councillor Van Paassen

Seconded By: Councillor Masschaele

That Council directs staff to send a letter of support for the Township of Otonabee-South Monaghan regarding Bill C-2.

Carried.

In addition, Council endorsed the following resolution made by the Township of Otonabee-South Monaghan:

WHEREAS Bill C-2 proposes to amend the Proceeds of Crime (Money Laundering) and Terrorist Financing Act by adding section 77.5 (1), making it a criminal offense for any business, profession, or charitable entity to accept cash payments, donations, or deposits of \$10,000 or more in a single transaction or related transactions, regardless of their lawful nature;

WHEREAS this blanket ban criminalizes legitimate business transactions using legal tender, punishing businesses and law-abiding citizens solely for choosing to use cash, a fundamental right in Canada;

WHEREAS small businesses, charities, and individuals in Otonabee-South Monaghan and across Canada, including farmers, car dealers, and community organizations, rely on cash for lawful high-value transactions, and this restriction will impose unnecessary hardship, stifle economic activity, and deter charitable giving;

WHEREAS the \$10,000 threshold is arbitrarily low, capturing routine legal transactions while creating compliance burdens that disproportionately harm small businesses, rural communities, and those without digital banking access;

WHEREAS municipalities must stand up for the economic freedom and financial inclusion of their residents;

NOW, THEREFORE, BE IT RESOLVED that the Council of Otonabee-South Monaghan:

- Condemns Bill C-2, section 77.5, as an unacceptable overreach that criminalizes lawful cash transactions and undermines the use of Canadians' right to use legal tender;
- Demands the federal government to withdraw this amendment and engage in meaningful consultation with municipalities, businesses, and charities to develop targeted anti-crime policies that do not penalize legitimate cash transactions;
- Instructs the Municipal Clerk to send this resolution to all Canadian municipalities, the Federation of Canadian Municipalities (FCM), the Ontario Municipal Association, the Minister of Finance, Leslyn Lewis, our local MP, the Ontario Chamber of Commerce, and First Nations, calling for unified opposition;
- Urges other municipalities to pass similar resolutions to protect the rights of their residents and businesses

Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: Clerks@norfolkcounty.ca.

Sincerely,

T. Rodrigues

Tracey Rodrigues
Deputy County Clerk
Tracey.Rodrigues@norfolkcounty.ca



ADR
CHAMBERS

Integrity Commissioner Office
for the City of Port Colborne

MICHAEL MAYNARD
Integrity Commissioner
City of Port Colborne
E-mail: integrity@adr.ca

June 6, 2025

Sent by e-mail to:

Charlotte Madden, City Clerk
City of Port Colborne
66 Charlotte Street
Port Colborne, ON, L3K 3C8
cityclerk@portcolborne.ca

Re: IC-35495-0325: City of Port Colborne Commissioner Annual Report for the operating period of February 25, 2024 to February 24, 2025

Dear Ms. Madden:

Thank you for the opportunity to act as the Integrity Commissioner (or "IC") for the City of Port Colborne (the "City"). Following Edward T. McDermott's retirement from serving as the City's Integrity Commissioner, I was appointed as the Integrity Commissioner for the City of Port Colborne on January 1, 2025. In accordance with the terms of the agreement with the City, and pursuant to section 223.6(1) of the *Municipal Act, 2001*, we are providing our annual report for the operating period of February 25, 2024 to February 24, 2025.

As you know, the IC's role is to help Members of Council ("Members") ensure that they are performing their functions in accordance with the City's Code of Conduct (the "Code") and the *Municipal Conflict of Interest Act* (the "MCIA"). The Integrity Commissioner is available to educate

and provide advice to Members on matters governing their ethical behaviour and compliance with the Code and the MCIA.

The Integrity Commissioner is also responsible for receiving, assessing, and investigating appropriate complaints respecting alleged breaches of the Code or the MCIA.

Requests for Advice

During this operating period, the Integrity Commissioner received one request for advice.

Code of Conduct Complaints

During this operating period, no Code of Conduct complaints were received.

Billing

In accordance with our contract with the City, the billings for the operating period, commencing February 25, 2024 and ending February 24, 2025, totaled \$4,124.51.

Final Comments

We look forward to assisting the City and its Members of Council in contending with the issues that may arise in connection with the administration of its Code of Conduct in the coming year.

Yours truly,

A handwritten signature in black ink, appearing to read 'M Maynard', with a stylized flourish at the end.

Michael Maynard,
Office of the Integrity Commissioner for the City of Port Colborne



August 13, 2025

SENT ELECTRONICALLY

To All Concerned Organizations

Re: 12.3 Support for Elect Respect Pledge – City of Thorold Council Resolution

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on August 12, 2025, considered the aforementioned topic and passed the following resolution:

The Corporation of the City of Thorold enacts as follows:

WHEREAS democracy is healthy when everyone is able to participate fully and safely and contribute to the well-being of their community;

WHEREAS we are witnessing the dissolution of democratic discourse and respectful debate across all levels of government and in neighbouring jurisdictions;

WHEREAS Ontario's municipally elected officials are dealing with increasingly hostile, unsafe work environments facing threats and harassment;

WHEREAS social medial platforms have exacerbated disrespectful dialogue, negative commentary, and toxic engagement which disincentivizes individuals, especially women and candidates from diverse backgrounds from running for office;

WHEREAS better decisions are made when democracy is respectful and constructive and the voices of diverse genders, identities, ethnicities, races, sexual orientation, ages and abilities are heard and represented around municipal council tables;

WHEREAS the Association of Municipalities of Ontario's Healthy Democracy Project has identified concerning trends with fewer people voting in local elections and running for municipal office;

WHEREAS in 2024, female elected representatives from across Halton formed a group called H.E.R. (Halton Elected Representatives) which pledged to speak out against harassment and negativity in politics and call on elected officials to uphold the highest standards of conduct;

WHEREAS H.E.R. has launched a campaign called “Elect Respect” to promote the importance of a healthy democracy and safe, inclusive, respectful work environments for all elected officials that encourages individuals to participate in the political process; and

WHEREAS on June 5, 2025, the Canadian Association of Feminist Parliamentarians launched a non-partisan ‘Parliamentary Civility Pledge’ to encourage all parliamentarians to commit to end workplace harassment and increase civility on Parliament Hill, modelled after the pledge developed in Halton by representatives of H.E.R.

NOW THEREFORE BE IT RESOLVED

1. That the City of Thorold Council **SUPPORTS** the ‘Elect Respect’ pledge and commits to:
 - Treat others with respect in all spaces; public, private, and online;
 - Reject and call out harassment, abuse and personal attacks;
 - Focus debate on ideas and policies, not personal attacks;
 - Help build a supportive culture where people of all backgrounds feel safe to run for and hold office;
 - Call on relevant authorities to ensure the protection of elected officials who face abuse or threats; and
 - Model integrity and respect by holding one another to the highest standards of conduct;
2. That the City of Thorold Council **CALLS ON** elected officials, organizations, and community members to support the ‘Elect Respect’ campaign and sign the online pledge at www.electrespect.ca;
3. That a copy of this resolution **BE SENT** to the Association of Municipalities of Ontario, Ontario’s Big City Mayors, the Federation of Canadian Municipalities, Niagara’s MPs and MPPs, the Niagara Region, Niagara Regional Police, the Ontario Provincial Police and the Royal Canadian Mounted Police; and
4. That this resolution **BE SENT** to all of Niagara’s local area municipalities with a request that their Councils pass a similar motion.

Thank you,



Nicholas Debono
City Clerk, City of Thorold



City of Thorold
P.O. Box 1044, 3540 Schmon Parkway,
Thorold, Ontario L2V 4A7

Tel: 905-227-6613
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July 24, 2025

Mayor Steele and Brian Boles, CAO
The Corporation of the City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

RE: Partnering for the future of healthcare in South Niagara

Dear Mayor Steele and CAO Boles,

Thank you for your recent correspondence outlining the City's position and feedback regarding the future of healthcare in Port Colborne. We appreciate your continued commitment to ensuring residents have access to the care they need. Your response letter will be shared with our Board of Directors at the September meeting.

Niagara Health understands the importance of accessible healthcare for the residents of Port Colborne, particularly in the area of increased primary care access. We have invested significant time and effort working alongside the City and community primary care physicians to identify solutions that could support continued primary care access in Port Colborne. While primary care falls outside the formal mandate of a hospital system, our leadership team has remained engaged and committed to exploring potential avenues—because we know how critical these services are to our community. That is also why we have continuously supported the City's public consultation process—including by participating directly in open houses and responding to residents' concerns and questions. We will continue to approach those conversations, including the presentation to your Health Committee, with honesty and transparency.

The intention of the timelines presented in our recent communication was to help Council appreciate the fast-approaching deadlines Niagara Health is facing to ensure South Niagara Hospital stays on track. These timelines are a product of us managing the commitments and timelines the Province has set out for us. The reality is that should municipalities decide not to partake in the local share, it is up to Niagara Health to come up with the difference and submit that plan to the Ministry of Health for approvals this fiscal year. As you will appreciate, the work required to determine how we would close that gap is not insignificant. By February 2028, Niagara Health is required to have its full funding in place to support the substantial completion of the new hospital. Much like a mortgage, Niagara Health is required to ensure it can meet the financial requirements necessary to receive the keys. We can set aside the Sept. 12th date but hope we can agree on the urgency to solve these questions so we can keep the South Niagara Hospital project moving forward, while also improving access to primary care for the residents of Port Colborne.



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As we move towards our three-site model, we remain committed to working with the City of Port Colborne and would be happy to explore alternative timelines that would be more feasible.

Sincerely,



Lynn Guerriero
President and CEO



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Transforming How we Work



Mayor and Members of Council

RE: Support for Bill 9 – Municipal Accountability Act, 2025, and the Importance of Mandatory Leaves of Absence for Elected Officials Charged with Assault

Dear Mayor and Members of Council,

On behalf of the Coalition to End Violence Against Women (CEVAW) Niagara, we are writing to express our strong support for Bill 9: *The Municipal Accountability Act, 2025*, and to call for the inclusion of provisions that require elected municipal officials who have been criminally charged with assault—including intimate partner violence—to take a leave of absence while charges are pending.

CEVAW is a coalition of agencies across Niagara dedicated to ending gender-based violence and supporting survivors. As organizations that work directly with individuals impacted by abuse, we are committed to building systems that prioritize safety, integrity, and public accountability. This includes ensuring our municipal institutions reflect the values of transparency, equity, and survivor-centred leadership.

We commend efforts to strengthen accountability mechanisms at the municipal level through Bill 9 and support the recommendations from both the Association of Municipalities of Ontario (AMO) and the Women of Ontario Say No campaign. These include:

- Establishing a Provincial Integrity Commissioner Board to ensure consistent oversight;
- Allowing for judicial review without requiring a council vote when serious misconduct is substantiated;
- Embedding trauma-informed practices into all processes;
- Expanding protections for whistleblowers and establishing a duty to report;
- And prohibiting individuals removed from office due to misconduct from seeking re-election in the current or subsequent term.

In addition to these important reforms, CEVAW strongly supports the implementation of a mandatory leave of absence for any elected official charged with a violent offence. We offer the following considerations in support of this provision:

1. Maintaining Public Trust and Institutional Integrity

All municipal Codes of Conduct across Niagara include expectations that members act with propriety, decency, and respect, and refrain from abuse, bullying, or intimidation. Continuing to serve in office while facing serious criminal charges directly contradicts these standards and undermines public trust in local government.

When the alleged victim is a resident of the municipality, their ability to safely engage in civic life—such as attending council meetings or communicating with elected officials—may be severely compromised. Public service must never create conditions that intimidate or make constituents feel unsafe in democratic spaces.

2. Upholding a Victim-Centred and Ethical Approach

Mandating a leave of absence for elected officials charged with violent offences affirms a commitment to a victim-centred and trauma-informed approach. Advocacy groups and experts have emphasized that such actions demonstrate a system that values the safety, dignity, and voice of survivors.

Conversely, allowing an individual to remain in office while under investigation—particularly on matters that relate to gender-based violence or women’s services—risks undermining the credibility of municipal leadership.

3. Balancing Legal Rights with Public Responsibility

While criminal charges do not currently result in automatic disqualification under Ontario’s Municipal Act, public officials are entrusted with significant authority and influence. Taking a temporary leave of absence respects the presumption of innocence while recognizing the responsibility to maintain institutional integrity.

We have seen responsible precedent in other jurisdictions, such as elected officials voluntarily stepping back from committee roles or leadership duties while charges are before the court. These actions reflect an understanding that credibility and public confidence are essential to effective governance.

4. Reflecting Community Values and Leading by Example

Elected officials are held to a higher standard of ethics. Choosing to take a leave while facing serious charges reinforces public trust, demonstrates respect for the judicial process, and signals a clear commitment to accountability.

It also highlights the need for stronger systemic safeguards, such as those proposed in Bill 9, to ensure public institutions are equipped to respond appropriately to serious allegations of misconduct.

The bottom line is that requiring a leave of absence in cases involving criminal charges of violence is a practical, survivor-informed, and ethically necessary measure. It protects the rights of all parties, strengthens governance, and aligns with the expectations of the communities we serve.

CEVAW Niagara urges Council to publicly support Bill 9 and advocate for this essential addition. We welcome the opportunity to discuss this further and offer our continued support in strengthening public accountability and ensuring the safety of survivors at all levels of government.

Sincerely,



Tarryn Anderson

Chair, Coalition to End Violence Against Women (CEVAW) Niagara



Nicole Regehr

Vice-Chair, Coalition to End Violence Against Women (CEVAW) Niagara

CEVAW member agencies in support of Bill 9 and mandatory leaves of absence for elected officials charged with assault:

Bethlehem Housing and Support Services
Centre de Santé communautaire
Hamilton/Niagara
Design for a New Tomorrow
Gillian's Place
Kristen French Child Advocacy Centre
Niagara
Niagara Regional Native Centre
Niagara Sexual Assault Centre

Positive Living Niagara
Services 4 Humanity
TOES Niagara
Victim Services Niagara
Welland Heritage Council and
Multicultural Centre
YWCA Niagara



PORT COLBORNE

• MAYOR'S OFFICE •

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.8059 F 905.834.5746
E william.steele@portcolborne.ca

August 15, 2025

To: Dr. Jane Philpott, Ontario's Primary Care Action Team
Cc: The Honourable Sylvia Jones, Deputy Premier and Minister of Health
Ministry of Health
College Park – 5th Floor
777 Bay Street
Toronto, ON M7A 2J3

RE: Request for Consultation on Healthcare in Port Colborne

Dear Dr. Philpott,

My name is William Steele, and I am the Mayor for the City of Port Colborne. Healthcare is the number one issue in our city, and our team has requested a meeting with the Parliamentary Assistant to the Minister of Health over the weekend at AMO. While we realize we will be meeting with Mr. Anthony Leardi, we are requesting a meeting with you personally at a future date on this very important topic. I hope this letter can help open that door.

Earlier this year, we sent two formal letters to both your office and the Premier's Office advocating for the reinstatement of our Urgent Care Centre (UCC). Those letters captured the facts, but I want to go beyond that here. As a small, lower-tier municipality in Niagara, we have lived through a long, painful downsizing of healthcare services. We once had a full-service hospital. That was reduced to a 24/7 UCC. Today, we have a UCC with limited hours that is now closing completely on certain days this summer due to a physician shortage at Niagara Health.

It's not just about a service gap; there's a growing sense among our residents that they've been left behind. The data supports that feeling. Port Colborne has a higher proportion of vulnerable and priority populations when you look at socio-economic indicators. And yet, our access to care in comparison to other municipalities in Niagara continues to shrink.

We're told the answer is to increase access to primary care. We don't disagree, and we've been working hard to make that happen through our efforts on physician recruitment. But we are now facing the planned closure of our UCC in 2028, with no replacement model in place. As a municipality, we have no direct control over primary care or healthcare funding in general, yet we find ourselves losing this safety net, and our residents are looking to us for answers. This is why I believe your leadership and your vision for primary care could be critical in shaping the future of healthcare for our residents. We need your help.

With your plan potentially coming forward in September, I feel it is crucial to articulate our case. We ask you to consider whether funding models for UCCs could be adapted into your primary care vision to support communities like ours, with socio-economic factors that include:

- Education levels well below the provincial average.
- Household incomes well below the provincial average.
- The proportion of residents aged 65 and older is significantly higher than the provincial average.
- One in eight residents relies on the local food bank.

In addition to these factors, we have no direct public transportation to the closest emergency room located in a neighbouring city, and our population doubles during the spring and summer months due to seasonal visitors.

While we understand that closing two UCCs in South Niagara might help Niagara Health streamline their operations and prepare for the opening of their new hospital in two years, the cost of those efficiencies will be borne by our own residents, people who already have to travel further and wait longer for care.

There is an opportunity to introduce a new version of UCCs through advanced primary care. While we are not comfortable with the decision of Niagara Health to close the UCC, we are pleased with their support and acknowledgement that we need services currently offered at the UCC as listed below:

- The continuation of diagnostic imaging (X-ray and ultrasound) and community-based laboratory services.
- An after-hours option for primary and non-emergent care that offers extended weekday and weekend hours for both rostered and unrostered patients. This service should also cover procedures such as non-emergent stitches.
- The expansion of allied healthcare services to include areas such as physiotherapy, mental health, diabetes and chiropractic care.

I know your focus and expertise currently lies in primary care, and I am simply the mayor of a small city of 20,000 residents on the north shore of Lake Erie, but I am convinced that there are innovative primary care models that exist beyond our current reliance on family doctors, community health centres and family health teams. With proper support, UCCs or similar services could reduce pressure on emergency departments and deliver timely, high-quality care to people in both urban and rural communities. The research that informed the 2023 Auditor General of Ontario's Value-for-Money Audit on Emergency Departments supports this approach as being both cost-effective and inclusive.

I have a simple hope that everyone has an equal opportunity to be healthy. I look forward to supporting the community at this moment as I fully believe you and others in the province do as well. While the journey of healthcare transformation so far has been difficult for this community, the future has yet to be decided.

On behalf of the people of the City of Port Colborne, I strongly ask that any recommendations for primary care consider the unique set of circumstances faced by Ontario's rural communities,

support equitable access to primary care through the important services that a UCC or a similar model can provide, and expands the allied health services our community really needs.

Thank you so much for your time and for the work you are doing. I would greatly value the opportunity to speak with you or a member of your team. Our city staff and I stand ready to share our experience, our data, and our residents' stories with you, hopefully before your September announcement.

With gratitude,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned to the right of the text "With gratitude,".

Mayor William Steele

August 15, 2025

Mayor Steele and Port Colborne City Council
The Corporation of the City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

RE: Letter of support

Dear Mayor Steele and Port Colborne City Council,

On behalf of Niagara Health, thank you for the opportunity to present to the Healthcare Advisory Committee on Wednesday, August 6th.

While Niagara Health's mandate is to provide hospital-based care, we have spent the last two years working with and advocating to the provincial government for the importance of expanding primary care in Niagara, with the focus on the communities of Port Colborne and Fort Erie.

The evidence shows stronger interdisciplinary, team-based primary care will directly improve health outcomes for residents and help reduce pressure on Niagara Health's emergency departments (EDs). As Niagara Health progresses towards its three-site hospital model, the two Urgent Care Centres (UCCs) will close in 2028. We are committed to working with Ontario Health West, the Niagara Ontario Health Team – Équipe Santé Ontario Niagara, Niagara Practitioners Healthcare Alliance, and the municipality during this transition.

We support a proposal through the Ministry of Health's primary care envelope that includes the continuation of services that are currently offered at the UCC's, as highlighted below:

1. We support a primary care based solution that provides after hours and same-day access, including weekend hours for both rostered and unrostered patients.
2. We support a primary care model that includes the expansion of team-based care that includes allied health professionals such as physiotherapy, mental health, diabetes, and chiropractic care.
3. We also acknowledge the need for laboratory and diagnostic imaging services, such as ultrasound and x-ray, for the southern region. We believe there is an opportunity to work with the Ministry of Health to determine how best to ensure access to these services within the current provincial model.

Niagara Health sees approximately 17,000 patients at the Port Colborne UCC each year. Compared to more urban centres, Port Colborne residents face higher rates of chronic illnesses such as hypertension, diabetes, heart disease, and respiratory conditions. Based on the population-to-physician ratio, the community is currently short five family physicians.



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Developing a timely, long-term strategy to improve primary care access will strengthen preventive care, enhance chronic disease management, and reduce pressure on hospital services—creating greater efficiency across the entire healthcare system.

In summary, Niagara Health is committed to working with our municipal partners and are confident a solution can be found through collaboration, open dialogue, and community engagement. We hope this letter, which highlights the urgent need for primary care in the under-served community of Port Colborne, will help strengthen the case for funding from the Ministry of Health.

Sincerely,



Lynn Guerriero
President and CEO, Niagara Health



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Transforming How we Work

Subject: Healthcare Update

To: Council

From: Office of the Chief Administrative Officer

Report Number: 2025-179

Meeting Date: August 26, 2025

Recommendation:

That Office of the Chief Administrative Officer Report 2025-179 be received for information.

Purpose:

To provide Council with an update on all activities related to healthcare, as well as the ongoing work of the Healthcare Advisory Committee.

Background:

On December 3, 2024, Council considered Report 2024-255 regarding the future of the Niagara Health Port Colborne Site, including a request from Niagara Health for a \$6.2-million local share contribution to the South Niagara Hospital and a proposal from the Lockview Medical Group to expand primary care services in Port Colborne.

At that meeting, Council directed staff to engage with the community regarding the primary care proposal, the local share contribution, and the future of the Niagara Health site in Port Colborne.

These engagement activities resulted in the establishment of a Healthcare Advisory Committee that held its initial meeting on June 12, 2025.

The work of the committee is based on the following principles and deliverables:

- Producing an evidence-based and attainable healthcare services strategy that closes service gaps with a community-first approach.
- Building partnerships that are aligned with the goals and objectives of the healthcare services strategy.

- Developing a plan for how to advance the community's priorities with upper levels of government.
 - Engaging in a meaningful, respectful and transparent manner with the community and ensuring all residents have a voice in shaping the path forward.
-
- Since the initial report to Council in December 2024, in consultation with the Mayor and Council, senior staff and elected officials have continued to move this matter forward through a series of actions and meetings, including: Meeting in January: Ministry of Health at the Rural Ontario Municipal Association (ROMA) Conference.
 - Meeting in March: Chief of Staff to the Minister of Health at the Good Roads Conference.
 - Letter sent in April: To the Premier and Minister of Health that included community signatures advocating for the Urgent Care Centre (UCC) to remain open.
 - Press Conference in June: Jointly held by the Mayors from Port Colborne and Fort Erie regarding the UCCs reduced summer service.
 - Letter received in June: Niagara Health asked for a more immediate decision on community share.
 - Letter sent in July: City expressing additional time was required to see what funding options exist to facilitate funding of advanced primary care.
 - Letter received in July: Niagara Health indicating they could wait on their community share while advanced primary care funding is sought.
 - Strategy Session 1 in August: Mayor and CAO attended a meeting with local health professionals and the Niagara Ontario Health Team to begin preparing for a grant submission.
 - Letter sent in August: To Dr. Jane Philpott, lead of the Ontario's Primary Care Action Team, asking for the primary care program to support advanced primary care funding in Port Colborne.
 - Letter received in August: Niagara Health indicating their support for advanced primary care, including same-day access for both rostered and un-rostered patients, expanded healthcare teams including allied health professionals and diagnostic imaging services and laboratory services.
 - Meetings in August: Ministry of Health meeting and separate Ontario Medical Association meeting at the Association of Ontario Municipalities (AMO) Conference. All twelve meetings (regardless of Ministry or entity) included information identifying healthcare as Port Colborne's number one priority.
 - Strategy Session 2 in August: Mayor and CAO attended meeting with local health professionals and the Niagara Ontario Health Team to continue preparing for a fall grant submission.

Separately the CAO had a question-and-answer session with the Port Colborne Health Coalition on August 7th, 2025.

The letters and activities identified above can be found at [The Future of Healthcare in Port Colborne - City of Port Colborne](#).

Discussion:

The information below is a summary of the Healthcare Advisory Committee meetings to date:

Past Meeting Updates

June 12, 2025: At their inaugural meeting, committee members elected Nurse Practitioner Sydney McDowell as Chair and Dr. Philip McGarry, MD as Vice-Chair. The agenda was focused on the review of key documents such as the committee's Terms of Reference, Procedural By-Law, and Code of Conduct.

Committee Members:

Sydney McDowell, NP, Chair
Dr. Philip McGarry, MD, Vice-Chair
Tina Triano
Carmen Tamas
Matt Lallouet
Councillor Monique Aquilina, Non-voting member
Councillor Ron Bodner, Non-voting member
Mayor Bill Steele, Ex-Officio

[Meeting 1 Agenda Package.](#)
[Healthcare Advisory Committee Terms of Reference.](#)

July 9, 2025: CAO Bryan Boles presented a comprehensive overview on the background of healthcare in Port Colborne, key learnings from the community engagement campaign and survey results, including data on socio-economic factors that may impact decisions on healthcare planning and delivery. [View the presentation.](#)

The committee also heard from guest speaker Kyle Boggio from the Boggio's Family of Pharmacies, who presented on the role of pharmacists in the local healthcare network, the recent expansion of their scope of practice and how they could assist with primary care by seeing patients for 19 conditions. [View the presentation.](#)

[View Meeting 2 Information Package.](#)

July 23, 2025: The committee heard from guest Speaker Jill Croteau, Physician Recruitment Specialist from the Niagara Region, who gave an overview on physician recruitment in the Niagara Region, including some of the opportunities and challenges involved in recruiting new primary care physicians to the City of Port Colborne. [View the presentation.](#)

The committee also welcomed guest Speaker Tara Galitz, Executive Director of the Niagara Ontario Health Team-Équipe Santé Ontario Niagara, who provided a presentation on the background behind Ontario Health Teams and what they do, how funding for healthcare is allotted by the Ministry of Health, including details on an upcoming grant submission for primary care in Port Colborne in fall 2025. [View the presentation.](#)

[View Meeting 3 Information Package.](#)

August 6, 2025: At the fourth meeting of the committee, members learned about the concept of Health Equity, its application across the healthcare sector and how it relates to the City of Port Colborne. Guest speaker Taralea McLean, Executive Director of both the Fort Erie and Port Colborne Bridges Community Health Centres (CHCs), spoke about the programs and services CHCs provide to the local community, the types of clients that they serve and her vision for the future of primary care. [View the presentation.](#)

Keira Thibault, Director of Primary Care at the Centre de Santé Communautaire Hamilton-Niagara, presented on the work of her CHC, with a focus on francophones, bilingual families and older adults who travel to Welland to access their programs and services. [View the presentation.](#)

The third presenter speaking on behalf of Niagara Health was Harpreet Bassi, Executive Vice-President, Communications and Strategy; Executive Lead, Research and Niagara Health Knowledge Institute; Interim Executive Vice-President, Capital Planning and Redevelopment. Her presentation provided an overview of their master plan and mandate to operate an integrated three-site hospital system, current system pressures in Niagara, and opportunities to transform care through increased collaboration with partners. She was accompanied by several other members of the Executive team to assist with answering questions from the committee that included; Dr. Kevin Chan, Executive Vice-President, Medical; Chief of Staff, Simon Akinsulie, Executive Vice-President, Practice, Clinical Support & Chief Nursing Executive, Anthony DiCaita, Executive Vice-President, Corporate Services; Chief Financial Officer, and Natalie Doucet, Director, Women, Babies and Children's Unit. The conversation was constructive, and the committee members were very active in asking questions to help

understand how Niagara Health could support the City's efforts to advocate for increased primary care funding at the provincial level. [View the presentation.](#)

[View Meeting 4 Information Package.](#)

August 20, 2025: At the meeting, Christine Lafleur, Chief Executive Officer of Port Cares, spoke about her team's work and the people they serve. The committee also heard from Tara Galitz of the Niagara Ontario Health Team—Équipe Santé Ontario Niagara, who provided an update on recent strategy sessions with local primary care providers and the upcoming fall provincial grant proposal. Dr. David Salanki, a chiropractor with Chiropractic Associates of Port Colborne, and Dr. Jeff Remington, a family physician with Niagara South Family Medicine, shared insights on healthcare in Port Colborne from the perspective of their practices and answered questions from committee members.

Upcoming Meetings

August 27, 2025: Notice of Special Meeting-Public Delegations.

On Wednesday August 27, from 5-8 pm, the Healthcare Advisory Committee has invited members of the public to come to City Hall and share any new information, research, or data that can help support the development of a healthcare services strategy for the City of Port Colborne. Submissions opened on August 12, 2025, and closed on August 25, 2025.

Details are as follows:

1. Delegations must provide new information, research or data that pertains to improving healthcare services in Port Colborne, as per the mandate of the Healthcare Advisory Committee and Terms of Reference. **In accordance with research ethics and best practice, all original sources/owners of the data must be provided recognition.**
2. Delegations must fill out the [delegation form](#) in advance as per the Procedural By-Laws, and submitted to the Deputy Clerk via email deputyclerk@portcolborne.ca. Delegations can submit a request form as a group vs an individual.
3. Each delegation will have 10 minutes to present their research to the committee.
4. Individuals who prefer to submit a written delegation that will be included on the public agenda, are able to do so by filling out the [delegation form](#).
5. Individuals who wish to submit information, commentary or opinions **and remain off public record**, are not required to fill out the delegation form. That information can be sent directly to communityengagement@portcolborne.ca. Staff will collect this information confidentially and may use it as background information during the strategy development process.

Internal Consultations:

All departments are supporting the pursuit of a strong healthcare model for the City of Port Colborne.

Financial Implications:

This report introduces no new funding requirements.

Staff identify there will be costs associated with supporting a grant submission, obtaining data to support a grant submission and/or engagement with the Ministry and other health organizations. Staff will work to incorporate these costs within the current 2025 budget. In the event additional funds are required, reserves will be accessed in accordance with the City's reserve policy.

A budget line to support health care advocacy will be presented in the 2026 budget submission this fall.

Public Engagement:

The following webpages have been developed to house information on healthcare and the work of the committee.

For updates and background on the Future of Healthcare in Port Colborne, ongoing government advocacy and correspondence, visit [The Future of Healthcare in Port Colborne - City of Port Colborne](#).

For updates from the Healthcare Advisory Committee, past guest speaker presentations, information packages and future meetings, visit [Healthcare Advisory Committee - City of Port Colborne](#)

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Sustainable and Resilient Infrastructure
-

Conclusion:

The official position of the Mayor and Council is for the UCC to remain open, or alternatively, for the community to retain all of the services that are currently offered at the UCC in an equivalent medical facility, which would be open 24/7.

Niagara Health has identified their mandate is a three-hospital model and funding for advanced primary care is available through the newly announced primary care funding envelope. Programs further exist to support the expansion of both laboratory and diagnostic imaging services.

Niagara Health has identified they will support the City in seeking funding for advanced primary care services.

Meetings have started with healthcare professionals to prepare for a possible grant submission when the program opens up. Staff understand the program for grant submission could open up as early as September.

At the same time, the Healthcare Advisory Committee continues its knowledge building as it works along the process to establish an evidenced-based healthcare strategic plan with community input.

At this point, it is highlight unlikely the healthcare strategic plan development and primary care funding opportunity will align. Ideas brought forward in the healthcare strategic plan will be shared with healthcare professionals and government agencies as they evolve and are approved.

Respectfully submitted,

Geneviève-Renée Bisson
Senior Community Engagement Advisor
905-228-8046
Genevieve-Renee.Bisson@portcolborne.ca

Bryan Boles
Chief Administrative Officer
905-228-8018
Bryan.Boles@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.

Memorandum

To: City Council
From: Grant Allocation Advisory Committee
Date: August 19, 2025
Re: Second Allocation of Community Grants

Please be advised at the July 30 meeting of the Grant Allocation Advisory Committee, the Committee passed the following resolution:

Moved by T. Hoyle
Seconded by B. Haymes

That the Grant Allocation Advisory Committee recommends to Council the following funding requests be approved for a total of \$20,400 in the second allocation of grants for 2025:

Big Brothers Big Sisters Niagara	\$4600
Birchway	\$4000
Community Connect	\$4500
Port Colborne and District Conservation Club	\$1800
Friends of Roselawn Centre	\$1100
Port Colborne Operatic Society	\$4400

That a memo be sent to council.

CARRIED

The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Appoint a Deputy Clerk
(Commissioner for Taking Affidavits – Hayley Bosalic)**

Whereas Subsection 228(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 provides that a municipality shall appoint a Clerk; and

Whereas Subsection 228(1) of the *Municipal Act, 2001* provides that the municipality may appoint a Deputy Clerk who shall have all the powers and duties of the Clerk; and

Whereas Section 1 of the *Commissioners for Taking Affidavits Act* (the “Act”) provides that the persons who hold an office or an office of a class that is prescribed by the regulations made under the Act are, by virtue of office, commissioners for taking affidavits in Ontario; and

Whereas Deputy clerks, treasurers, and deputy treasurers of municipalities are, by virtue of office, commissioners for taking affidavits in Ontario; and

Whereas it is desirable to ensure that public service is maintained at all times; and

Whereas the Council of The Corporation of the City of Port Colborne deems it expedient to appoint a Deputy Clerk for the above purpose;

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

1. That Hayley Bosalic is hereby appointed a Deputy Clerk for The Corporation of the City of Port Colborne solely for the purpose of acting as a Commissioner for Taking Affidavits.
2. That this by-law shall come into force and take effect on the day of passing.
3. That this by-law shall be repealed on the date the appointee ceases to be an employee of the City of Port Colborne.

Enacted and passed this 26th day of August, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-Law No. _____

Being a By-law to Appoint a Building Inspector (Dhulkifl Hassam)

Whereas Section 3(2) of *The Building Code Act, 1992, S.O. 1992, c.23* (the Act) provides that the council of each municipality shall appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the Act in the areas in which the municipality has jurisdiction; and

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

- 1. That Dhulkifl Hassam be appointed as a Building Inspector for the City of Port Colborne;
- 2. That this by-law shall be repealed on the date that the apppointee ceases to be an employee of the City of Port Colborne; and
- 3. That this by-law shall come into force and take effect on the date of passing.

Enacted and passed this 26th day of August, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-law no. _____

Being a By-Law to Amend By-Law No. 89-2000, as amended, Being a By-Law regulating Traffic and Parking on City Roads (Parking Prohibition Tow Away Locations)

Whereas the Council of The Corporation of the City of Port Colborne (Council) enacted By-law 29-2000, Being a By-Law regulating Traffic and Parking on City Roads Within the City of Port Colborne, on the 25th day of November 2002; and

Whereas Council repealed By-law 89-2000, as amended, and enacted as a re-enactment By-law 89-2000, Being a By-law regulating parking and traffic on City Roads within the City of Port Colborne, on the 26th day of April, 2022; and

Whereas By-law No. 7172/114/23 passed by Council on November 28, 2023, delegated certain powers and duties under various Acts to certain Municipal Officers and Employees, including the Authority to amend the schedules that regulate stopping prohibition, stop controlled intersections, parking prohibition, limited parking restrictions, parking meter zones, commercial vehicle load permits, loading prohibitions, yield signs, prohibited turns, one-way highways, and speed limits on highways under the jurisdiction of the City of Port Colborne;

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

1. That By-Law 89-2000, as amended, Being a By-Law regulating parking and traffic on City Roads within the City of Port Colborne, be further amended by repealing Schedule "B" Standing Prohibitions, and replacing it with Schedule "B" to and forming part of this by-law, effective upon passage of this by-law.
2. 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 passage of this by-law.
3. The provisions of this By-Law shall take effect on passing, subject to the display of the official signs.

Enacted and passed this 26th day of August 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

Schedule "B"

Standing Prohibitions

<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>		<u>Column 4</u>
Highway	Side	From	To	Times/Days
Davis St.	West	52m North of the North limit of Fraser St.	6m North therefrom	Any time
Fares St.	East	44m North of Bell St.	144m North of Bell St.	8:00 a.m. to 6:00 p.m. Mon. to Fri.
Fielden Ave.	West	18m South of Killaly St. W	61.5m South of Killaly St. W	8:00 a.m. to 6:00 p.m. Mon. to Fri.
Omer Ave.	North	65m West of Oakwood St.	48m West therefrom	8:00 a.m. to 6:00 p.m. Mon. to Fri.
Rosemount Ave.	West	10m South of Clarence St.	30m South of Clarence St.	8:00 a.m. to 6:00 p.m. Mon. to Fri.

The Corporation of the City of Port Colborne

By-law No. _____

Being a By-Law to Amend By-Law No. 6750/01/20, Being a By-law to Authorize Entering into an Engineering Agreement with K. Smart Associates for the Peter Storm Municipal Drain

Whereas at its meeting of January 13, 2020, the Council of The Corporation of the City of Port Colborne (“Council”) approved the recommendations of the Department of Engineering and Operations, Engineering Division, Report No. 2020-01, Subject: Peter Storm Municipal Drain Petition – Appointment of Engineer; and

Whereas at its meeting of January 13, 2020, Council adopted By-law No. 6750/01/20, Being a By-law to Authorize Entering into an Engineering Agreement with K. Smart Associates for the Peter Storm Municipal Drain; and

Whereas effective June 27, 2025, Neal Morris, P. Eng., became no longer employed by K. Smart Associates; and

Whereas on July 11, 2025, the City of Port Colborne’s Drainage Superintendent received notice from K. Smart Associates that Joel Miller would be the new Drainage Engineer to complete the Engineer’s Report for the Repair and Improvements of the Peter Storm Municipal Drain;

Now therefore the Council of The Corporation of the City of Port Colborne under the *Drainage Act R.S.O. 1990*, enacts as follows:

1. That effective as of July 11, 2025, section 1 of By-law No. 6750/01/20 be amended by striking out the following words:

“Neal Morris”

And adding thereto the following words:

“Joel Miller”

2. 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 after passage of this by-law.

Enacted and passed this 26th day of August 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-law no. _____

Being a By-Law to Amend By-Law No. 3475/56/97, as amended, being a By-Law to provide for establishing parking lots in the City of Port Colborne, and for regulating, supervising, and governing the parking of vehicles therein and thereon, and to prohibit the parking or leaving of motor vehicles on private property owned or occupied by The Corporation of the City of Port Colborne or any local board thereof

Whereas the Council of The Corporation of the City of Port Colborne (Council) enacted By-law No. 3475/56/97, Being a By-Law to provide for establishing parking lots in the City of Port Colborne, and for regulating, supervising, and governing the parking of vehicles therein and thereon, and to prohibit the parking or leaving of motor vehicles on private property owned or occupied by The Corporation of the City of Port Colborne or any local board thereof, on the 28th day of April, 1997;

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

1. That By-Law 3475/56/97, as amended, be further amended to include the following under the definitions in Section 1:

“Electric Vehicle” means,

- i. a battery electric vehicle that runs only on a battery and an electric drive train, or
- ii. a plug-in hybrid electric vehicle that runs on a battery and an electric drive train, and also uses an internal combustion engine;

“Electric Vehicle Charging Station” also known as “EV Charging Station” means an element in an infrastructure that provides access to equipment that supplies a source of electricity for charging electric vehicles;

“Electric Vehicle Parking Space” means a parking space designated for the use of Electric Vehicles while plugged into an Electric Vehicle Charging Station, as indicated by a sign that satisfies the prescribed requirements under the Highway Traffic Act;

“EV Parking Lots” are those lands established as municipal parking facilities with Electric Vehicle Charging Stations in Schedule “C” attached to and forming part of this by-law;”

2. That By-Law 3475/56/97, as amended, be further amended to add the following under Section 3.4, General Parking Regulations:

- “e. in an Electric Vehicle Parking Space, except a motor vehicle that is an Electric Vehicle that requires charging;
- f. in an Electric Vehicle Parking Space, except while actually attached, plugged in and charging;
- g. in an Electric Vehicle Parking Space exceeding four (4) hours;”

3. 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.

4. The provisions of this By-law shall take effect on passing, subject to the display of official signs.

Enacted and passed this 26th day of August 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-law no.

Being a By-Law to Amend By-Law No. 6082/48/14, as amended, being a By-Law to establish a system for administrative penalties respecting the stopping, standing and parking of vehicles within the City of Port Colborne

Whereas the Council of The Corporation of the City of Port Colborne (Council) enacted By-law No. 6082/48/14, Being a By-Law to establish a system for administrative penalties respecting the stopping, standing and parking of vehicles within the City of Port Colborne, on the 12th day of May 2014; and

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

1. That By-law 6082/48/14, as amended, Being a By-law to establish a system for administrative penalties respecting the stopping, standing and parking of vehicles within the City of Port Colborne, be further amended by repealing Schedule “C” – Administrative Penalty By-law Designated By-law Provisions – Municipal Parking Lot By-law No. 3475/56/97, and replacing it with Schedule “C” to and forming part of this by-law, effective upon passage of this by-law.
2. 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.
3. The provisions of this By-law shall take effect on passing, subject to the display of official signs.

Enacted and passed this 26th day of August 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

Schedule “C”

City of Port Colborne Administrative Penalty By-law
Designated By-law Provisions – Municipal Parking Lot By-law No. 3475/56/97

1. For the purposes of section 3 of this By-law, Column 1 in the following table lists the provisions in the Municipal Parking Lot By-law No. 3475/56/97 as amended that are hereby designated for the purposes of 3(1)(b) of the Regulation.
2. Column 2 in the following table sets out the short form wording to be used in a Penalty Notice for the contravention of the designated provisions listed in Column 1.
3. Column 3 in the following table sets out the Administrative Penalty amounts that are payable for contraventions of the designated provisions listed in Column 1.

Item	Column 1 Designated Provisions	Column 2 Short Form Wording	Column 3 Administrative Penalty
1.	3.2	Park not within designated space	\$20.00
2.	3.3 a.	Park within 3m of fire hydrant	\$40.00
3.	3.3 b.	Parked obstructing driveway	\$20.00
4.	3.3 c.	Double Standing	\$30.00
5.	3.3 d.	Stopped on sidewalk	\$40.00
6.	3.4 a.	Stop/Stand/Park in prohibited area	\$30.00
7.	3.4 b.	Stop/Stand/Park in reserved space	\$40.00
8.	3.4 c.	Stop/Stand/Park without a permit	\$60.00
9.	3.4 d.	Stop/Stand/Park during restricted times	\$30.00
10.	3.4 e., f., and g.	Unauthorized Park in EV Charging space	\$125.00

The Corporation of the City of Port Colborne

By-law No. _____

Being a By-law to Authorize Entering into an Agreement with Port Colborne Marine Auxiliary Rescue (POCOMAR) regarding auxiliary marine search and rescue services

Whereas at its meeting of August 26, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Report No. 2025-143, Subject: Amended POCOMAR Agreement; and

Whereas Council is desirous of entering into an agreement with POCOMAR; and

Whereas the *Municipal Act*, 2001 S.O. 2001, c.25, as amended, confers broad authority on municipalities to enter into such agreements;

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

1. That The Corporation of the City of Port Colborne enters into an agreement with Port Colborne Marine Auxiliary Rescue (POCOMAR) auxiliary marine search and rescue services.
2. That the Mayor, City Clerk, Manager of Recreation and Tourism and Marina Supervisor be and they are hereby authorized and directed to sign the said agreement, attached hereto as Schedule "A", together with any documents necessary to complete the said agreement, and the City Clerk is hereby authorized to affix the Corporate Seal thereto.

Enacted and passed this 24th day of June, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

LICENCE AGREEMENT

This agreement (this “Licence”) made in duplicate the _____ day of _____, 2025.

B E T W E E N:

PORT COLBORNE MARINE AUXILIARY RESCUE

(hereinafter called the “**POCOMAR**”)

- and -

THE CORPORATION OF THE CITY OF PORT COLBORNE

(hereinafter called the “**City**”)

WHEREAS the City owns the Sugarloaf Harbour Marina Maintenance Building (“SHMMB”) located at Sugarloaf Harbour Marina, 1 Marina Road, Port Colborne, ON, L3K 6C6 in the City of Port Colborne;

AND WHEREAS the POCOMAR is a legally incorporated not-for-profit entity;

AND WHEREAS the POCOMAR and City agree that the POCOMAR shall have a licence to use certain areas of the SHMMB in accordance with the terms hereof;

NOW THEREFORE this agreement witnesses that in consideration of the premises and the obligations herein expressed and for other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged) the POCOMAR and City hereby agree as follows:

1. Designated Space

- a. Subject to section 8 below, the City hereby grants to the POCOMAR the right to use the areas within the SHMMB identified in Schedule B – Designated Space (DESIGNATED SPACE) and areas listed in Schedule A for the purposes as identified in section 2 below for the fees outlined in Schedule A – Fees Structure.
- b. The DESIGNATED SPACE is accepted “as is, where is” by the POCOMAR.

2. The City shall be entitled to reasonable access to, and use of, the DESIGNATED

SPACE as reasonably required for the City's use and operations of the balance of the SHMMB.Purpose

- a. POCOMAR in its capacity as the auxiliary marine search and rescue service in the City of Port Colborne shall:
 - i. share congruent values of the City, integrity, respect, inclusion, responsibility and collaboration;
 - ii. contribute to the safety, security, and wellbeing of residents and visitors to the City of Port Colborne and the surrounding waterways - including, but not limited to, the area from the mouth of the Niagara River to Port Maitland - through its participation in authorized Canadian Coast Guard Auxiliary marine search and rescue operations, boater safety education, and public awareness initiatives. All operational activities are conducted solely under the direction and authorization of the Canadian Coast Guard Auxiliary Central and Arctic or the Joint Rescue Coordination Centre, as applicable. While not a municipal emergency service, the presence of POCOMAR within the City provides public benefit by enhancing marine safety and supporting the City's image as a welcoming and responsible waterfront community.
 - iii. be inclusive in the fostering of a welcoming, livable, and healthy community.

3. Term

- a. Subject to section 8 below, the initial term of this licence shall commence on January 1, 2025 (Commencement) and shall terminate five (5) years from the commencement date on December 31, 2029 (INITIAL TERM).
- b. Upon the expiring of the INITIAL TERM, the POCOMAR and the City shall have the option to extend the INITIAL TERM of this licence for three (3) additional periods of five (5) years (EXTENDED TERM). To facilitate an EXTENDED TERM:
 - i. POCOMAR must provide written notice to the City no later than June 30, 2029 (6) months prior to the expiration of the INITIAL TERM; and
 - ii. if the City agrees to the EXTENDED TERM, provide written acceptance of the EXTENDED TERM request to the POCOMAR within 60 days of receiving written notice from POCOMAR.

In the event of the exercise of the EXTENDED TERM, such extension shall be upon the same terms and conditions as this licence.

The fee structure of Appendix A – Fees Structure is intended for the INITIAL TERM and the first EXTENDED TERM should POCOMAR request and the City agree to an EXTENDED TERM. Any fees after the first EXTENDED TERM are subject to negotiation of a second and/or third EXTENDED TERM.

- c. During the initial term or any extended term(s) the City has the right to require POCOMAR to move to an alternative DESIGNATED SPACE within 120 days notice, at the City's expense, provided the space is equal to or larger in size and within reasonable proximity of POCOMAR's docked boats. POCOMAR shall be consulted with in person prior to any relocation.

4. POCOMAR Covenants

- a. POCOMAR covenants and agrees with the City that, throughout the term of the agreement the POCOMAR shall:
 - i. observe all the terms, covenants and conditions of this agreement including, without limiting the generality of the foregoing, maintaining the DESIGNATED SPACE within the terms and timelines contained in Schedule A – Designated Space hereto;
 - ii. only use the DESIGNATED SPACE for the purpose of POCOMAR and subject to section 2;
 - iii. operate to the City's values and comply with all City policies and procedures, including but not limited to the City's code of conduct and zero tolerance for smoking and illicit substances on City property which includes the DESIGNATED SPACE;
 - iv. comply with all laws, directions, rules and regulations of all governing and governmental bodies and authorities having jurisdiction, including the City;
 - v. comply with all environmental laws, directions, rules, and regulations, and agrees not to contaminate the DESIGNATED SPACE or allow any discharge of any contaminants of any nature into the DESIGNATED SPACE;
 - vi. not advertise POCOMAR sponsors on or around DESIGNATED SPACE

- without the express written consent of the City;
- vii. maintain insurance compliant with section 6 below;
 - viii. communicate any significant changes in use of space or programming prior to implementation;
 - ix. provide an annual written report to Council, within 120 days post Sar season, showing statistics to include but not be limited to POCOMARs number of Sar missions, lives saved, property saved, Sar hours and training hours;
 - x. provide annual, unaudited financial statements to the City within 120 days of POCOMAR's year end. Allow the City and the City's auditors, if requested, access to financial records, including but not be limited to receipts and invoice or expense information.
- b. Specific to the DESIGNATED SPACE, POCOMAR covenants and agrees with the City that, throughout the term of the agreement the POCOMAR shall:
- i. Sign for and subsequently be issued seven (7) keys to the SHMMB building by the City for the DESIGNATED SPACE. POCOMAR shall not duplicate or share these keys and will abide by all rules and regulations of the City with respect to building safety and security. POCOMAR shall return the keys immediately upon request by the City, failing which will result in the locks being changed and POCOMAR being charged the cost of doing so;
 - ii. maintain the DESIGNATED SPACE to reasonable housekeeping standards, including collecting all waste and recyclables and placing them in appropriate containers and location for waste and/or recycle pickup;
 - iii. ensure that all areas within the DESIGNATED SPACE, inclusive of all property of the POCOMAR found within the DESIGNATED SPACE, are properly maintained, free of refuse and clutter, and is kept aesthetically acceptable to what the City would consider to be reasonable. All work, including maintenance work will be completed in accordance with the Marina's Clean Marine Policy;
 - iv. provide for general supplies required in the DESIGNATED SPACE, which

includes but are not limited to tables, chairs, cleaning supplies and toiletries;

- v. be responsible for the payment of utility costs, which includes telephone, cable, and internet; Hydro, gas, water and sewer is included in the Schedule A fee structure for the lease of the Designated Space
- vi. be responsible, including related costs, for the installation, maintenance and replacement of all trade fixtures and improvements within the DESIGNATED SPACE, including, but not limited to all shelves, racks, counters, signage, and specialized lighting;
- vii. not make any repairs, alternations, replacements, decorations, or improvements (work) to the DESIGNATED SPACE without the express written consent of the City. Any approved work that is fixed to the building will immediately become the property of the City and shall not be removed subject to section 4 (b) (x) below;
- viii. be responsible for, its employees, volunteers, participants, users, contractors, invitees, customers, and others attending the DESIGNATED SPACE, and all surrounding City facilities including related costs resulting from damage to the DESIGNATED SPACE, and surrounding City facilities;
- ix. be responsible for its employees, volunteers, participants, users, contractors, invitees, customers and others including adherence to marina rules, and Code of Conduct, understanding that failure to do so may result in removal of individuals and/or a no trespass executed against individuals in violation ;
- x. Going forward any appliances being used will be required to have an energy star efficiency rating;
- xi. upon the termination of this agreement remove any fixtures and improvements requested for removal by the City from the DESIGNATED SPACE and if requested by the City, return the DESIGNATED SPACE to the same state as it was at the beginning of the term, subject only to reasonable wear and tear;
- xii. participate and where applicable lead or join partnership development, sponsorship activities, fundraising and grant initiatives to support the repair, replacement, and maintenance of the DESIGNATED SPACE.

5. City Covenants

- a. City covenants and agrees with POCOMAR that, throughout the term of the agreement the City shall:
 - i. observe all the terms, covenants, and conditions of this agreement;
 - ii. The request to replace any items described as “Capital Items” such as and not only including: New HVAC, roof, plumbing system, new electrical wiring, flooring, deck system, or window and door replacements shall be made in writing to the City, and replacement of the capital item shall be at the discretion of the City who will inform POCOMAR accordingly.
 - iii. reserve the right to restrict access to the DESIGNATE SPACE for purposes such as required repair and maintenance or health and safety resulting from an event such as severe weather. The City appreciates such situations may impact POCOMAR operations. The City is not responsible for any resulting financial loss that may result to POCOMAR;
- b. Specific to the purpose of POCOMAR, the City covenants and agrees with POCOMAR that, throughout the term of the agreement the City shall:
 - i. charge the seasonal and transient slips and boat ramp users a percentage fee of 2% on their slip rentals and/or boat ramp fees;
 - ii. match the funds charged in section 5 (b) (i);
 - iii. submit the collected fees and matching funds to POCOMAR by May 1st for all seasonal slip rentals that have confirmed by April 1st and by November 1st for all seasonal slip rentals that confirmed after April 1st;
 - iv. submit the collected fees and matching funds for transient slips and boat ramp users to POCOMAR by November 1st;
 - v. 25% of fees collected in sections 5 (b) (iii) and 5 (b) (iv) will go to city as base payment for provisions provided in section 5(b) (vi)
 - vi. provide docking with hydro, storage and boat handling (haul out / launch) for two boats up to 36 feet, 2240 square feet for 2 storage containers, access to after-hours fueling and four parking spots within the terms and timelines contained in Schedule A – Designated Space hereto;

6. Insurance

- a. POCOMAR shall, throughout the INITIAL TERM and any EXTENDED TERM, at its own expense, take out and maintain commercial general liability insurance (POLICY) satisfactory to the City and underwritten by an insurer licenced to conduct business in the Province of Ontario. The POLICY shall provide coverage for bodily injury, property damage and personal injury and shall include but not be limited to:
 - i. A limit of liability of not less than \$5,000,000 per occurrence;
 - ii. Add the City as an additional insured with respect to the operations of the POCOMAR;
 - iii. The POLICY shall contain a provision for cross liability and severability of interest in respect of the POCOMAR;
 - iv. Non-owned automobile coverage with a limit not less than \$2,000,000 and shall include contractual non-owned coverage (SEF 96);
 - v. Tenant's legal liability;
 - vi. Products and complete operations coverage;
 - vii. Broad form property damage;
 - viii. Contractual liability;
 - ix. Work performed on behalf of the POCOMAR by sub-contractors;
 - x. Hostile fire;
 - xi. The POLICY shall be provided 30 days prior notice of cancellation.
- b. POCOMAR agree to furnish the City with proof of the POLICY in a form satisfactory to the City on or before the acceptance of this agreement by the City and for subsequent POLICY updates to be provided to the City as they expire or at the request of the City to verify coverage is maintained.

7. Indemnity

- a. POCOMAR shall defend, indemnify and save harmless the City, its elected officials, officers, employees and agents from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever, including but not limited to bodily injury, sickness, disease or death or to damage to or destruction of tangible property including loss of revenue or incurred expense resulting from disruption of service, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or willful misconduct of POCOMAR, its directors, officers, employees, agents, contractors and subcontractors, or any of

them, in connection with or in any way related to the delivery or performance of this Licence. This indemnity shall be in addition to and not in lieu of any insurance to be provided by POCOMAR in accordance with this Licence and shall survive this Licence.

- b. POCOMAR agree to defend, indemnify, and save harmless the City from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to POCOMAR's status with WSIB.

This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by POCOMAR in accordance with this Licence and shall survive this Licence.

8. Default

- a. Any of the following occurrences or acts shall constitute an event of default by the City or POCOMAR under this agreement:
 - i. failure to make any payment of any sums herein required to be paid, where such failure shall continue for fifteen (15) days after the other party shall have given the defaulting party notice specifying such failure;
 - ii. failure to perform any covenant or condition required to be performed or observed by such party hereunder, where such failure shall continue for fifteen (15) days after delivery by the other party of notice specifying such failure and, if such default cannot be reasonably cured within such fifteen (15) day period, such longer period as may be reasonably required to cure such default; and
 - iii. the bankruptcy or taking the benefit of any legislation providing protection for insolvent parties or winding up or otherwise ceasing to exist.
- b. In the event default shall occur and be continuing after any applicable curative period, the non-defaulting party, in addition to all other rights it may have, shall have the following rights:
 - i. to immediately terminate this agreement and the term by giving written notice of such termination to the defaulting party. Any payments for which POCOMAR is liable under this agreement shall thereupon be apportioned and paid in full and refunded, if necessary, to the date of such termination, and POCOMAR shall immediately deliver possession of the DESIGNATED SPACE to the City and the City may re-enter and take possession thereof;
 - ii. to perform the covenant or condition required to be performed or observed by the defaulting party (the costs of doing so shall be a debt from the defaulting party to the non-defaulting party and, if the City is the defaulting party, may be set off against any future payments); and

- iii. if the POCOMAR is the defaulting party, upon written notice to POCOMAR, the City may re-enter the DESIGNATED SPACE.

9. Assignment

- a. POCOMAR shall not assign this agreement, in whole or in part, or enter any sub-licence or otherwise permit any other party to occupy the DESIGNATED SPACE or any part thereof without the written consent of the City.
- b. Subject to the foregoing, this agreement shall be to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

10. Notices

- a. Any demand, notice, direction, or other communication made or given hereunder (Communication) shall be in writing and shall be made or given by personal delivery, courier, facsimile transmission, or sent by registered mail, charges prepaid, addressed as follows:

To the POCOMAR:	Attention: Commander Port Colborne Marine Auxiliary Rescue P.O. Box 423 Port Colborne, ON L3K 1B7
To the City:	Attention: City Clerk 66 Charlotte Street Port Colborne, ON L3K 3C8 (905) 835-2900

or to such other address or facsimile number as either party may, from time to time, designate in accordance with this section.

- b. Any communication made by personal delivery or by courier shall be conclusively deemed to have been given and received on the day of actual delivery thereof or, if such day is not a business day, on the first business day thereafter. Any communication made or given by email on a business day before 5:00 p.m. (local time of the recipient) shall be conclusively deemed to have been given and received on such business day and otherwise shall be conclusively deemed to have been given and received on the first business day following the transmittal thereof. Any communication that is mailed shall be conclusively deemed to have been given and received on the fifth business day following the date of mailing but if, at the time of mailing or within five business days thereafter, there is or occurs a labour dispute or other event that might reasonably be expected to disrupt delivery of documents by mail, any Communication shall be delivered or transmitted by any other means provided for in this section. When used in this agreement, "business day" shall mean

a day other than a Saturday, Sunday, or any statutory holiday in the province in which POCOMAR is located.

11. General Provisions

- i. The City and POCOMAR shall, without charge, at any time and from time to time, within ten (10) days after request by the other party, certify by written instrument to the other party or any other person, firm or corporation specified by the other party, that this agreement is unmodified and in full force and effect (or, if there have been any modifications, that this agreement is in full force and effect as modified and stating the modifications), whether or not there are then existing any known set-offs or defences against the enforcement of any of the agreements, terms, covenants or conditions of the certifying party and, if so, specifying the nature of same and confirming the dates, if any, to which any charges hereunder have been paid.
- ii. This agreement constitutes the entire agreement of the parties with respect to the matters governed by it and supersedes all prior agreements and understandings, whether written or oral, relative to the subject matter hereof. Except as otherwise specifically set forth in this agreement, neither party makes any representation or warranty, express or implied, statutory, or otherwise, to the other. This agreement may not be amended or modified except by a written instrument executed by both parties.
- iii. The parties hereto disclaim any intention to create a partnership between them or to constitute any of them the agent of the other or to create any fiduciary relationship between them. Nothing in this agreement shall constitute the parties being construed as partners or agents of one another, nor except as may be expressly provided in this agreement, constitute any of them the agent of the other party.
- iv. If any covenant, provision, or restriction contained in this agreement is found to be void or unenforceable in whole or in part by a competent authority, it shall not affect or impair the validity of any other covenant, provision or restriction and, without limitation, each of the covenants, provisions and restrictions contained herein and hereby declared to be separate and distinct covenants, provisions and restrictions.
- v. Unless the context otherwise requires, words importing the singular in number only shall include the plural and *vice versa*, words importing the use of gender shall include the masculine, feminine and neuter genders, and words importing persons shall include individuals, corporations, partnerships, associations, trusts, unincorporated organizations, governmental bodies and other legal or business entities.

IN WITNESS WHEREOF the parties hereto have caused this licence agreement to be duly executed as of the day and year first above written.

THE CORPORATION OF THE CITY OF PORT COLBORNE

William C. Steele, Mayor

Charlotte Madden, City Clerk

Greg Zwiep, Manager Recreation

Marina Supervisor, Blair Holinaty

Port Colborne Marine Auxiliary Rescue

Michael Speck, Commander

Schedule A – Fee Structure

Space	Payment ¹	Payment Term	Time Period and Limitations
SHMMB ⁵	Escalating ¹	Due May 1 ²	Available for the term of licence for the purpose identified in Section 2 of the Licence Agreement ³
Docking, storage and boat handling (haul out / launch)	Base payment equal to 25% of the total collected fees for 2% charge to seasonal, transient and boat ramp users as calculated in section 5b of this agreement for two docks with hydro for two boats up to 36 feet each. Fees for any additional boats are to be charged based on Council approved rates as set annually in the User Fee By-law	The base payment equal to 25% of the total of 2% fees collected from seasonal, transient and ramp users will be netted against the total fees collected paid on the May 1 st payment date as set per section 5B of this agreement. Fees for any additional boats above the two identified are to be paid per Sugarloaf Marina boater policies and procedures ⁴	Per the Sugarloaf Marina boater policies and procedures ⁴
Parking Spots	Four parking spots for POCOMAR member vehicles will be provided within reasonable proximity to the two docks provided at no cost to POCOMAR.	Not applicable	The City reserves the right to move the parking spots provided with 30 days written notice.

Square footage for two sea cans	2,240 square feet for two sea cans and the storage for two boats between them. The two boats are the boats already identified in this licence for storage.	Not applicable	Available for the term of licence for the purpose identified in Section 2 of the Licence Agreement ³
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Schedule A – Fee Structure (Continued)

¹ from \$780.00 as follows:

Term	Year	Cost per square foot ⁶	Square feet	Annual Cost	Change
Initial 5 Year Licence Term	1	\$1.25	624	\$780	
	2	\$1.50	624	\$936	\$156
	3	\$1.75	624	\$1,092	\$156
	4	\$2.00	624	\$1,248	\$156
	5	\$2.25	624	\$1,404	\$156
Optional 5 Year Extension Licence Term	6	\$2.50	624	\$1,560	\$156
	7	\$2.75	624	\$1,716	\$156
	8	\$3.00	624	\$1,872	\$156
	9	\$3.25	624	\$2,028	\$156
	10	\$3.50	624	\$2,184	\$156

² each year of the licence.

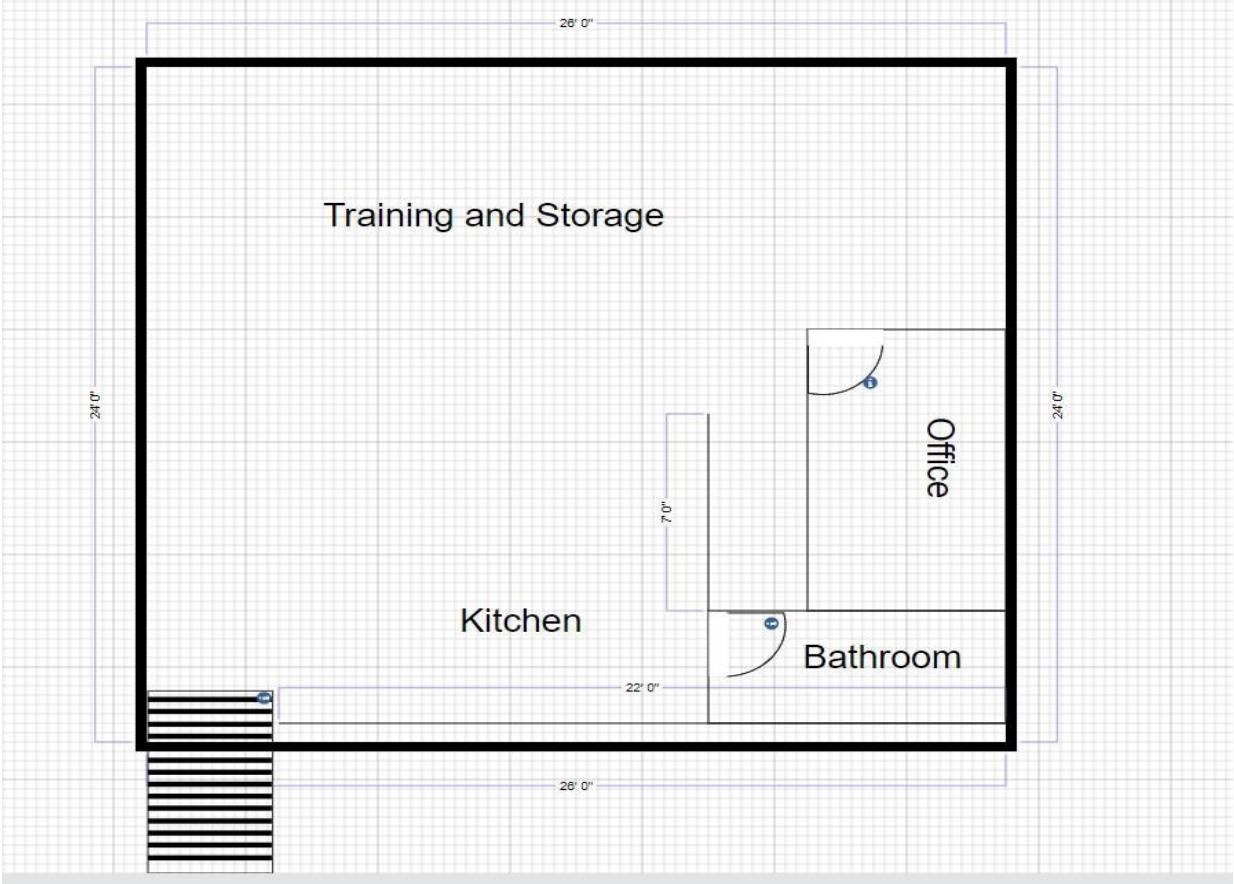
³ unless otherwise restricted for purposes as set out in other sections of this licence agreement.

⁴ unless otherwise approved by the City.

⁵ will remain available to the City for other purposes as deemed required, at any time, other than when in use by POCOMAR.

⁶ includes the responsible and environmentally conscious use of hydro, gas and water.

Schedule B – Designated Space: Sugarloaf Harbour Marine Supply Store Building



The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Stop and Close for Unnamed ST PL 888 Port Colborne
Lying N of Elmvale Cr; Port Colborne**

WHEREAS at its meeting of August 26th, 2025, the Council of The Corporation of the City of Port Colborne (Council) approved the recommendations of Development and Governments Relations Report No. 2025-130, Subject: Elmvale Crescent Stop Up and Close and Surplus Declaration; and

WHEREAS Section 27(1) of the Municipal Act, 2001, provides that, except as otherwise provided in the Act, a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway; and

WHEREAS it is deemed expedient in the interest of The Corporation of the City of Port Colborne that the road allowance set out and described in this by-law be stopped up and closed; and

WHEREAS in accordance with Section 34(1) of the Municipal Act, 2001 and By-law 4339/12/03 of the Corporation of the City of Port Colborne, Being a By-law to Prescribe the Form and Manner and Times for the Provision of Notice in Accordance with the Municipal Act, 2001, public notice of Council's intention to permanently close the highway set out and described in this by-law was provided; and

WHEREAS no person claiming their lands will be prejudicially affected by the by-law applied to was heard by the Council of the Corporation of the City of Port Colborne at the meeting held by the Council for that purpose on Tuesday, August 26th, 2025.

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

1. That upon and after the passing of this by-law all that portion of the road allowance described Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne is hereby stopped up and closed.
2. That the Mayor, the City Clerk be and are hereby authorized to execute any documents that may be required for the purpose of carrying out the intent of this by-law and the Clerk is dully authorized to affix the Corporate Seal thereto.
3. That the City Solicitor be and is hereby directed to prepare and register all such documents in the proper Land Registry Office to effect, the closing of the Unnamed ST PL 888 Port Colborne Lying N of Elmvale Cr; Port Colborne
4. This by-law shall take effect on the day that a certified copy of the by-law is registered in the proper land registry office.

Enacted and passed this 26th day of August, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

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 Regular Meeting of August 26, 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 Regular Meeting of August 26, 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 26th day of August 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk