

City of Port Colborne

Council Meeting Minutes

Date: Tuesday, September 23, 2025
Time: 4:30 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
D. Elliott, Councillor
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

Member(s) Absent: F. Danch, Councillor

Staff Present: E. Acs, Chief Planner
J. Beaupre, Deputy Clerk
B. Boles, Chief Administrative Officer
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
J. Peazel-Graham, Manager of Communications
S. Powell-Baswick, Director of Museum and Culture
D. Rodgers, Chief Building Official
S. Shypowskyj, Director of Public Works

Others Present: V. Badawey, Regional Councillor

1. Call to Order

Mayor Steele called the meeting to order at 4:37 p.m.

2. Adoption of Agenda

Several addendums were made to the agenda. First, Denise Landry from Nethery Planning was added as a delegation. Second, report 2025-196 was added under items requiring separate discussion, and lastly, there was a memorandum added to report 2025-190 to address some amendments to the short-term rental by-law.

C-25- 188

Moved by Councillor M. Aquilina
Seconded by Councillor D. Elliott

That the Council agenda dated September 23, 2025, be confirmed, as amended.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Closed Session (Beginning at 4:30 p.m.)

C-25- 189

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

That Council do now proceed to meet in Closed Session at 4:40 p.m. under the *Municipal Act, 2001*:

- Subsection 239(2)(d), where a closed session meeting is held if the subject matter being considered is about labour relations or employee negotiations;
- Subsection 239(2)(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(2)(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.

Carried

4.1 Approval of Closed Session Minutes

a. Regular Council Meeting (Closed Session) - August 26, 2025

4.2 Verbal Updates

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

4.3 Staff Reports

- a. **Confidential Legislative Services Department Report, 2025-191**

5. Back to Open Session (Beginning at 6:30 p.m.)

C-25- 190

Moved by Councillor R. Bodner
Seconded by Councillor T. Hoyle

That Council does now rise and reconvene from Closed Session at 6:30 p.m. with report:

4.1 Approval of Closed Session Minutes

That the Closed session minutes be approved.

4.3 Staff Reports

a. That Confidential Legislative Services Department Report, 2025-191 be received; and

That staff follow the direction provided in Closed Session

Carried

6. National Anthem

Everyone stood for the national anthem.

7. 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 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.

8. Proclamations

8.1 October as Community Health and Wellbeing Month

C-25- 191

Moved by Councillor D. Elliott

Seconded by Councillor G. Bruno

WHEREAS Ontario stands together to achieve equitable health and wellbeing for everyone living here; and

WHEREAS health is much more than the absence of illness; it is the complete state of physical, mental, spiritual and social wellbeing; and

WHEREAS community health is essential to the wellbeing of people, the places where we live, and our health system overall; and

WHEREAS better health and wellbeing begins locally, in our homes, in our schools, in our workplaces, and in the community spaces where we live, work and play; and

WHEREAS treating people's illnesses and sending them back to the same conditions that produced their sickness will only result in continued ill-health and stress on our health and social systems; and

WHEREAS by ensuring better health and wellbeing for all, and by creating collaborative, coordinated programs and services that confront health inequities across our entire community, we will ease pressures on our health care system and strengthen public health care across the province, part of our core values as a society; and

WHEREAS community health care workers, including social workers, nurses, mental health staff, and others, continue to be paid less than their counterparts in other provinces and health care sectors, hurting the ability of the community health organizations our community depends on to retain and recruit vital personnel; and

WHEREAS to achieve this future we need to transform Ontario's health system to a Community Health and Wellbeing system rooted in comprehensive primary health care that promotes equitable health and wellbeing for everyone living in Ontario and supports community health workers and their organizations to keep people well and out of the hospital; and

WHEREAS during the Month of October, 2025, people across the province will be standing together in support of community health organizations and workers to build a health system with primary health

care as the foundation, for the best possible and equitable wellbeing and health of all people in our community and in communities all across Ontario;

NOW THEREFORE I, Mayor William Steele, do hereby proclaim the Month of October, 2025, to be “Community Health and Wellbeing Month” in the City of Port Colborne.

Carried

9. Presentations

There were no presentations.

10. Delegations

10.1 Denise Landry - Nethery Planning (8 Riding Park PI)

Denise Landry delegated to Council on behalf of Nethery Planning on item 13.3 a, Recommendation Report for Proposed Zoning By-law Amendment for 484 Barrick Road – File D14-12-24, 2025-169.

11. Mayor's Report

A copy of the Mayor's report is attached.

12. Regional Councillor's Report

Regional Councillor Vance Badawey gave Council a report on the activities from the Region.

13. Consent Agenda

Items 13.3 a, 13.3 b, and 13.4 b were lifted for separate consideration and considered under item 14, Items Requiring Separate Discussion.

C-25- 192

Moved by Councillor M. Bagu

Seconded by Councillor E. Beauregard

That Council hereby approves the listed consent items on the September 23, 2025, Council agenda; and

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

Carried

13.1 Approval of Minutes

- a. Regular Council Meeting - August 26, 2025
- b. Regular Council Meeting - September 9, 2025

13.2 Receipt of Minutes of Boards & Committees

- a. Environmental Advisory Committee - May 14, 2025
- b. Port Colborne Historical and Marine Museum Board - June 17, 2025

13.3 Staff Reports

- c. Update on Port Colborne New Official Plan Project, 2025-193

13.4 Receipt of Correspondence Items

- a. City of Thorold - Publication of the Sexual Offender Registry
- c. Ontario Medical Association (OMA) - Thank you Letter

14. Items Requiring Separate Discussion

**14.1 Short-Term Rental Accommodations Licensing By-Law, 2025-190
C-25- 193**

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

That Community Safety & Enforcement Department Report 2025-190 be received; and

That Council approve the proposed updated By-law to License, Regulate and Govern Short-Term Rental Accommodations in Port Colborne (amended Appendix A) to come into effect on November 1, 2025; and

That Council approve the proposed fees and penalties, as outlined in the amended Appendix B, to support administration and enforcement of the By-law to License, Regulate and Govern Short-Term Rental Accommodations in Port Colborne; and

That Council repeal By-law 7323/14/25, being the By-law to License, Regulate and Govern Bed and Breakfast Establishments, as it will be replaced by the proposed By-law to License, Regulate and Govern Short-Term Rental Accommodations; and

That Council direct staff to bring forward accompanying changes to the City's Zoning By-Law to support the regulation of short-term rental accommodations before November 1, 2025; and

That Council direct staff to bring forward accompanying changes to the City's Administrative Monetary Penalties System (AMPS) By-law to support enforcement of the new licensing regime before November 1, 2025; and

That Council direct staff to implement a comprehensive communications and education campaign to ensure all residents and short-term rental accommodation operators are informed of the new requirements for operating a short-term rental accommodation in Port Colborne; and

That Council direct staff to launch a comprehensive registration, licensing and inspection program to support the new short-term rental accommodations regime by November 1, 2025.

Carried

a. Update Memorandum: Short-Term Rental Accommodations Licensing By-Law

14.2 East Side Employment Lands Servicing – Phase One Construction and Funding Approval, 2025-196

C-25- 194

Moved by Councillor D. Elliott

Seconded by Councillor T. Hoyle

That Public Works Department Report 2025-196 be received; and

That the Chief Administrative Officer, Director of Public Works and the Director of Development and Government Relations be directed to continue to work with Asahi Kasai to finalize a water and wastewater purchase agreement to be brought forward to Council for approval; and

That Council authorize the Mayor and Clerk to execute an increase in the budgetary upset limit of the Early Works Agreement with Peters Construction by up to \$4,000,000.

Carried

14.3 Recommendation Report for Proposed Zoning By-law Amendment for 484 Barrick Road – File D14-12-24, 2025-169

C-25- 195

Moved by Councillor M. Bagu

Seconded by Councillor G. Bruno

That Development and Government Relations Department Report 2025-169 be received; and

That Council endorse staff's recommended changes to the Zoning By-law Amendment D14-12-24 as discussed in this report; and

That the Zoning By-law Amendment, attached to this report as Appendix A, being a by-law to amend Zoning By-law 6575/30/18 for the lands municipally known as 484 Barrick Road, in the City of Port Colborne, Regional Municipality of Niagara, be approved; and

That no further public meeting is required for the consideration of this by-law, pursuant to section 34(17) of the *Planning Act*;

Carried

14.4 Roselawn Accessibility Ramps, Washrooms and Foyer, 2025-188

C-25- 196

Moved by Councillor R. Bodner

Seconded by Councillor T. Hoyle

That Museum and Culture Department Report 2025-188 be received; and

That Council approve the Museum, Heritage and Culture Board's Roselawn Accessibility Concrete Ramp, Washrooms and Foyer renovations as outlined in this report; and

That Council approve the funding model as outlined under the "Financial Implications" section of this report.

Carried

14.5 Town of Grimsby - Support of Niagara GTA Corridor

C-25- 197

Moved by Councillor G. Bruno

Seconded by Councillor R. Bodner

That Council support the correspondence from the Town of Grimsby regarding support of Niagara GTA Corridor.

15. Staff Remarks

Charlotte Madden, City Clerk, announced the recruitment period for citizen advisory boards and committees is now open, and runs to October 3, 2025. There are vacancies on the Economic Development Advisory Committee, the Mayor's Youth Advisory Committee, and the Senior Citizens Advisory Committee.

Erik Acs, Chief Planner, thanked staff, Councillors, and members of the public for attending the open house on Accessory Dwelling Units. He also noted they will be coming forward soon with the schedule for consultation and engagement on the Official Plan.

Steve Shypowskyj, Director of Public Works, noted they have begun the sanitary lateral lining program, and they are notifying the impacted programs; they will keep Council up to date on this progress. He also noted the lighting repairs along West Street are almost complete, and the construction on Welland Street is going well. Lastly, he noted there is work underway to replace the road end gates.

Danny Rodgers, Chief Building Official, thanked staff for all their support on short term rentals.

Bryan Boles, Chief Administrative Officer, noted they are exploring a code of conduct for human trafficking prevention from TOES Niagara, and that the Social Determinants of Health advisory committee has reviewed this. He also reminded everyone that grant submissions are open for the medical community to submit applications for grant funding.

16. Councillors' Remarks

Councillor Bodner inquired to Public Works staff about the stoplights at Welland and Clarence Street.

Councillor Hoyle noted he attended the 85th anniversary for the Battle of Britain in Welland recently. He also thanked the Mayor's Youth Advisory Committee (MYAC) for their fundraising efforts to support donations of school supplies to local elementary schools. He also noted there are three vacant spots available for MYAC folks can apply for. Lastly, he inquired to Public Works staff about the lights on West Street.

Councillor Elliott thanked Public Works staff for installing a sign notifying the public of a bridge closure. He also inquired about the stoplights at the Main Street Bridge.

Councillor Bruno inquired to Public Works staff about the traffic lanes at the Main Street Bridge. He also inquired if construction could take place on a Sunday.

Councillor Bagu noted there is an art auction happening right now, hosted by the Friends of Roselawn, and it goes until October 3, 2025. He also inquired about water fines and if the pricing could be adjusted.

Councillor Aquilina inquired to Public Works staff about the increase in dust coming from the quarry or other construction in the area. She also inquired about NRT on Demand and if they vans could enter a person's driveway.

17. Motions

There were no motions.

18. Notice of Motions

There were no notices of motions.

19. By-laws

C-25- 198

Moved by Councillor E. Beauregard

Seconded by Councillor M. Aquilina

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

- By-law No. 7378/78/25
- By-law No. 7388/79/25, as amended
- By-law No. 7380/80/25

Carried

19.1 By-law No. 7387/78/25

19.2 By-law No. 7388/79/25

19.3 By-law No. 7389/80/25

20. Procedural Motions

There were no procedural motions.

21. Adjournment

Mayor Steele adjourned the meeting at 8:41 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk



PORT COLBORNE

MAYOR'S REPORT TO COUNCIL TUESDAY, SEPT. 23, 2025

FAREWELL SUMMER, WELCOME FALL

The autumnal equinox was yesterday afternoon at 2:19 — when the length of night and day are exactly equal — marking the first day of fall in the northern hemisphere. I think we can all agree, September weather has been outstanding! Thank you, summer 2025, it sure was great to have you.

The end of summer marks the end of our Community Concert series, sponsored by Asahi Kasei Battery Separator Canada. We are grateful to AK for their partnership with the city on the series. The concerts were the go-to Friday night events in the park this summer. We're so pleased so many Port Colborne families enjoyed the bands and we thank our loyal volunteers for their enthusiasm and support. We thank local service clubs and organizations for their contributions. And we thank all who attended the concerts and brought bags of groceries for the Reach Out Centre. We present these events because they build community, inspire civic pride, and they bring people together, to support one another.

PROVINCIAL HEALTHCARE FUNDING ANNOUNCEMENT

Yesterday, the provincial government launched the next round of primary care funding—just over \$250 million—to create and expand an additional 75+ primary care teams. These teams are expected to connect an additional 500,000 people across Ontario to a

primary care clinician, whether that be a doctor, a nurse practitioner, or team-based care. The funding announcement is part of Ontario's broader Primary Care Action Plan, to connect two million more people to publicly funded primary care by 2029.

1. Proposals can create or expand one of the existing team-based models:

- Family Health Teams
- Community Health Centres
- Nurse Practitioner-Led Clinics
- Indigenous Primary Health Care Organizations

2. The deadline to submit proposals is November 15, 2025.

Keep in mind: we, as a city, do not apply. Our job is to support and advocate for the team-based model which will best serve our citizens. It's why we created the health care committee.

3. Primary care teams will be notified of their funding in Spring 2026.

4. This is a multi-year process of funding with additional opportunities to apply for funding in Fall 2026. This is not a one-time investment, but part of a sustained push.

We have been waiting for this. And we are ready. We are committed to working and collaborating with our local healthcare partners and the Niagara Ontario Health Team to ensure our community's needs are captured in this round of provincial funding. I can assure you: our advocacy efforts have had an impact, and our message has been heard. This healthcare funding offers us an opportunity to reduce primary care waitlists locally, increase access to after-hours care, and ensure our residents have more convenient, team-based care closer to home.

SOUTH NIAGARA MAYORS CHAMBER BREAKFAST

Shout out to the South Niagara Chamber of Commerce, which invited South Niagara mayors to speak about their city's successes at the annual Mayor's Breakfast event this morning in the Italian Hall. It was great to hear from Pelham Mayor Marvin Junkin, Wainfleet Mayor Brian Grant, Fort Erie Mayor Wayne Redekop, and Niagara Falls

Mayor Jim Diodati. Thanks to our communications team for setting me up with the best power-point presentation and the most popular Q&A information booth.

UNITED WAY FIRETRUCK PULL

Members of our public works team set a record last week by pulling a 12-tonne firetruck (that's 24,000 pounds!) 100 feet in 18.72 seconds. Port Colborne entered two teams in the fourth annual United Way Firetruck Pull in St. Catharines: the Pirates and the Sailors. The Pirates killed it. They were strongest, fastest, most coordinated, and best looking of all 24 teams entered. A huge congratulations and thank you to the Pirates: Ed White, Scotty Cole, Owen Tofano, Bryan Ashby, Tim Rotundo, Austin Delaney, Steve Shypowskyj, Tommy Flannigan, Alec Jarvis, and our CAO Bryan Boles.

While the Pirates may have claimed first place, the Sailors showed incredible heart, determination, and team spirit that made us all proud. A big thank you to Victoria MacAloney, Annie Beck, Chris Viccica, Rachel Tkachhuk, Sarah Airhardt, Corene Airhardt, Anthony Carnovale, Meghan Chamberlain, and Doug Hunt, with me on the Sailors team. Thank you to our two incredible teams – our very well-dressed Pirates and Sailors – who together raised more than \$3,000 in support of United Way.

TREE GIVEAWAY AND RAIN BARREL SALE

Our annual tree giveaway is on Saturday at the Vale Health and Wellness Centre. It'll be first-come first-served starting at 11am Sept. 27. We'll have 500 one-gallon potted saplings to give away, limit of two per person. Port residents may choose from a variety of native species. The City has partnered with FCMP Outdoor to offer 50-gallon Raincatcher rain barrels for \$45 each, limit two per household. Purchase barrels online this week and pick them up Saturday between 9 and noon. All the information is on the city website. You'll need to prove Port Colborne residency for the tree giveaway and the barrel sale.

OPEN HOUSE THURSDAY, OCT. 9: OPS CENTRE AND FIRE HALL

Two more weeks until our open house events at the Operations Centre and Firehall. Thanks to a fantastic new partnership with Peters Construction, the upcoming Open House will welcome one and all to explore City vehicles and learn helpful lessons about fire safety.

On Thursday, Oct. 9 from 4 to 7 p.m., the annual Open House event will take place at the firehall and the Engineering and Operations Centre right next door, on Killaly Street West. Visitors can take part in fun activities, such as shooting a fire hose and creating home escape plans to learn about fire safety and climbing aboard City vehicles to learn how staff perform their daily jobs. The Open House is one of the most popular events of the year. Hope to see you all there.

PORT PARALYMPIAN SWIMMER AT WORLDS IN SINGAPORE

On behalf of council and the entire city, we extend congratulations to Port Colborne paralympic swimmer Emma Grace Van Dyk. Emma is in Singapore right now, at the 2025 World Para Swimming Championships. She is one of 600 athletes from 60 nations. Ranked 10th in the world for backstroke, Emma placed sixth yesterday in the 100-metre event. Sixth in the world! Fantastic!

Emma left Port Colborne Sept. 7. She and 20 Team Canada swimmers flew 24 hours to Thailand, where they trained for a week before heading to Singapore. She'll be home this weekend. Her parents Betty and Andy, and her grandmother Pauline Cooper, will be thrilled to have her home, to celebrate her latest adventures. Emma, who turned 23 on Sept. 15, is a recent recipient of the King Charles III Coronation Medal.

Emma has been an accomplished competitive swimmer many years. She holds records in the 50-, 100-, and 200-metre backstroke, the 200-metre butterfly, and the 400-metre individual medley. Incredible! It takes a lot of practice and a lot of discipline to be on the world stage. Emma, Port Colborne sends you its congratulations and best wishes.

That concludes my report for this evening.