

**City of Port Colborne
Council Meeting Agenda**

Date: Tuesday, October 14, 2025
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

1. Call to Order
2. Adoption of Agenda
3. Disclosures of Interest
4. Closed Session (Beginning at 5 p.m.)
 - 4.1 Approval of Closed Session Minutes
 - a. Special Council Meeting (Closed Session) - September 20, 2025
 - b. Regular Council Meeting (Closed Session) - September 23, 2025
 - 4.2 Verbal Updates
 - a. Confidential Verbal Update from the Director of Development and Government Relations Regarding Ongoing Negotiations

Confidential verbal update pursuant to the *Municipal Act, 2001*, subsections 239 (2)(i) 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 and 239 (2)(f) advice subject to solicitor-client privilege, including communications necessary for that purpose.

- b. Confidential Verbal Report from Chief Building Official - Building Division Legal Matter

Confidential Verbal Report from the Chief Building Official pursuant to the *Municipal Act, 2001*, subsections 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees and 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

4.3 Staff Reports

- a. Confidential Human Resources Department Report , 2025-176

Confidential Human Resources Department Report 2025-176 pursuant to the *Municipal Act, 2001*, Subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees.

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

6. National Anthem

7. Land Acknowledgement

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

8. Proclamations

8.1 October is Small Business Month

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9. Presentations

10. 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.

11. Mayor's Report

12. Regional Councillor's Report

13. 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.

13.1 Approval of Minutes

- | | | |
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| a. | Special Council Meeting - September 20, 2025 | 3 |
| b. | Regular Council Meeting - September 23, 2025 | 6 |
| c. | Public Meeting - October 7, 2025 | 21 |

13.2 Receipt of Minutes of Boards & Committees

- | | | |
|----|--|----|
| a. | Museum, Heritage and Culture Board - June 17, 2025 | 24 |
| b. | Port Colborne Public Library Board - September 3, 2025 | 31 |

13.3 Staff Reports

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| a. | 2026 Marina Dock Rates, 2025-186 | 35 |
| b. | Update on Recommendation Report for a Proposed Communication Tower at 611 Main Street West, File D27-12, 2025-192 | 43 |
| c. | Recommendation Report for Proposed City-Initiated Zoning By-law Amendment for Parking- File D14-03-25, 2025-199 | 51 |
| d. | Recommendation Report for Proposed City-Initiated Official Plan and Zoning By-law Amendments for Additional Dwelling Units (ADUs)- Files D09-01-25 and D14-02-25, 2025-198 | 61 |

13.4 Receipt of Correspondence Items

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| a. | Ministry of Municipal Affairs - Letter to Mayor Steele regarding 2025 Association of Municipalities of Ontario | 93 |
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b.	Niagara Region - Motion respecting Call to Strengthen Laws, Sentencing and Parole Restrictions	94
c.	Niagara Region - Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions	97
d.	City of Welland - Victim Quick Response Program+	99
e.	Town of Lincoln and City of Niagara Falls - Bail Reform to Strengthen Community Safety	101
f.	Town of Wasaga Beach - Letter of Support for Collaborative Action on Sustainable Waste Management in Ontario	110
g.	Niagara Peninsula Conservation - Watershed Monitoring Technical Report 2024	112

14. Items Requiring Separate Discussion

15. Staff Remarks

16. Councillors' Remarks

17. Motions

18. Notice of Motions

19. Procedural Motions

20. By-laws

20.1	By-law No. 7391/82/25	120
	Being a by-law to under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.	
20.2	By-law No. 7392/83/25	122
	Being a By-law to Adopt Amendment No. 20 to the Official Plan for the City of Port Colborne	

20.3	By-law No. 7393/84/25	137
	Being a by-law to under the provisions of Section 34 of the Planning Act, R.S.O.1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.	
20.4	By-law No.7267/89/24 - Third Reading	142
	Being a By-law to Provide for a Section 4 Engineer's Report for Drainage works in the City of Port Colborne In the Regional Municipality of Niagara Known as the Northland Estates Municipal Drain - Third Reading as per the <i>Drainage Act, 1990</i> .	
20.5	By-law No. 7394/85/25	144
	By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne	

21. Adjournment



Memorandum

To: City Council

**From: Bram Cotton, Economic Development Officer, Development and
Government Relations Department**

Date: October 14th, 2025

Re: October Small Business Month

Each October Canada celebrates Small Business Month.

Small Business Month in Canada was established in 2006 to acknowledge and applaud the substantial economic contributions of small businesses. It is essential to highlight the value and importance of small business owners who contribute to our communities and economy. It is a time to celebrate the drive, creativity, and resilience of entrepreneurs across Canada. Small businesses are the backbone of our economy, across all sectors and regions of Canada. Port Colborne has many small businesses within its borders that are the backbone of our local economy. A number don't just do business here in Port Colborne and Niagara but do business around the globe. Their success does not just matter locally; it fuels Canada's economic strength as a whole.

This year, the conversation of October Small Business Month is dominated by one theme: artificial intelligence (AI) and the way it is reshaping how we work and grow.

The Development and Government Relations Department which includes Economic Development would encourage all to recognize and celebrate our Small Businesses in Port Colborne.



PORT COLBORNE

October 14, 2025

Mover Councillor
Seconder Councillor

WHEREAS Small Business Month is an annual national celebration;
and

WHEREAS the continued economic uncertainty and recovery has
brought forward new and ongoing challenges for Canadian entrepreneurs;
and

WHEREAS business owners are finding ways to succeed despite
these challenges; and

WHEREAS business owners are making their businesses more
inclusive and sustainable, while driving the Canadian economy; and

WHEREAS residents are encouraged to support local small
businesses as we look to maintain and recover from these challenges.

NOW THEREFORE, I, Mayor, William C. Steele proclaim October
2025 “**Small Business Month**” in the City of Port Colborne and encourage
all citizens to recognize and celebrate our small businesses in Port
Colborne.

William C. Steele
Mayor

City of Port Colborne
Special Meeting of Council Minutes

Date: Saturday, September 20, 2025
Time: 10:30 am
Location: Engineering and Operations Centre, Committee Room
1 Killaly St West, Port Colborne

Members Present: M. Aquilina, Councillor
M. Bagu, Councillor
E. Beauregard, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
D. Elliott, Councillor
T. Hoyle, Deputy Mayor (presiding officer)

Member(s) Absent: F. Danch, Councillor
W. Steele, Mayor

Staff Present: E. Acs, Chief Planner
B. Boles, Chief Administrative Officer
S. Double, Fire Chief
C. Madden, City Clerk
M. Murray, Chief Human Resources Officer
J. Peazel-Graham, Manager of Communications
A. Pigeau, Chief Financial Officer
S. Powell-Baswick, Director of Museum and Culture
D. Rodgers, Chief Building Official
S. Shypowskyj, Director of Public Works
G. Zwiep, Manager of Recreation and Tourism

Others Present: K. Chan, PhD ICD.D, Partner & Practice Leader – Public Sector, Optimus SBR
Y. Camargo, Manager, Professional & Executive Development, Brock University, Goodman Group

1. Call to Order

Deputy Mayor Hoyle called the meeting to order at 10:31 a.m.

2. Adoption of Agenda

C-25-184

Moved by Councillor E. Beauregard

Seconded by Councillor M. Bagu

That the Special Council Agenda dated September 20, 2025, be confirmed, as circulated.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Closed Session

C-25-185

Moved by Councillor M. Aquilina

Seconded by Councillor D. Elliott

That Council proceed into Closed Session at 10:31 a.m. for Training pursuant to the Municipal Act, 2001, section 239(3.1) where a meeting of a council or local board or of a committee of either of them may be closed to the public if the following conditions are both satisfied:

1. The meeting is held for the purpose of educating or training the members.

2. At the meeting, no member discusses or otherwise deals with any matter in a way that materially advances the business or decision-making of the council, local board or committee.

Carried

**4.1 Executive Leadership Certificate Training - Brock University,
Goodman School of Business**

5. Back to Open Session

C-25-186

Moved by Councillor M. Bagu

Seconded by Councillor M. Aquilina

That Council does now rise and reconvene from Closed Session at 2:05 p.m. without report.

Carried

6. By-laws

6.1 By-law No. 7386/77/25

C-25-187

Moved by Councillor D. Elliott

Seconded by Councillor E. Beauregard

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Special Council Meeting of The Corporation of the City of Port Colborne, dated September 20, 2025, be enacted and passed, as presented.

Carried

7. Adjournment

Deputy Mayor Hoyle adjourned the meeting at 2:05 p.m.

Tim Hoyle, Deputy Mayor

Charlotte Madden, City Clerk

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.

City of Port Colborne
Public Meeting Minutes

Date: Tuesday, October 7, 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
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

Members Absent: D. Elliott, Councillor

Staff Present: E. Acs, Chief Planner
B. Boles, Chief Administrative Officer
J. Beaupre, Deputy Clerk
K. Martel, Manager of Planning

1. Call to Order

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

2. Adoption of Agenda

Moved By Councillor M. Bagu

Seconded By Councillor E. Beauregard

That the Public Meeting agenda, dated October 7, 2025, be confirmed, as circulated.

Carried

3. Disclosures of Interest

There were no disclosures of interest.

4. Public Meeting - Stop Up and Close

4.1 Proposed Stop and Close - St. Lawrence Street, 2025-182

Erik Acs, Chief Planner, presented on the proposed stop up and close of St. Lawrence Street. There were no public delegations.

Moved By Councillor R. Bodner

Seconded By Councillor F. Danch

That Development and Government Relations Department Report 2025-182 be received; and

That the Economic Development Officer be directed to bring forward a Stop Up and Close By-law for PIN 641490134 legally described as St. Lawrence St. PL 830 Village of Humberstone except VH 2791; Port Colborne; as shown in Appendix A, to a future meeting of Council for consideration.

Carried

5. Statutory Public Meetings

5.1 Public Meeting Report for City-initiated Official Plan and Zoning By-law Amendments for Additional Dwelling Units (ADUs)- Files D09-01-25 and D14-02-25, 2025-194

Kelly Martel, Manager of Planning, presented to Council on Report 2025-194. There were no public delegations.

Moved By Councillor T. Hoyle

Seconded By Councillor M. Aquilina

That Development and Legislative Services Department Report 2025-194 be received for information; and

That Council direct staff to consider Council, agency, and community feedback received as part of this statutory public meeting, prior to bringing forward a subsequent staff report recommending adoption of the proposed Official Plan and Zoning By-law Amendments.

Carried

5.2 Public Meeting Report for City-initiated Zoning By-law Amendment for Apartment Dwelling Parking Rate- File D14-03-25, 2025-195

Kelly Martel, Manager of Planning, presented to Council on Report 2025-195. There were no public delegations.

Moved By Councillor G. Bruno

Seconded By Councillor T. Hoyle

That Development Legislative Services Report 2025-195 be received as information; and

That Council direct staff to consider Council, agency, and community feedback received as part of this statutory public meeting, prior to bringing forward a subsequent staff report recommending adoption of the proposed Zoning By-law Amendment.

Carried

6. Procedural Motions

There were no procedural motions.

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 M. Aquilina

Seconded By Councillor E. Beauregard

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 October 7, 2025, be enacted and passed, as presented.

Carried

8. Adjournment

Mayor Steele adjourned the meeting at 7:50 p.m.

William C. Steele, Mayor

Jessica Beaupre, Deputy Clerk

Port Colborne Historical and Marine Museum Board Meeting Minutes

Date: Tuesday, June 17, 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
J. van Dillen
M. Hili
A. Lessard
B. Schneider
M. Heaslip

Member(s) Absent: E. Beauregard, Councillor

Staff Present: M. Mason, Museum Curator
Tami Nail

1. Call to Order

The Chair called the meeting to order at 6:58pm.

2. Disclosures of Interest

None to report.

3. Adoption of Agenda

Moved by C. MacMillan
Seconded by L. Brazeau

That the agenda dated June 17, 2025 be confirmed, as circulated or as amended.

Carried

4. Approval of Minutes

Moved by B. Heaslip
Seconded by C. Brema

That the minutes from the previous meeting dated May 20, 2025, be confirmed as circulated or amended.

Carried

5. Business Arising from the Minutes

Cheryl reported that the CAA Tour that will be coming to the Museum, will not be coming to the Tea Room.

6. Correspondence

Tami reported that 3 pieces of correspondence were received.

A thank you from the Mayor's Youth Advisory Council to Katelynn for chaperoning their dance at the Archives.

Two thank you cards from Rheanna to Michelle Vosburgh and Katelynn for helping her during her 6 week placement from Mohawk College.

7. Council Report

None to report as Councilor Beauregard was absent.

8. Curator's Report

Michelle presented the Ontario Senior of the Year Award to Bonnie Schneider. The Award is presented by municipalities across to the province to recognize exceptional seniors who, after the age of 65, continue to enrich the social, cultural, or civic fabric of their communities.

This year, the City of Port Colborne is proud to nominate Yvonne (Bonnie) Schneider for this prestigious honour. Bonnie's remarkable journey of volunteerism began at 12 years old, when she started as a Sunday School teacher at her local church. Over the past 60 years, her dedication to serving others has never wavered. Bonnie has been an active contributor to numerous local organizations, including the Port Colborne Historical & Marine Museum, the Friends of Roselawn Centre, the Port Colborne Optimist Club, Friends over 55, Bethel United Church, as well as the Port Colborne Operatic Society, the Port

Colborne Art Club, Scouts Canada, United Way Centraide Canada, the Canadian Cancer Society, the Port Colborne Terry Fox Run, and signature city events like Canal Days.

Michelle also reported that Jasmaya Echlin and Nicole Berry have started to work at the Tea Room.

Michelle has met with the city's new Fire Chief Stan Double and Deputy Fire Chief Mark Middleton. She gave them tours of both the Museum and Roselawn.

At the end of May, Tracey-Mae Chambers installed two fabric art installations, one at Roselawn and one at the Museum. This was her 180th installation. Tracey-Mae is a Metis artist and a member of the Metis Nation of Ontario. Her art work raises awareness about reconciliation and decolonization. Her art work helps bridge the gap between settlers and Indigenous, Metis and Inuit people by creating art that is approachable and non-confrontational. Many people stopped and talked to her while she was installing her art.

Michelle and Michelle Vosburgh attended a Parks, Recreation & Culture strategic planning session. They have expressed the importance of the museum and Roselawn being included in the plan. The consultant was gathering information to work from, then will create a strategic plan.

Etched in Time is a collaboration exhibit at the library. The exhibit showcases etchings from the Artspark behind the library. An opening reception will be held on July 2 from 2pm-4pm, everyone is welcome.

A new online exhibit: Postcard Perspectives of Port Colborne went live on June 9. It highlights the central role of the Welland Canal in Port Colborne's past. This new online exhibit (our 8th so far) was announced on the Archives' Facebook page and link to it is provided on the museum's online exhibit webpage.

The next online exhibit, featuring the Neff Steam Buggy, is about 95% complete, and will go live once the final edits are done.

Our first digital accession has been made. It consists of scans of the Port Colborne Volunteer Fire Company minute books from 1945-56, and a record book. The fire company is retaining their original books, but the digital scans are now part of our archival collection. This represents a very important step forward for the archives and museum as we expand our digital presence, capacity, and collections.

The date for the Port Colborne lecture in the Welland Canal Bicentennial Travelling Lecture series has been confirmed for Saturday, November 15 at 1pm.

Our Urban History Walking Tours are going well so far, although the West Street construction has presented some challenges.

A slide show of 1970s era photographs from the collection has been put together for the upcoming 50th anniversary picnic.

Michelle Vosburgh has been asked to speak at the September meeting of the Pelham Historical Society, which is celebrating its 50th anniversary.

9. Auxiliary Report

Marianne reported that 189 patrons were served at the Pie Social, and 68 patrons were served for Tea for Two week. June has been slow as it usually is. Two new conveyors have started.

The Tea Room will be open on July 6th during the 50th anniversary picnic from 12pm-4pm.

On May 27, the auxiliary went to Roselawn for a guided tour of the Beneath the Mansard Roof exhibit and were served pie and tea and coffee after.

Ten more bags of biscuit mix have been made.

10. Friends of Roselawn Centre Liaison Report

Arlene reported that the Friends of Roselawn Annual General Meeting was held on June 2. The new executive consists of Barb Butters as chair, Anne Kennerly as Vice Chair, Glenda Buck as Treasurer, and Arlene Lessard as secretary.

Music on the Lawn with the Marty Allen Band had a great turn out and the 50/50 draw was successful.

The FORC board were presented with the information on the Option B of the Ramp. The board have requested to see the drawings.

They are supporting the Community Grant application for tools and equipment for the Building and Property Committee.

11. Committee Report

11.1 Finance Committee

Bonnie reported that to date we have received \$1,711 in memberships, \$714.45 in donations with memberships, \$1183.69 in donations from CanadaHelps.

From grants, we have received \$3750 for a summer student to help with the translations from the Francophone oral histories, \$31,680 for a Francophone exhibit, and \$3741 for a Community Engagement Assistant.

11.2 Membership Committee

Claudia reported that to date we have 28 senior memberships, 7 individual memberships, 28 family memberships , and 14 life patrons for a total of 77 memberships.

11.3 Building and Property Committee

Brian reported that work has continued at Roselawn with the concrete at the entrance to the basement by the front entrance being completed, repairing the flagstone around the rose garden, and putting UV film on the windows in the gallery space.

Work has also begun at the Museum with the replacing of old boards on the Blacksmith shop with new ones, as well as repairing the split rail fencing around the historic buildings and the picket fence.

11.4 Programme Committee

Cheryl reported that on May 27, the Tea Room Auxiliary visited Roselawn for guided tour of Beneath the Mansard Roof. On June 2, Dewitt Carter Kindergarten Classes visited the Museum for the morning and completed a Scavenger Hunt with a total of 75 students, and on June 10, the Port Colborne Historical Society visited the Roselawn for a behind the scenes tour of the exhibit, the Tea Room, and the Museum for behind-the-scenes tour of Step Right Up.

June 6 was a PD Day which was a free ship craft. It was well received with regular attendees

Coming up on June 28 is the first Hands on Heritage for 2025 – Lino cuts, 1-3pm at the Museum. \$10/person, it is more than halfway sold out with a few spots left.

- July 12 is Tile Painting – also already halfway sold out
- August 9 is making a Tea Blend and also halfway sold out

a. 50th Anniversary Committee

Cheryl reported that the final meeting was held and everything is ready for the event. They are just looking for retro tablecloths and

picnic baskets, if anybody has some they would like to loan for the event.

Bonnie created line drawings of the Museum, School house, and the Tea Room which will be available as colouring pages at the event.

11.5 Fundraising Committee

Claudia reported that there were approximately 200 attendees for the first Music on the Lawn concert with the Marty Allen band. There were many compliments received on the band. Barry sold out of hotdogs.

There were some concerns about dogs on the grounds during the concert. Michelle will look into the by-laws.

The next Music on the Lawn concert is No Illusions on June 29th. Set up will begin at 10:30am.

11.6 Policy Committee

None to report.

11.7 Accession Committee

Luke reported that a meeting was held on June 3. Twenty-four items were accepted, and 15 were rejected.

Cheryl requested the tour be given a tour of the Heritage Resource Centre to see the collection and how the re-organization is coming along. The programming committee will organize the tour.

11.8 Heritage Committee

Luke reported that the invite and the documentation for the last meeting did not go out in time in for the meeting. Taya attended in lieu of Diana Vasu. Updates will be given at the July meeting.

The committee did receive a Heritage permit application from the owner of the former Shickluna Garage at 293 King St. The owner wants to make changes that alter designated features. The Heritage Committee is rejecting the application based on it being incomplete. The designated featured should be restored not modified. Luke is working with Charlotte Madden to ensure that the correct proposal goes to Council.

12. Confidential Items

None to report.

13. New Business

Michelle reported that the first drawings for the ramp at Roselawn was received, but the project manager wanted to speak to the architects before sharing with the Board. Steve Shypowskyj will be at July meeting to share any updates.

The architectural drawings haven also been received for the Archives' expansion, but some modifications need to be made before they are brought to the Board.

Gary reported that the Steele Street School's designation plaque has been set again.

Jeff requested an update on the additional accessible parking spaces out front of the Tea Room. Michelle said that we are on the list to have it done this summer.

14. Adjournment

The Chair adjourned the meeting at approximately 7:45pm.

Chair

Staff Liaison

Port Colborne Public Library Board Meeting Minutes

Date: Wednesday, September 3, 2025
Time: 6:00 pm
Location: Library Auditorium, Port Colborne Public Library
310 King St, Port Colborne

Members Present: M. Bagu, Councillor
B. Ingram, Chair
C. MacMillan
B. Beck
M. Booth
A. Smits

Member(s) Absent: A. Desmarais, Vice Chair
H. Cooper
E. Tanini

Staff Present: R. Tkachuk, Chief Executive Officer (Board Secretary-Treasurer)
L. MacDonald, Library Services Manager

Others Present: A. Pigeau, Chief Financial Officer/City Treasurer
J. McDowall, Manager of Corporate Finance/Deputy City Treasurer

1. Call to Order

The Chair called the meeting to order at 6:12 p.m.

2. Land Acknowledgement

The Chair recited the Land Acknowledgement.

3. Disclosures of Interest

There were no disclosures of interest.

4. Adoption of Agenda

Moved by C. MacMillan
Seconded by M. Booth

That the agenda dated September 3, 2025, be confirmed, as circulated.

Carried

5. Approval of Minutes

Moved by M. Booth

Seconded by C. MacMillan

That the minutes dated June 4, 2025, be approved, as circulated.

Carried

6. Presentations

6.1 2024 Audited Financial Statement (A. Pigeau)

City Treasurer, A. Pigeau and Deputy Treasurer, J. McDowall presented the 2024 Audited Financial Statement to the Board.

Moved by A. Smits

Seconded by C. MacMillan

That the Board receives the 2024 Audited Financial Statements, as presented.

Carried

a. **Appendix A - 2024 Auditors Audit Findings Report**

b. **Appendix B - 2024 Draft Audited Financial Statements**

7. Consent Items

Moved by B. Beck

Seconded by A. Smits

That consent items 7.1 to 7.4 be received, as presented.

Carried

7.1 Circulation Reports

a. **Circulation Report, May 2025**

a. **Circulation Snapshot, May 2025**

- b. **Circulation Report, June 2025**
 - a. **Circulation Snapshot, June 2025**
- c. **2nd Quarter Circ Report**
 - a. **Circulation Snapshot, 2nd Quarter**

7.2 Financial Reports

- a. **2025 Operating Budget (as of August 29, 2025)**

7.3 Staff Reports

- a. **CEO's Report**

7.4 Media Items

- a. **Remember the Port Colborne Etching Stones? Let's Celebration Their Legacy Together**
- b. **Say Ahoy! at the Upcoming Canal Days Festival— and Get a Free Souvenir Postcard in the Mail!**
- c. **Port Colborne Library Celebrates Record-Breaking Summer Reading Club**

8. Confidential Items

Moved by C. MacMillan
Seconded by B. Beck

That the Board do now proceed into closed sessions in order to address the following matters at 6:27 PM.

Carried

8.1 Minutes of the closed session of the June 4, 2025, meeting

Moved by A. Smits
Seconded by B. Beck

That the Board do now rise from closed session at approximately 6:31 PM.

Carried

9. Roundtable

Trustee MacMillan inquired if there were any updates about the fall board treat. The CEO reported that more information would be forwarded to Board members shortly.

Trustee Booth shared positive remarks about visiting the library over the summer. Trustee Smits noted a positive experience while visiting the library, and remarked positively about Indigenous art opportunities at the library.

The Manager of Library Services commented on summer activities at the library. The CEO commented on summer activities at the library, and the upcoming fall programming schedule.

Chair Ingram thanked library staff for their work and ongoing library updates.

10. Next Meeting Date and Adjournment

The next meeting will be held Wednesday, October 1, 2025, at 6 PM in the Library Auditorium.

The Chair adjourned the meeting at approximately 6:44 PM.

Bryan Ingram, Chair

Rachel Tkachuk, Chief Executive
Officer (Board Secretary-
Treasurer)



Subject: 2026 Marina Dock Rates
To: Council
From: Recreation and Tourism Department

Report Number: 2025-186

Meeting Date: October 14, 2025

Recommendation:

That Recreation and Tourism Department Report 2025-186 be received; and
That the proposed 2026 marina dock rates as indicated in Appendix A of Recreation and Tourism Department Report 2025-186, be approved.

Purpose:

This report seeks to gain Council's approval of the 2026 marina dock rates in advance of the user fee rate proposal to provision for early registration discounts, and clarity with respect to next year's rates prior to boaters "opting in" on registration deadlines set forth by the marina.

Background:

Early bird registration and deposit deadline processes were introduced at the marina in the 2022 user fees schedule, providing boaters with opportunities to pay in advance to receive discounts, while also requesting deposits to reserve spaces for the following season.

In 2023, staff have initiated the process of having the marina user fees approved in advance of the City's comprehensive budget package meetings later in the season. This has been appreciated by boaters, while also helping support staff with a more organized and efficient storage and launch operation.

From 2022 to 2024, marina rates increased annually by 10%. In 2025, most marina rates increased by 5%. Council approved staff recommendations to maintain 2024

marina rates for docks ranging from 16 – 19 feet in length as occupancy patterns were decreasing consistently each year following the 2022 season.

Discussion:

Since 2022, marina dock rates have consistently increased each season. Appendix C of this report highlights dock usage metrics at Sugarloaf marina from 2022 to the current season. Salient changes from 2024 to 2025 on dock occupancy noted in Appendix C are:

- Sugarloaf Marina saw an increase in overall seasonal slip holders in 2025 with 365 total docks leased, up from 352 total leased docks in 2024. Docks seeing an increase in usage from 2024 – 2025 is noted in Appendix C with green font.
- Docks ranging from 16 – 24 feet had a consistent decrease in usage following the 2022 season, however, after maintaining dock rates without increase from 2024 – 2025, these docks had an overall increase of 2% in dock occupancy this season.
- Two dock runs (H & J) are increasingly affected by the low water levels and the need for dredging. As the marina opened in April, staff recommended that boaters on these docks relocate to safer areas with more depth, which many did. This is noted in Appendix C with red font to highlight the decreased use on those docks in 2025.
- The largest docks at the marina remain relatively stable, however, staff are noting another slight decrease in occupancy rates in 2025, noted in Appendix C with yellow font.

Proposed dock rates

The proposed 2026 marina rates are attached as Appendix A of this report. The proposed rates for 2026 are also illustrated in Appendix B of this report to demonstrate Sugarloaf Marina's position with respect to docking fees in comparison to other prominent marinas on both Lake Erie, and Lake Ontario.

The marinas chosen for comparison on Lake Erie are all municipally operated (except for Niagara Parks Marina) and offer similar services and amenities to Sugarloaf. The marinas listed from Lake Ontario are popular destinations that are close in proximity to Sugarloaf and typically have minimal dock vacancy each season.

The dock rate comparisons attached as Appendix B identify that if rates are approved as proposed, Sugarloaf Marina will have dock rates in the higher tier on average for dock rates on Lake Erie. For additional context, Port Dover Marina rates were increased by 25% for the current season, and several boaters chose to dock at Sugarloaf this season due to the increased rates in Port Dover.

Historically, dock rates at marinas on Lake Ontario have been higher than those on Lake Erie, largely due to several key factors. Lake Ontario has significantly deeper waters which lends itself to being more consistently stable, and safer to boat on during sudden weather changes, making it more attractive for boaters. It also provides access to more destinations, and cruising options, including the Thousand Islands, the St. Lawrence River, and the Trent-Severn Waterway system. In addition, Lake Ontario is closer to larger population centers, such as the Greater Toronto Area and parts of upstate New York, creating higher demands for marina services.

Staff have identified to Council in previous years that if rates at Sugarloaf match, or exceed marinas nearby on Lake Ontario, it is likely that many boaters will opt to choose docking locations on Lake Ontario.

While the proposed rates for 2026 remain in large part lower than comparable Lake Ontario marinas, Appendix B of this report highlights that the consistent increase in rates since 2022 at Sugarloaf has narrowed the gap in rate differences.

Salient changes proposed from 2025 to 2026

- Decrease of 10% on Minimal-Service docks
- Docks with significant vacancy rates annually – Recategorize these docks affected by low water levels and intensive aquatic vegetation grown and/or lack of servicing into a lower dock rate group to entice increased levels of occupancy rates
- Introduction of a new partial seasonal rate incentive for anglers who are only interested in fishing Lake Erie in the spring or fall, based on species and movement. The rate is only applicable to docks categorized as low service so that primary docks continue to cater to seasonal users
- Increase of 4% on Full-Service docks larger than 20 feet in length, while still offering early bird discount incentives with pre-payment of dock fees

Public Boat Ramp

The table below illustrates the proposed boat launch rates, and rates of boat launches in closest proximity to Sugarloaf Harbour.

Location	Day Pass	Seasonal Pass
Sugarloaf (proposed)	\$20 plus HST	\$130 plus HST
Bay (Crystal) Beach (Fort Erie)	\$15	\$125
Bertie Boat Club (Fort Erie)	\$15 plus HST	\$150
Hippos Mohawk Marina (Lowbanks)	\$20	\$150
Port Dalhousie (St. Catharines)	\$15	\$130

The boat ramp rates noted in Appendix A of this report propose no increase to the daily rate, and a 4% increase to the seasonal pass rate in 2026.

Internal Consultations:

This user fee review was conducted within the Recreation and Tourism department.

Financial Implications:

The Sugarloaf Marina fees are recommended to maintain the marina as a self-sustaining entity during the City's budget process in the fall.

Public Engagement:

Viewers of this report will note proposed 2026 dock rates for Sugarloaf Marina in Appendix B, and the marinas position compared to other prominent marinas on Lake Erie, and Lake Ontario with respect to dock rates.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
-

Conclusion:

This report proposes the 2026 marina user fees. Recommended user fees within this report are consistent with the user fee principles and cost models adopted by Council.

Appendices:

- a. Appendix A – Proposed Dock Rates
- b. Appendix B – Dock Rate Comparisons
- c. Appendix C – Dock Occupancy Rates

Respectfully submitted,

Blair Holinaty
Marina Supervisor
(905) 228- 8036
Blair.Holinaty@portcolborne.ca

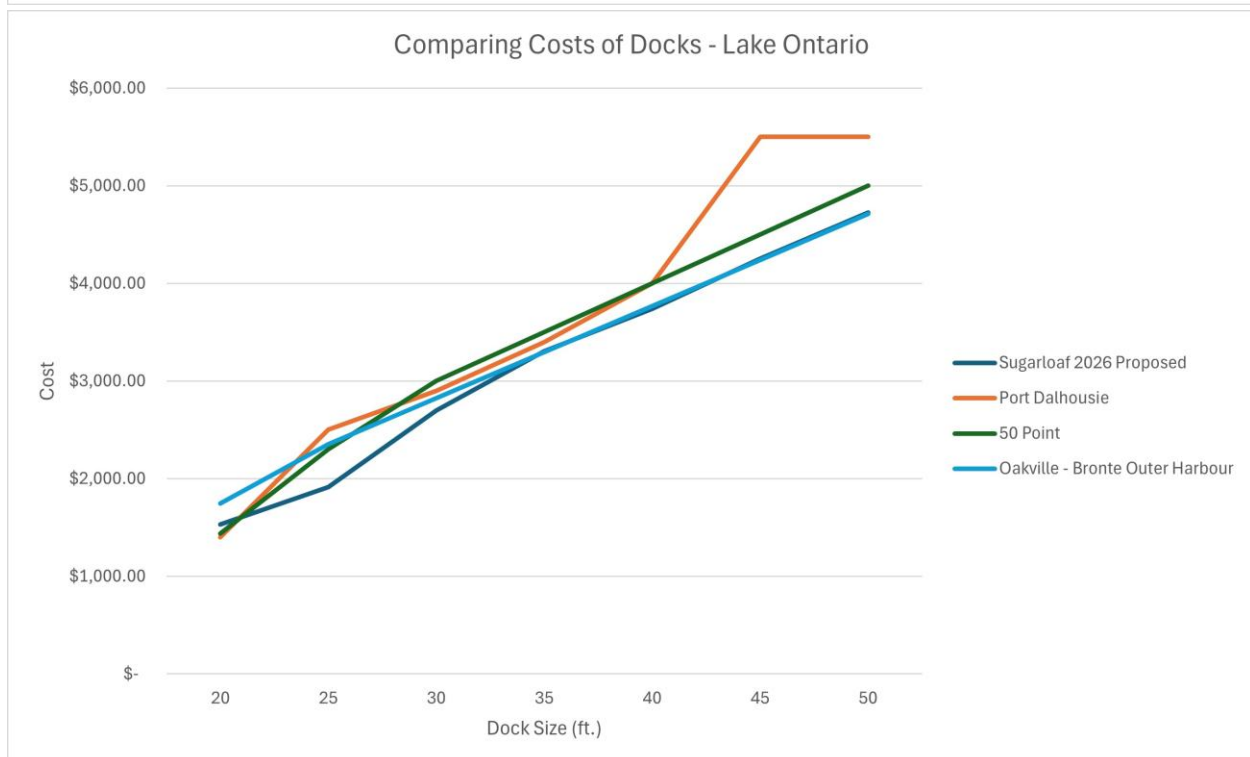
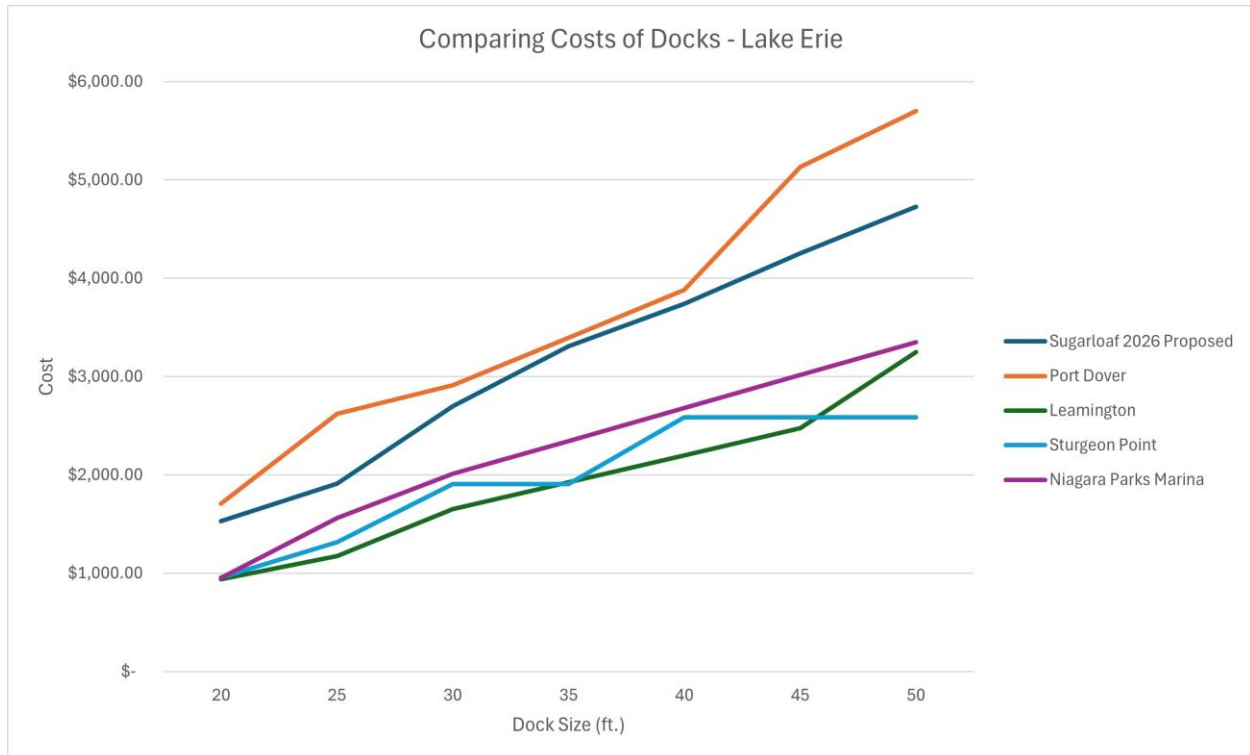
Report Approval:

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.

Proposed 2026 marina dock rates

Seasonal Dock Rates			
Docking Options (Preferred, Full Service)	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	Percentage Change
Boats 20 - 26 ft (optional service)	\$73.50/ft	\$76.50/ft	4%
Boats 27 - 34 ft (serviced)	\$86.90/ft	\$90.00/ft	4%
Boats 35 - 60 ft (serviced)	\$90.83/ft	\$94.50/ft	4%
Docks 3, 4, H, I, J (Minimal Service)	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	Percentage Change
Boats 16 - 19 ft	\$57.75/ft	\$52.00/ft	-10%
Boats 20 - 26 ft	\$73.50/ft	\$66.00/ft	-10%
Second Boat - Minimal Service Docks Only (Must be owned by same	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	Percentage Change
Boats 16 - 19 ft	\$306.00	\$325.00	6%
Boats 20 - 26 ft	\$335.00	\$355.00	6%
Discounted Rates	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	
Early Bird Discount - Based on payment in full for winter storage fees by September 1, and summer launch/mooring fees by February 15 annually.	5% of applicable rates	5% of applicable rates	
Tournament/Regatta Discount: (Only with proof of registration)	40% of applicable rates	40% of applicable rates	
First time seasonal customer incentive: (One time only, paid in full by February 15)	10% of seasonal rate	10% of seasonal rate	
Same Slip/Non Designated Space Discount *	50% of 1st dock fee	50% of 1st dock fee	
Seasonal Fishing Discount (Only available April - June 15, or August - October 15). Only applicable on minimal service docks)	*NEW*	40% of applicable rates	
* Only available for use directly beside oversized vessels or non-designated docking spaces. Must be preapproved by marina management. Must be same owner.			
Transient & Boat Ramp Rates			
Transient Rates (per foot)	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	Percentage Change
Daily	\$2.47	\$2.47	0%
Canal Days Daily Rates (Monday-Monday)	\$3.00	\$3.00	0%
Weekly	\$13.75	\$13.75	0%
Monthly	\$33.55	\$33.55	0%
Launch Ramp Rates	2025 Fee (plus HST as applicable)	2026 Fee (plus HST as applicable)	Percentage Change
Daily Launch Pass	\$20.00	\$20.00	0%
Seasonal Pass	\$125.00	\$130.00	4%
**Non-Display Fine - Missing Ramp Pass	\$35.93	\$35.93	0%

** Customer is still subject to the By-Law Parking Enforcement Fine as well



2025-186 - App. C - Dock Occupancy Rates

Dock Size	Capacity	2022		2023		2024		2025	
		# Occupied	Occupancy Rate	# Occupied	Occupancy Rate	# Occupied	Occupancy Rate	# Occupied	Occupancy Rate
16'	124	61.00	49%	43	35%	39	31%	43	35%
	A 46	38.00	83%	31	67%	27	59%	39	85%
	J 78	23.00	29%	12	15%	12	15%	4	5%
17'	38	29.00	76%	23	61%	20	53%	27	71%
20'	42	33.00	79%	30	71%	27	64%	28	67%
21'	38	21.00	55%	20	53%	18	47%	19	50%
23'	70	30.00	43%	23	33%	16	23%	12	17%
24'	96	56.00	58%	57	59%	47	49%	46	48%
	C 38	26.00	68%	28	74%	18	47%	28	74%
	H 58	30.00	52%	29	50%	29	50%	18	31%
25'	44	24.00	55%	24	55%	25	57%	22	50%
	5 10	6.00	60%	6	60%	8	80%	7	70%
	6 34	18.00	53%	18	53%	17	50%	15	44%
27'	128	82.00	64%	80	63%	65	51%	80	63%
	D 34	21.00	62%	23	68%	19	56%	21	62%
	E 18	11.00	61%	12	67%	10	56%	14	78%
	F 18	14.00	78%	13	72%	10	56%	13	72%
	G 58	36.00	62%	32	55%	26	45%	32	55%
30'	74	56.00	76%	52	70%	52	70%	49	66%
	F 12	10.00	83%	9	75%	10	83%	11	92%
	1 38	31.00	82%	25	66%	25	66%	23	61%
	5 24	15.00	63%	18	75%	17	71%	15	63%
35'	26	15.00	58%	18	69%	19	73%	18	69%
36'	12	11.00	92%	10	83%	8	67%	7	58%
40'	16	12.00	75%	13	81%	9	56%	6	38%
Main Runs (EMR, DD, SS, WMR)	9	9		7		7		8	
Seasonal Totals	717	430		400		352		365	

**Subject: Update on Recommendation Report for a Proposed
Communication Tower at 611 Main Street West, File D27-12**

To: Council

From: Development and Government Relations Department

Report Number: 2025-192

Meeting Date: October 14, 2025

Recommendation:

That Development and Government Relations report 2025-192 be received; and

That the Chief Planner be directed to send the attached Concurrence Letter for the proposed telecommunications tower at 611 Main Street West to the applicant SLI Towers Incorporated.

Purpose:

The purpose of this report is to provide an update on the proposed telecommunications tower to be located on private property at 611 Main Street West. Council previously received a staff report and presentation from the applicant on May 27, 2025 related to this application.

Background:

SLI Towers (the applicant) is proposing to construct a new telecommunications tower on the property at 611 Main Street West. Initially the tower was proposed to be a 38-metre-tall slim self-support style installation which would facilitate the co-location of multiple radio communication carriers.

However, due to concerns raised by the public at both the public meeting, and through the City's circulation, the applicant has changed the design of their tower to be less intrusive (see Appendix A).

- The original 38 metre (124 feet) tower has been reduced to 28 metres (91 feet);
- The tower will be a slimline monopole painted to match existing light standards on the property;

- Appendix A is an updated illustration of the proposed installation.

As previously noted in report 2025-97, Planning staff circulated notice of the proposal, by SLI Towers, to properties within 120 metres of the site on April 28, 2025, in accordance with the City policy, *Consultation Process for Wireless Telecommunication Facilities*, attached as Appendix C. Commenting was open on this proposal through June 13, 2025.

On May 27, 2025, an open house was held before the regularly scheduled meeting of Council to solicit additional feedback.

Through both the commenting process and open house, 1 member of the public provided written feedback with concerns about the tower. It was this feedback that facilitated the tower redesign by the applicant.

Discussion:

While Innovation, Science and Economic Development (ISED) Canada is the approval authority for telecommunication towers, municipalities must be consulted by proponents with the aim of:

- Discussing site options.
- Ensuring the local processes related to antenna systems are respected;
- Addressing reasonable and relevant concerns from both the land use authority and the community they represent; and
- Obtaining land use authority concurrence in writing.

The applicant is now seeking a concurrence letter so they can proceed with seeking approval from the ISED. Appendix B of this report is a draft concurrence letter prepared by staff. Due to the change in design, and concerns raised through the public process, staff are seeking Council's direction to proceed with sending the concurrence letter.

Internal Consultations:

No comments were received from any internal departments.

Financial Implications:

There are no financial implications.

Public Engagement:

Public engagement was carried out in accordance with the City's policy on Consultation Process for Wireless Telecommunication Facilities. Details on these consultations are outlined in this report.

Strategic Plan Alignment:

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

- Sustainable and Resilient Infrastructure
-

Conclusion:

Planning staff are satisfied that the City's Consultation Process for Wireless Telecommunication Facilities have been met. Further to this, staff are satisfied that the applicant has made accommodations through their design to lessen the impact of the proposed telecommunications tower. Accordingly, Planning staff recommend the attached concurrence letter be sent to the applicant.

Appendices:

- a. Revised Drawing
- b. Draft Concurrence Letter
- c. Policy: Consultation Process for Wireless Telecommunication Facilities

Respectfully submitted,

Erik Acs, MCIP, RPP
Chief Planner
905-228-8117
erik.acs@portcolborne.ca

Report Approval:

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



Proposed New Telecommunications Structure

2025-192
Appendix A

611 Main Street West
PART LOT 31 CON 2, HUMBERSTONE, BEING MORE
PARTICULARLY DESCRIBED AS PART 2, PLAN 59R1889 ; PORT
COLBORNE

City of Port Colborne



Figure 1: View along Main Street West/Highway 3 traveling north-south facing west into the subject property.



Figure 2: View at the neighbouring Motel facing northwest towards the proposed installation at the rear property line.



Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 •
www.portcolborne.ca
T (905) 228-8124
E planning@portcolborne.ca

October 14, 2025

SLI Towers Inc.
Suite 100 -146 Thirtieth Street
Etobicoke, ON
MSW 3C4
Attn: Dom Claros

Re: proposed telecommunications tower Development Permit D27-12 (611 Main Street West)

Dear Mr. Claros,

Upon completion of consultation requirements for a telecommunications tower as per Innovation, Science and Economic Development Canada's procedure *CPC-2-0-03 Radiocommunication and Broadcasting Antenna Systems*, the applicant requires confirmation of concurrence from the appropriate Land Use Authority.

Based on the information provided by SLI Towers Inc. regarding the proposed 28-metre-tall slimline monopole telecommunications tower, the City of Port Colborne approves the proposed tower at 611 Main Street West.

Should you have any questions or concerns, please do not hesitate to contact our office. Trusting that this is satisfactory, I remain,

Yours truly,

Erik Acs, MCIP, RPP
Chief Planner



Department of Planning & Development

Consultation Process for Wireless Telecommunication Facilities

Policy Statement:

The purpose of this policy is to provide guidance to the City of Port Colborne, Proponents and the general public in considering proposals to locate telecommunication facilities. While Industry Canada is the approval authority for telecommunication facilities, it is acknowledged that any concerns or suggestions expressed by municipalities are important elements to be considered by proponents regarding proposals to install or make changes to antenna systems. Accordingly, municipalities are to be consulted, unless the proposal meets Industry Canada's exclusion criteria, with the aim of:

- Discussing site options;
- Ensuring the local processes related to antenna systems are respected;
- Addressing reasonable and relevant concerns from both the land use authority and the community they represent; and
- Obtaining land use authority concurrence in writing.

Objectives of this Policy:

1. To balance demand for facilities with a desire to preserve the natural and cultural landscape and minimize impacts to the community.
2. To outline a general process to be followed by the City for reviewing and commenting on telecommunication facility proposals.
3. To provide an open and transparent public consultation process that meets the requirements of Industry Canada.
4. To provide for high caliber wireless telecommunications facilities in order to promote economic development and meet the business and safety needs of the public.

City Designated Official:

For the purpose of this policy, the Director of Planning and Development (Director) shall be the primary representative for the City for all discussion with the Proponent. In the case of absence, the Director may select a designate. All discussions and initial consultation shall be conducted through the Director or designate.

Site Selection Criteria:

The Proponent shall choose a site located to minimize the total number of sites required and is encouraged to use existing structures wherever possible. Where it is not possible to use an existing structure, the following criteria shall be considered:

- Maximizing distance from residential areas, public and institutional areas such as schools, community centres, day care facilities and senior's residences;
- Avoidance of natural features, significant vegetation and hazard lands (floodplains or steep slopes)

Public Consultation:

The City of Port Colborne shall hold a public consultation session to solicit public input on any proposed telecommunications facility. Notice for any such public consultation will be provided to property owners at least *30 days* prior to the public consultation by regular mail to all property owners within at least 120 metres of the property on which the telecommunication facility is to be established. In addition, the Proponent will also send a notice, with the same circulation radius as the City's notice, which will be consistent with the requirements of Appendix 2 of Industry Canada's document entitled *Radiocommunication and Broadcasting Antenna Systems*. The City, also reserves the right to require a larger circulation radius if, in the opinion of the Director, it is warranted.

Following the public consultation, Council of the City of Port Colborne will authorize Planning staff to provide the Proponent with the City's comments subject to any requirement or stipulations in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, including comments from the public. The City's comments will be provided to the Proponent no later than 30 days after Council's decision by regular mail, fax or electronic mail.

Exemptions to Municipal Review:

For the following types of installations, proponents are excluded from the requirement to consult with the City and the public:

- Maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
- Addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height;
- Maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;
- Installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial or national emergency operations during the emergency, and is removed within 3 months after the emergency or special

- event; and
- New antenna systems, including masts, towers or other antenna-supporting structure, with a height of less than 15 metres above ground level.

Individual circumstances vary with each antenna system installation and modification, and the exclusion criteria above should be applied in consideration of local circumstances. Consequently, it may be prudent for the Proponent to consult the City even though the proposal meets an exclusion noted above. Therefore, when applying the criteria for exclusion, Proponents should consider such things as:

- The antenna system's physical dimensions, including the antenna, mast and tower, compared to the local surroundings;
- The location of the proposed antenna system on the property and its proximity to neighbouring residents;
- The likelihood of an area being a community-sensitive location; and
- Transport Canada marking and lighting requirements for the proposed structure.

Proponents who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the City and/or Industry Canada for guidance.

Other Requirements:

In addition, the City also requires the following:

- Prior to the City circulating notice for a public consultation session to be conducted under this policy, the Proponent shall provide the Director with a full-size copy of a site plan detailing the location of the telecommunication facility with respect to the property boundaries.
- In no circumstances shall the City policy be less onerous than requirements of Industry Canada. Therefore, in addition to this policy, any and all other regulations of Industry Canada shall continue to apply.



**Subject: Recommendation Report for Proposed City-Initiated
Zoning By-law Amendment for Parking- File D14-03-25**

To: Council

From: Development and Government Relations Department

Report Number: 2025-199

Meeting Date: October 14, 2025

Recommendation:

That Development and Government Relations Department Report 2025-199 be received; and

That the Zoning By-law Amendment attached to this report as Appendix A be approved; and

That no further public meeting is required prior to the passing of the Zoning By-law Amendment; and that

The City Clerk be directed to issue the Notices of Decision regarding these amendments in accordance with the *Planning Act*.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a City-initiated Zoning By-law Amendment (ZBA) aimed at reducing the parking ratio from 1.25 spaces per unit to 1.10 spaces per unit; and, updating the definition of "Apartment Building, Public".

Background:

In 2023, the Federal Government launched the Housing Accelerator Fund (HAF) to help cities build more homes faster. Port Colborne successfully secured \$4.3 million in funding over three years by committing to a set of housing initiatives. One key commitment is to reduce or eliminate parking requirements in intensification areas. In

Port Colborne, this means looking at changing the parking rate for higher density buildings (the Zoning By-law calls these “apartment buildings”).

Watson and Associates Economists Limited (Watson) and Dillon Consulting (Dillon) were retained by the City to conduct research to help determine a new rate for the City to use in the Zoning By-law going forward. The work undertaken by the consulting team included an examination of parking rates being applied in other municipalities, as well as parking demand analysis that looked at five existing apartment buildings across Port Colborne to measure real-world parking usage. The general conclusion of the study was that the current requirement of 1.25 spaces per unit is higher than necessary based on observed demand, among other factors; and, that a new rate of 1.1 spaces per unit be implemented through a Zoning By-law Amendment (ZBA).

In addition to implementing the recommended new parking rate of 1.1 spaces per unit, staff are proposing to amend the definition of “Apartment Building, Public” to include language that would allow the parking rate for this use to also apply to purpose built rental apartment buildings where units are made available to rent over the long-term at a rent that is no greater than 50 per cent of the Average Market Rate (AMR). For reference, the parking rate for Apartment Building, Public is 1 space per 3 units. There is no proposal to change this rate, and it will remain as existing.

A copy of the Parking Study was previously provided to Council as part of the statutory public meeting report for this file (Report 2025-195).

Discussion:

The proposed ZBA has been reviewed with consideration for the relevant planning documents, including the *Planning Act*, R.S.O., 1990 (Planning Act), as amended, the Provincial Planning Statement, 2024 (PPS), the Niagara Region Official Plan, 2022 (NOP), City of Port Colborne Official Plan, 2013 (OP), and City of Port Colborne Comprehensive Zoning Bylaw 6575/30/18 (CZBL).

Planning Act

The Planning Act sets the ground rules for the way land use planning is to be carried out in Ontario and how land may be controlled. The purpose of the Planning Act is to: provide for planning processes that are fair by making them open, accessible, timely and efficient; promote sustainable economic development in a healthy natural environment within a provincial policy framework; provide for a land use planning system led by provincial policy; integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Policy Statement and conform/not conflict with Provincial plans; encourage co-operation and coordination among various interests; and, recognize the decision-making authority and accountability of municipal councils in planning.

Section 2 of the Planning Act sets out matters of Provincial interest. Municipal Councils, boards, planning boards and the Tribunal, in carrying out their responsibilities under the Act must have regard to the Provincial interests established in the Act. Of relevance to this topic are the following matters of provincial interest:

- (j) the adequate provision of a full range of housing, including affordable housing; and,
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

Municipalities are required to prepare official plans and policies to guide future development and create zoning by-laws to regulate and control land use. Section 3 of the Planning Act requires that, in exercising any authority that impacts a planning matter, the decisions of planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

The proposed amendment (attached as Appendix A) supports these provincial interests by facilitating the development of affordable rental housing through a clarified definition that aligns with provincial affordability objectives; and, reducing the parking requirement for apartment dwellings, which can lower development costs and improve feasibility for affordable and purpose-built rental housing projects. Planning Staff are of the opinion that the Zoning By-law Amendment complies with the regulations set out in the Planning Act.

PPS

The PPS provides policy direction on matters of provincial interest related to land use planning and development and applies to decisions concerning planning matters.

Section 2.1.6 a) of the PPS 2024 directs planning authorities to support the achievement of complete communities by:

- Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The proposed Zoning By-law Amendment supports this policy by providing additional opportunities for a broader mix of housing options, including deeply affordable rental units, within existing neighbourhoods. It also promotes compact development patterns that are more supportive of transit and active transportation.

Section 2.2.1 b) of the PPS requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents of the regional market area by permitting and facilitating:

- All housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and;
- All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units.

The proposed reduced parking rate and the expanded definition of “apartment, building public” support this policy by facilitating the development of purpose-built rental housing and affordable units, contributing to a more diverse and attainable housing supply; and by enabling a more efficient use of land, resources and infrastructure.

By reducing parking minimums, the amendment promotes compact, transit-supportive development and more efficient use of land and infrastructure, consistent with PPS objectives for sustainable growth. The proposed definition change for “apartment, building public” ensures that long-term, deeply affordable rental housing is recognized and supported within the zoning framework, further advancing the PPS goal of providing a full range of housing types and tenures. Planning Staff are of the opinion that the Zoning By-law Amendment conforms to the PPS and supports provincial priorities related to housing supply, affordability, and sustainable development.

NOP

The Niagara Official Plan (NOP) provides the long-term land use planning framework for development across the Region, including the City of Port Colborne. With the passing of Bill 185, the NOP is now considered a local Official Plan for the purposes of Planning Act applications.

Section 2.3 of the NOP outlines the policy objectives for housing, with the aim of supporting the provision of a range and mix of housing options through land use tools and targets to help improve access to housing. The reduction in parking requirements and the expanded definition of “apartment, building public” align with the applicable policies of Section 2.3 by removing regulatory barriers to the development of a wider range of housing forms, as well as deeply affordable rental housing.

The proposed amendment supports the Region’s goals of housing affordability, intensification, and sustainable transportation, and is consistent with the NOP.

OP

The City of Port Colborne Official Plan (OP) provides policy directives to manage and direct growth and development in the municipality, and the effects of such growth on the social, economic, built, and natural environment. Although the City’s Official Plan does

not generally deal with parking, several policies in the plan deal with related matters (transportation objectives, urban form, etc.).

- **Prioritizing non-automobile transport:** The plan states that from environmental, economic, and health perspectives, non-automobile modes of transportation are the preferred methods of movement. It mandates that “full consideration will be given to accommodating pedestrians and cycling in the planning, design and evaluation of any new development”;
- **Creating walkable, transit-supportive neighbourhoods:** One of the plan’s purposes is to create “walkable neighbourhoods”. Policies encourage a compact urban form with efficient pedestrian, bicycle, and vehicular networks. High-density residential developments, such as apartment buildings, are specifically encouraged to be located in proximity to public transit and active transportation routes. (Notwithstanding this policy, at present, local service in Port Colborne consists of on-demand service only, with local transit trips served through on-demand service only, and therefore the guidance related to transit proximity is not currently applicable.);
- **Intensification and compact urban form:** The Official Plan’s growth management strategy emphasizes intensification and a compact urban form. Reducing the amount of surface parking required at new developments would be one measure to facilitate more compact development forms; and,
- **Accessibility to services:** The Plan includes a policy that all new housing development should be accessible to medical facilities, shopping, and any future public transportation system. This could be interpreted as a factor that would make reduced parking supply more viable from a practical perspective, in that buildings within walking distance of a range of services lessen the likelihood of residents finding it difficult to manage everyday errands without a car.

From a policy perspective, the City’s Official Plan contains multiple policies that encourage a shift away from automobile dependence. The plan prioritizes non-automobile transportation, promotes the creation of walkable neighbourhoods, and supports intensification through a compact urban form. Reducing parking requirements is a direct way to facilitate more compact development. The plan also provides tools that allow for flexibility in parking, such as exemptions within Community Improvement Project Areas and the use of cash-in-lieu of parking in the Downtown Commercial area. Staff are satisfied that the proposed ZBA is consistent with the Official Plan.

CZBL

The CZBL currently requires that apartment buildings provide parking at a rate of 1.25 spaces per unit. The amendment includes a recommended reduced parking rate of 1.1 spaces per unit. This represents a 12% reduction from the current 1.25 spaces/unit requirement. The recommended rate was arrived at based on technical analysis and is in line with other municipal comparators, who are either undergoing a similar exercise or

have recently completed a similar exercise. The reduced rate reflects a more balanced approach to parking supply.

The CZBL currently defines “Apartment Building, Public” as:

a building divided vertically and horizontally, or horizontally into five or more dwelling units each with its own entrance either separately or from a common vestibule, stairway or hallway, that has been erected, owned and/or is maintained by a public agency or non-profit charitable organization.

The amendment includes a revised definition, as shown below where the new text is bolded and underlined:

a building divided vertically and horizontally, or horizontally into five or more dwelling units each with its own entrance either separately or from a common vestibule, stairway or hallway, that has been erected, owned and/or is maintained by a public agency or non-profit charitable organization; **or, is made available to rent over the long-term at a rent that is no greater than 50 per cent of the Average Market Rate (AMR).**

The recommended change to this definition broadens the applicability of the reduced parking rate to include deeply affordable housing provided by private-sector actors, thereby supporting the City’s housing affordability objectives. It ensures that parking standards do not present a barrier to the development deeply affordable rental housing, while maintaining consistency with the intent of the original definition.

It is staff’s opinion that these changes reflect a thoughtful and evidence-based approach to zoning regulation that supports housing diversity, affordability, and more efficient land use.

Internal Consultations:

The draft ZBA was circulated internally to applicable departments and external agencies on September 16, 2025. A note in the circulation requested a response be provided on or before September 26, 2025 and noted that it would be assumed that a non-response indicates that there is no objection. Comments were received from the fire department, drainage superintendent and the Niagara Peninsula Conservation Authority prior to September 25, which indicated that these respective departments and agencies had no objections. No further comments were received from the other departments and agencies circulated as of the time of writing this report and, as such, it is assumed there are no objections.

Financial Implications:

Reducing or eliminating parking requirements in intensification areas is a requirement of the City's HAF Contribution agreement. Completion of HAF Initiatives within the identified milestone timeframes will ensure the City remains in compliance with the Contribution Agreement and HAF program requirements and eligible for HAF funding.

Consultant and staff time directed toward the preparation of the background review and analysis memo, drafting of ZBA and public consultation have been undertaken with resources provided for through the HAF budget

Public Engagement:

Notice of the Public Meeting was circulated in accordance with the Planning Act. The Notice was advertised in the paper on September 13 and September 15 and posted on the City's Website on September 16. Copies of the proposed amendment were made available on the City's website and at City Hall for public viewing.

Engagement with the public also included a poster board outlining the proposed changes to the parking rate for apartment dwellings alongside the ADU open house poster boards, which were presented at an Open House on September 16, 2025, from 3pm-7pm at the Vale Health and Wellness Centre. One comment card submitted at the open house pertained to parking, which indicated "apartment parking spaces- moving in the right direction".

A public meeting was held on October 7, 2025, at 6:30 pm. There were no members of the public in attendance at the meeting, and no formal written submissions have been received as of the date of writing this report.

Strategic Plan Alignment:

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

- Welcoming, Livable, Healthy Community
 - Increased Housing Options
-

Conclusion:

Based on the review of the application and applicable Provincial, Regional, and City planning policies, staff is of the opinion that the proposal is consistent with the Provincial Planning Statement, conforms with the Niagara Official Plan and the City of Port

Colborne Official Plan, and represents good planning and is in the public interest. Staff recommend that the ZBA attached as Appendix A be approved.

Appendices:

- a. Zoning By-law Amendment

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.

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law to under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.

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

Whereas, Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further notice is required in accordance with Section 34(17); and

Whereas, the matters herein are in conformity with the policies and designations contained in the Official Plans of the Regional Municipality of Niagara and the City of Port Colborne as are currently in force and effect; and

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

1. This amendment shall apply to all lands within the City of Port Colborne within the Regional Municipality of Niagara.
2. That Section 3 General Provisions be amended by updating section 3.1.1 entitled “Parking Space Requirements for Residential Uses” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is ~~striketrough~~:

Permitted Use	No. of Spaces Required per Unit
Apartment Building	1-25 <u>1.1</u>
Apartment Building, Public	1 space per 3 units
Bed and Breakfast	1 space per guest room
Dwelling, Accessory	1
Dwelling, Detached	1
Dwelling, Duplex	1
Dwelling, Fourplex	1
Dwelling, Semi-Detached	1
Dwelling, Townhouse Block	1
Dwelling, Townhouse Street	1
Dwelling, Triplex	1
Dwelling Unit, Accessory	1 (can be tandem)
Long Term Care Facility	0.4 per dwelling unit and per care bed
Supportive Living Facility	0.5

3. That Section 38, entitled “Definitions” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline:

Apartment Building, Public: means a building divided vertically and horizontally, or horizontally into five or more dwelling units each with its own entrance either separately or from a common vestibule, stairway or hallway, that has been erected, owned and/or is maintained by a public agency or non-profit charitable organization; or, is made available to rent over the long-term at a rent that is no greater than 50 per cent of the Average Market Rate (AMR).

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.

5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the Planning Act.

Enacted and passed this [numbered day] day of [month], [year].

William C. Steele
Mayor

Charlotte Madden
City Clerk

**Subject: Recommendation Report for Proposed City-Initiated
Official Plan and Zoning By-law Amendments for
Additional Dwelling Units (ADUs)- Files D09-01-25 and D14-
02-25**

To: Council

From: Development and Government Relations Department

Report Number: 2025-198

Meeting Date: October 14, 2025

Recommendation:

That Development and Government Relations Department Report 2025-198 be received;

That the Official Plan Amendment attached to this report as Appendix A, be approved; and

That the Zoning By-law Amendment attached to this report as Appendix B, being a by-law to amend Zoning By-law 6575/30/18, be approved;

That no further public meeting is required prior to the passing of the Official Plan Amendment and Zoning By-law Amendment; and

That the City Clerk be directed to issue the Notices of Decision regarding these amendments in accordance with the *Planning Act*.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a City-initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) aimed at establishing an updated policy and regulatory framework for Additional Dwelling Units (ADUs).

Background:

ADUs are often described as a self-contained residential unit with a private kitchen, bathroom facilities and sleeping area within an existing dwelling or in an accessory building to the dwelling. ADUs have many names including but not limited to second units, accessory apartments, in-law suites, garden suites, and basement apartments.

Ontario's Bill 23 has amended the Planning Act to require municipalities to allow up to three (3) residential units "as-of-right" on most urban lots containing detached, semi-detached and street townhouse dwellings. This legislation also permits municipalities to introduce provisions to permit additional dwelling units in rural and agricultural areas.

In 2023, the Federal Government launched the Housing Accelerator Fund (HAF) to help cities build more homes faster. Port Colborne successfully secured \$4.3 million in funding over three years by committing to a set of housing initiatives aimed at increasing housing supply. Details of the City's HAF commitments were provided to Council in August of 2025, through Report 2025-170.

Initiative 1 of the HAF Action Plan requires the City to optimize the use of residential land in the urban area by going above the "as-of-right" requirements of the Province by permitting up to four (4) residential units "as-of-right".

The City's planning documents currently permit ADUs, subject to certain limitations, however the current framework does not meet the recent legislative changes respecting ADUs in the Planning Act, nor does it meet the City's obligations as set out in the HAF Contribution Agreement. As a result, amendments are required to bring the City's Official Plan and Zoning By-law in line with these requirements.

Discussion:

The proposed OPA and ZBA have been reviewed with consideration for the relevant planning documents, including the *Planning Act*, R.S.O., 1990 (Planning Act), as amended, the Provincial Planning Statement, 2024 (PPS), the Niagara Region Official Plan, 2022 (NOP), City of Port Colborne Official Plan, 2013 (OP), and City of Port Colborne Comprehensive Zoning Bylaw 6575/30/18 (CZBL).

Planning Act

The Planning Act sets the ground rules for the way land use planning is to be carried out in Ontario and how land may be controlled. The purpose of the Planning Act is to: provide for planning processes that are fair by making them open, accessible, timely and efficient; promote sustainable economic development in a healthy natural environment within a provincial policy framework; provide for a land use planning system led by provincial policy; integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the

Provincial Policy Statement and conform/not conflict with Provincial plans; encourage co-operation and coordination among various interests; and, recognize the decision-making authority and accountability of municipal councils in planning.

Section 2 of the Planning Act sets out matters of Provincial interest. Municipal Councils, boards, planning boards and the Tribunal, in carrying out their responsibilities under the Act must have regard to the Provincial interests established in the Act. Of relevance to this topic are the following matters of provincial interest:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development; and,
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

Municipalities are required to prepare official plans and policies to guide future development and create zoning by-laws to regulate and control land use. Section 3 of the Planning Act requires that, in exercising any authority that impacts a planning matter, the decisions of planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

The Planning Act also sets out regulations relating to ADUs, providing a framework using an “as-of-right” permission approach which supersedes local official plans and zoning provincially. This legislation also permits municipalities to introduce provisions to permit additional dwelling units in rural and agricultural areas.

It is also important to note that The Planning Act does not permit appeals to the Official Plan Amendments or Zoning By-law Amendments that implement ADU policies, with the exception of the Minister. Councils are also not permitted to pass Official Plan or Zoning By-law amendments to restrict ADUs on urban residential land.

The proposed amendments (attached as Appendix A and B to this report) further reduce barriers for ADUs. Planning Staff are of the opinion that the proposed Official Plan and Zoning By-law Amendments comply with the regulations set out in the Planning Act.

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development and applies to decisions concerning planning matters. The PPS provides municipalities with the tools and flexibility they need to build more homes. It enables municipalities to:

- Plan for and support development, and increase the housing supply across the province;

- Align development with infrastructure to build a strong and competitive economy that is investment-ready;
- Foster the long-term viability of rural areas; and,
- Protect agricultural lands, the environment, public health and safety.

Section 2.1.6 of the PPS directs planning authorities to support the achievement of complete communities by:

- Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The proposed Official Plan and Zoning By-law Amendments align with Section 2.1.6 of the PPS 2024 by providing flexibility in the Official Plan policies and additional opportunities for an increase in the mix and range of housing options to be available for all within the city's existing neighbourhoods.

Housing is an important aspect of the PPS as outlined in Section 2.2. In Accordance with Section 2.2.1 b) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating:

- All housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and;
- All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units.

The proposed Official Plan Amendment provides additional opportunities to increase housing options within the existing land-use pattern for the urban area as outlined in the Official Plan, while also providing opportunities at a more limited scale within the Hamlet, Rural and Agricultural areas.

For these reasons, planning staff are of the opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with the PPS.

Niagara Official Plan (NOP)

The Niagara Official Plan (NOP) provides the long-term land use planning framework for development across the Region, including the City of Port Colborne. With the passing of

Bill 185, the NOP is now considered a local Official Plan for the purposes of Planning Act applications.

Chapter 2: *Growing Region* includes broad housing policies, as well as specific direction related ADUs. Most notably, Policy 2.3.3.2 states that Local Area Municipalities shall permit up to two ADUs as-of-right within new or existing residential development, subject to Provincial legislation and appropriate land use, size, and locational criteria.

Currently, the City's in-force Official Plan and Zoning By-law only permit one ADU as-of-right. This is not in conformity with the higher-order legislative framework or the NOP. As such, the proposed amendment is necessary to bring the City into alignment with these policies and is considered appropriate.

While the amendment is required for conformity, there are other applicable and relevant policies within the NOP that warrant review and consideration as part of the planning analysis, which are discussed further below.

In accordance with Policy 2.2.1.1 c. and h., development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- A diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs (2.2.1.1 c.);
- Opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established residential neighbourhoods (2.2.1.1 h.);

Policy 2.2.3.3 a. speaks to development in rural settlements, stating that it should be planned to encourage residential infill development that builds on the rural character and characteristics of the surrounding area.

The proposed amendments introduce a framework ADUs in the Urban Area, and provide opportunities for ADUs in Rural, Hamlet, and Agricultural Areas, subject to appropriate criteria. Establishing this framework will support the City in expanding the range and mix of housing types, sizes, and forms, while respecting the unique characteristics of each area.

Policy 2.3.1.1 directs that a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing will be planned for throughout settlement areas to meet housing needs at all stages of life. The introduction of a framework for ADUs directly supports this policy by enabling more flexible housing options that can accommodate a variety of household types, income levels, and life stages.

Policy 2.3.3.1 outlines tools to support affordable and attainable housing, including:

- Permitting flexibility in the scale, form, and types of residential uses as-of-right, including additional residential units and other alternative housing forms (2.3.3.1 a.); and,
- Applying site standards that facilitate ADU development, including reduced setbacks, narrower lot sizes, and reduced parking requirements (2.3.3.1 e.).

The proposed amendments incorporate these tools by allowing ADUs in both urban and rural contexts, subject to appropriate criteria. This approach provides flexibility in housing form and scale, while also considering the character of established neighbourhoods and rural areas. It also enables the City to respond to evolving housing needs and market conditions in a manner consistent with the NOP's policy framework.

Staff have reviewed the applicable policies of the Niagara Official Plan and are satisfied that the proposed amendments align with the intent and direction of the Plan.

Official Plan (OP)

The City of Port Colborne Official Plan (OP) provides policy directives to manage and direct growth and development in the municipality, and the effects of such growth on the social, economic, built, and natural environment. Policies pertaining to ADUs are included in various sections of the OP, including:

- 2.4.3 Strategic Planning Policies, Intensification and Infill;
- 3.2.2 Urban Residential, Intensification and Infill; and,
- 3.6.2 Downtown Commercial, Intensification and Infill.

The current policies recognize ADUs as a form of intensification and infill in the urban area, limiting them to single-detached dwellings and a maximum of one (1) ADU per lot.

As noted previously, the City's current policy and regulatory framework does not conform to Provincial policy and legislation, which requires two additional dwelling units to be permitted 'as of right' on parcels of urban land containing a detached dwelling, a semi-detached dwelling or an on-street townhouse dwelling unit, for a total of three units. This legislation also permits municipalities to introduce provisions to permit additional dwelling units in rural and agricultural areas.

To implement provincial direction and legislation, the following summarizes the key changes introduced through the OPA:

- Introduction of a new defined term for the use:
 - A separate self-contained dwelling unit that is subordinate in nature to the principal dwelling unit and, located either:
 - within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, attached); or,

- on the same parcel of land as a principal dwelling and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, detached)
- General cleanup of language to reflect new/ preferred terminology, replacing the term “accessory dwelling” with “additional dwelling units”;
- Introduction of a framework for ADUs in the Urban, Hamlet, Rural and Agricultural Areas:
 - A maximum of 3 ADUs are permitted in the Urban Area;
 - A maximum of 2 ADUs are permitted in the Hamlet and Rural Areas;
 - A maximum of 1 ADU is permitted in the Agricultural areas;
- Clarity that the maximum number of ADUs may not be achievable on every site due to site specific conditions and zoning regulations;
- Prohibiting ADUs within hazardous sites or on hazardous lands, unless where permitted specifically by the Conservation Authority;
- Compliance with Minimum Distance Separation (MDS) for ADUs outside of the Urban Area;
- Sufficient septic capacity to accommodate additional flows for ADUs outside of the Urban Area;
- Clarity that detached ADUs cannot be severed;
- Exemption of ADUs from density provisions of the Official Plan; and,
- Support for new developments to include design options for purchasers that have ADUs incorporated.

The proposed OPA establishes and implements a framework to permit four units as-of-right in the urban area through ADUs, going above the Provincial standard to meet the requirements of the Housing Accelerator Fund. Planning Staff are of the opinion that the proposed amendments provide more flexibility for the creation of additional housing and adds to the mix of housing options and tenures available will bring the OP into conformity with higher-order planning policies and legislation.

Current Zoning By-law (CZBL)

Current provisions for ADUs within the Zoning By-law are contained in Section 2.9.1 of the Zoning By-law. The Zoning By-law currently allows one (1) ADU in any single-detached, semi-detached and townhouse dwelling unit in any zone, subject to specific requirements, depending on whether the ADU is internal or detached. The following summarizes some of the key current requirements for interior and detached ADUs:

- Only one accessory dwelling unit is permitted per dwelling unit;
- The maximum floor area for the accessory dwelling unit shall not exceed 40% of the gross floor area of the dwelling;
- One additional on-site parking space shall be provided for the accessory dwelling unit, and parking spaces may be stacked;

- Interior ADUs
 - one interior accessory dwelling unit is permitted in any detached dwelling, semidetached dwelling unit or townhouse dwelling unit provided it complies with Section 2.9.1 i) to (v) and
 - The interior accessory dwelling unit is entirely within the exterior walls of the principal dwelling unit;
 - The external appearance and character of the single detached dwelling, landscaped area and outdoor amenity areas are to be preserved;
 - Additions shall be architecturally similar to the existing dwelling unit and use similar exterior building materials;
 - The entrance to the accessory dwelling unit shall be located only in the interior side or rear yard and no exterior stairway to the second floor of the dwelling or accessory dwelling unit shall be permitted in the front or corner side yard;
- Detached ADUs
 - one detached accessory dwelling unit is permitted in any residential zone provided it complies with Section 2.9.1 (i) to (v) and shall not
 - Be located in a required front yard or corner side yard;
 - Be located within any sight triangle;
 - Exceed a building height of 6 metres;
 - Be located less than 1 metres from an interior side or rear lot line; and,
 - Be located closer than 1.5 metres to a main building.

The following summarizes the key changes introduced through the ZBA.

- Introduction of a new defined term for the use:
 - Dwelling unit, Additional: means a separate self-contained dwelling unit that is subordinate in nature to the principal dwelling unit; and, located either:
 - within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (dwelling unit, additional attached); or,
 - on the same parcel of land as a principal dwelling unit and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (dwelling unit, additional detached);
- Introduction of a framework for ADUs in the Urban, Hamlet, Rural and Agricultural Areas:
 - A maximum of 3 ADUs are permitted in the Urban Area;
 - A maximum of 2 ADUs are permitted in the Hamlet and Rural Areas;
 - A maximum of 1 ADU is permitted in the Agricultural areas;

- Establishing that the cumulative maximum gross floor area (GFA) for all ADUs shall not exceed 45% of the GFA of the primary dwelling;
- establishing that the maximum lot coverage is the greater of the applicable zone requirement or 45%;
- Maintaining the existing requirement that one additional parking space be provided for each ADU and introducing a maximum number of tandem spaces for ADUs at 2 vehicles;
- Maintaining the existing requirements for attached ADUs respecting the location of entrances and maintaining architectural similarity;
- Maintaining the setback requirements for detached ADUs as they currently exist;
- Introducing a setback requirement for detached ADUs on corner lots; and,
- Establishing a maximum height for detached ADUs of 7 metres.

The proposed ZBA establishes standards for interior and detached ADUs. Planning Staff are of the opinion that the proposed amendments provide more flexibility for the creation of additional housing and adds to the mix of housing options and tenures available will bring the ZBL into conformity with higher-order planning policies and legislation.

Internal Consultations:

The application was circulated internally to applicable departments and external agencies on September 16, 2025, and as of the date of this report the following comments have been received:

Fire Department

- No objections to the proposed OPA and ZBA

Drainage Superintendent

- No objections to the proposed OPA and ZBA

Niagara Peninsula Conservation Authority (NPCA)

- Supportive that the proposed OPA does not permit ADUs in hazardous sites or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access;
- While not subject to the amendment, NPCA notes that the current Zoning By-law Section 35.3 (Hazard Zone Requirements), bullet (a) references an out-dated regulation (O. Reg. 155.05) and recommends the City consider updating this reference to the new regulation (O. Reg. 41/24- Prohibited Activities, Exemptions and Permits)

Financial Implications:

Permitting 4 units “as-of-right” is a requirement of the City’s HAF Contribution Agreement. Completion of HAF Initiatives within the identified milestone timeframes will ensure the City remains in compliance with the Contribution Agreement and HAF program requirements and eligible for HAF funding.

Consultant and staff time directed toward the preparation of the background review and analysis memo, drafting of the OPA, ZBA and public consultation have been undertaken with resources provided for through the HAF budget.

ADUs are exempt from the payment of development charges (DCs), as well as for the conveyance of parkland, under a combination of Provincial and local legislation. These exemptions significantly reduce the upfront costs for homeowners and developers, but they also have financial implications for municipalities. The City will need to monitor the financial impact closely and explore alternative funding mechanisms to ensure infrastructure needs are met without placing undue pressure on existing taxpayers.

Public Engagement:

Notice of the Public Meeting was circulated in accordance with the Planning Act. The Notice was advertised in the paper on September 13 and September 15 and posted on the City’s Website on September 16. Copies of the proposed amendment were made available on the City’s website and at City Hall for public viewing.

On August 27, 2025, staff launched a public engagement campaign regarding the use of ADUs and apartment parking rules in Port Colborne. The engagement efforts were aimed at gathering feedback from the residents on the proposed changes to the City’s current policies and by-laws that would ultimately accommodate the direction from the province.

The engagement campaign took place between August 27 and September 23, 2025. It included an online and paper-based survey and in-person drop-in open house event. The open house was held on September 16 from 3-7 p.m. in the Golden Puck Room at the Vale Health and Wellness Centre.

Quick stats about the engagement activities:

- 201 surveys were completed (188 online and 13 paper)
- Average time to complete the survey: 3:56 minutes (online survey)
- Estimated completion rate: 92% (online survey)
- 30 attendees at the drop-in open house

In addition to the formal public notices shared in the local newspaper on September 13 and 15, the opportunity to participate in the public engagement activities related to ADUs were shared with residents through the City's website, social media channels, local newspaper, through digital marketing tools, and at the weekly Farmers' Market. Paper surveys were also offered at City Hall and the Port Colborne Public Library.

A public meeting was held on October 7, 2025 at 6:30 pm. There were no members of the public in attendance at the meeting.

One formal written submission was received with respect to the proposed amendments. This was included as part of the public meeting report package (Report 2025-194, Appendix F). The formal written submission did not support the proposed amendments. As of the date of writing this report, no further written submissions have been received.

Based on feedback received through the engagement and commenting period, staff are recommending a more flexible approach to permitting detached ADUs. The updated approach allows for the consideration of more than one detached ADU on a property, provided it can be demonstrated that two detached ADUs are appropriate for the site and the maximum number of permitted ADUs is not exceeded. This recommendation reflects input from the survey and comments shared at the open house, particularly from property owners in hamlet and rural areas with larger lots and principal dwellings. These residents expressed a preference for constructing two detached ADUs rather than converting interior space within the existing dwelling.

At the public meeting, Council inquired about the possibility of requiring that one of the dwelling units be occupied by the property owner. Staff have reviewed how other municipalities have approached this issue and found that such a requirement is typically not implemented through the Official Plan or Zoning By-law. Instead, it is sometimes addressed through a separate registration by-law, where different registration fees apply depending on whether the property is owner-occupied or not.

While technically feasible, implementing and enforcing an owner-occupancy requirement would present administrative challenges, particularly around verification and ongoing compliance. At this time, staff are recommending that the City proceed with the proposed Official Plan Amendment and Zoning By-law Amendment as a pilot implementation, without introducing an owner-occupancy requirement. This will allow staff to monitor uptake and effectiveness, and evaluate potential regulatory refinements in the future. Should Council wish to explore this further, a registration by-law could be considered as a separate initiative at a later date.

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:

Based on the review of the application and applicable Provincial, Regional, and City planning policies, staff is of the opinion that the proposal is consistent with the Provincial Planning Statement, conforms with the Niagara Official Plan and the City of Port Colborne Official Plan, and represents good planning and is in the public interest. These amendments establish and implement a framework to permit four units as-of-right through ADUs, going above the Provincial standard to meet the requirements of the Housing Accelerator Fund. Staff recommend that the OPA and ZBA attached as Appendix A and B, respectively, be approved.

Appendices:

- a. Official Plan Amendment
- b. Zoning By-law Amendment

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.

The Corporation of the City of Port Colborne

By-law No. _____

**Being a By-law to Adopt Amendment No. 20 to the Official Plan for the
City of Port Colborne**

WHEREAS it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area;

NOW THEREFORE the Council of The Corporation of the City of Port Colborne enacts as follows:

- 1. That Official Plan Amendment No. 20 to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached schedules and explanatory text is hereby adopted.
- 2. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this [numbered day] day of [month], [year].

William C. Steele
Mayor

Charlotte Madden
City Clerk

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

Additional Dwelling Units

Date: _____

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE**

Additional Dwelling Units

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as Amendment No. XX to the Official Plan for the City of Port Colborne.

Date: _____

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE**

Additional Dwelling Units

INDEX

The Statement of Components

Part A –	The Preamble Purpose Location Basis
Part B –	The Amendment Introductory Statement Details of the Amendment Implementation & Interpretation
Part C –	The Schedules

PART A- THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 20 is to revise certain elements of the text of the City of Port Colborne Official Plan to implement Provincial legislation related to additional dwelling units (ADUs); and, fulfill Housing Accelerator Fund (HAF) obligations relating to expanding housing options by permitting additional dwelling units 'as of right'. This includes:

- expanding permissions to allow three (3) additional dwelling units in the urban area, for a total of four (4) units permitted 'as of right';
- two (2) additional dwelling units on residential lots within the hamlet and rural areas, for a total of three (3) units permitted 'as of right'; and,
- one (1) additional dwelling unit on agricultural lots where residential uses exist or are permitted, for a total of two (2) units permitted 'as of right'.

Location

This amendment applies to all lands within the City of Port Colborne where ground-related residential uses are permitted.

Basis

The More Homes Build Faster Act, 2022 has made amendments to the Planning Act to remove barriers for the development of additional dwelling units, where two additional dwelling units are permitted 'as of right' on parcels of urban land containing a detached dwelling, a semi-detached dwelling or an on-street townhouse dwelling unit, for a total of three units. One of the additional dwelling units is permitted to be in an accessory building. This legislation also permits municipalities to introduce provisions to permit additional dwelling units in rural and agricultural areas. The Planning Act does not permit appeals to the implementing Official Plan Amendment or Zoning By-law Amendment, with the exception of the Minister. Councils are also not permitted to pass Official Plan or Zoning By-law amendments to restrict ADUs on urban residential land. The proposed Official Plan Amendment is required to bring the City's planning policies and regulations into alignment with provincial policy and legislation.

In December of 2024, the City of Port Colborne entered into a funding agreement with the federal government, through the Canada Mortgage and Housing Corporation (CMHC) to receive \$4 million through the Housing Accelerator Fund (HAF). Permitting four units 'as of right' on parcels of urban residential land is a condition that must be met in order for the City to receive the HAF funding.

The City of Port Colborne Housing Strategy, 2023, has several recommendations intended to help the City meet identified housing gaps and needs. Recommendation 5 directs the City to ensure that the Official Plan is not overly restrictive in its policies, and Recommendation 8 directs the City to promote accessory dwelling units, both of which were identified as being "short term (1-3 years)" implementation items. The proposed Official Plan Amendment is in keeping with the recommendations and timeframes for action set out in the City's Housing Strategy.

Based on the current practices with additional dwelling units and general planning guidelines, the Planning Department makes the following recommendations on implementing additional dwelling Units within the City of Port Colborne:

- Within the urban area, on lots where ground-related housing is permitted, up to three (3) additional dwelling units may be created, for a total of four (4) units per lot;
- Within the rural and hamlet areas, on lots where ground-related housing is permitted, up to two (2) additional dwelling units may be created, for a total of three (3) units per lot;

- Within the agricultural areas, on lots where ground-related housing is permitted, one (1) additional dwelling unit may be created, for a total of (2) units per lot; and,
- Specific criteria for the establishment of accessory dwelling units are set out both in policy (through the Official Plan as set out in Part B- the Amendment) and regulation (through the Zoning By-law, which form part of a separate and concurrent amendment).

PART B- THE AMENDMENT

All of this part of the document entitled PART “B” – “The Amendment” consisting of the following text constitutes Amendment No. 20 to the Official Plan for the City of Port Colborne.

Introductory Statement

This part of the document entitled Details of the Amendment, consisting of the following text constitutes Amendment No. 20 to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Text Changes

The amendment includes changes to the text of the City of Port Colborne Official Plan, as described in the following table:

In the “description of change” column, text that is shown in red underline is new text to be inserted into the City of Port Colborne Official Plan, by way of changes to the in-effect policies. Text that is highlighted and crossed out (~~“strike through”~~) is to be deleted from the plan

Item no.	Section	Description of Change	Modification
	2.4.3 Intensification and Infill (Strategic Policies)		
1	2.4.3 b)	Is modified by replacing the term “accessory dwelling” with the term “additional dwelling units”	b) The Municipality supports the intensification through accessory dwellings <u>additional dwelling units</u> and garden suites, provided that development is consistent with the applicable policies of this Plan.
2	2.4.3 c) v)	Is modified by replacing the term “accessory dwelling” with the term “additional dwelling units”	v) Provide policies that allow for accessory dwelling units <u>additional dwelling units</u> and garden suites.
	3.2.2 Intensification and Infill (Urban Residential)		
3	3.2.2 a)	Is modified by deleting items i) through iii) and renumbering item v) to item i) accordingly	a) The following methods of intensification will be permitted for an existing single- detached dwelling, subject to the applicable Design Guidelines in this Plan and the provisions of the Zoning By-law: i) A basement apartment; ii) An accessory apartment; iii) An apartment above an attached garage; or iv) i) The conversion to a duplex dwelling.
4	3.2.2	Is modified by adding new policy sub-section b) i) through x) in its entirety as shown in the “modification” column to the right:	<u>b) Where one single-detached dwelling, semi-detached dwelling, duplex dwelling, townhouse unit or street townhouse unit is permitted on a parcel of urban residential land, additional</u>

			<p><u>dwelling units may be permitted in accordance with the following:</u></p> <p><u>i) A maximum of three (3) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of four (4) residential units</u></p> <p><u>ii) The maximum number of additional dwelling units may not be achievable on every site, due to site specific factors, such as lot size, building size, servicing capacity, and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal dwelling unit.</u></p> <p><u>iv) Notwithstanding policy 3.2.2 b) iii, the City may consider circumstances where allowing a second additional dwelling unit may be permitted without the need for a Zoning By-law amendment, where the total maximum additional dwelling units is not exceeded and where it can be demonstrated that two detached additional dwelling units is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of two (2) additional dwelling units may be permitted, only within the principal building</u></p> <p><u>vi) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of additional dwelling units</u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and</u></p>
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			<u>amenity areas for the principal dwelling unit and additional dwelling units</u> <u>ix) Additional dwelling units shall meet all applicable law</u> <u>x) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u> <u>xi) Additional dwelling units shall have adequate servicing</u>
5	3.2.2	Is modified by adding new policy sub-section c) in its entirety as shown in the “modification” column to the right:	<u>c) New developments that propose ground-related housing, including single-detached dwellings, semi-detached dwellings, townhouse units, or street townhouse units are encouraged to account for the potential for additional dwelling units by providing design options that allow purchasers the ability to have additional dwelling units incorporated through the construction process.</u>
6	3.2.2	Is modified by renumbering subsequent sub-sections accordingly	<u>b) d)</u> Intensification that will require modifications to the building that detract from the overall character of the neighbourhood will not be permitted. <u>e) e)</u> The following infill is permitted within a Registered Plan of Subdivision, subject to the provisions of the Zoning By-law: i) The severance of one (1) existing vacant and remnant single detached residential lot to create two (2) lots for single detached dwellings or to create two (2) lots for a semi-detached dwelling.
	3.3.2 Intensification and Infill (Hamlets)		
7	3.3.2	Is modified by adding new policy sub-section c) in its entirety as shown in the “modification” column to the right:	<u>c) Where residential uses are permitted within the Hamlet designation, additional dwelling units may be permitted in accordance with the following:</u> <u>i) A maximum of two (2) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of three (3) residential units</u>

			<p><u>ii) The maximum number of additional dwelling units may not be achievable on every site, due to site specific factors, such as lot size, building size, septic capacity and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal building;</u></p> <p><u>iv) Notwithstanding policy 3.3.2 c) iii, the City may consider circumstances where allowing a second additional dwelling unit may be permitted without the need for a Zoning By-law amendment, where the total maximum additional dwelling units is not exceeded and where it can be demonstrated that two detached additional dwelling units is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of one (1) additional dwelling unit may be permitted, only within the principal building</u></p> <p><u>vi) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of additional dwelling units</u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>ix) Additional dwelling units shall meet all applicable law</u></p> <p><u>x) Additional dwelling units</u></p>
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			<p><u>shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>xi) Additional dwelling units shall be compatible with neighbouring properties and the surrounding hamlet area, taking into consideration scale and built form</u></p> <p><u>xii) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xiii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.4.2 Intensification and Infill (Rural)		
8	3.4.2	Is modified by adding new policy sub-section b) in its entirety as shown in the “modification” column to the right:	<p><u>b) Where residential uses are permitted within the rural designation, additional dwelling units may be permitted in accordance with the following:</u></p> <p><u>i) A maximum of two (2) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of three (3) residential units</u></p> <p><u>ii) The maximum number of additional dwelling units may not be achievable on every site, due to site specific factors, such as lot size, building size, septic capacity and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal building;</u></p>

			<p><u>iv) Notwithstanding policy 3.4.2 b) iii, iv) Notwithstanding policy 3.2.2 b) iii, the City may consider circumstances where allowing a second additional dwelling unit may be permitted without the need for a Zoning By-law amendment, where the total maximum additional dwelling units is not exceeded and where it can be demonstrated that two detached additional dwelling units is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of one (1) additional dwelling unit may be permitted, only within the principal building</u></p> <p><u>vi) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of additional dwelling units</u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>ix) Additional dwelling units shall meet all applicable law</u></p> <p><u>x) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>xi) Additional dwelling units shall be compatible with neighbouring properties and the surrounding rural area, taking into consideration scale and built form</u></p>
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			<p><u>xii) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xiii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.5.1 General Policies (Agriculture)		
9	3.5.1	Is modified by adding new policy sub-section j) in its entirety as shown in the “modification” column to the right:	<p><u>j) Additional dwelling units may be permitted within the Agricultural designation where a residential use is permitted, in accordance with the following:</u></p> <p><u>i) A maximum of one (1) additional dwelling unit may be permitted, in addition to the principal unit, for a total of two (2) residential units</u></p> <p><u>ii) Where a property has an existing garden suite, an additional dwelling unit is not permitted</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal building</u></p> <p><u>iv) An additional dwelling unit shall not be permitted within a building or structure used for any agricultural use</u></p> <p><u>v) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vi) The density provisions of this Plan and those contained in the implementing Zoning By-law, shall not apply to the development of additional dwelling units</u></p> <p><u>vii) The lot size and</u></p>

			<p><u>configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>viii) Additional dwelling units shall meet all applicable law</u></p> <p><u>ix) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>x) Additional dwelling units shall be compatible with neighbouring properties and the surrounding agricultural area, taking into consideration scale and built form</u></p> <p><u>xi) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.6.2 Intensification and Infill (Downtown Commercial)		
10	3.6.2 a) i)	Is modified by replacing the text in its entirety as shown in the “modification” column to the right:	<p>i) As a basement apartment or an accessory apartment within an existing single detached dwelling <u>Additional dwelling units, in accordance with the applicable policies of Section 3.2.2 of this Plan;</u></p>
	5.3.3.2 Low Density Residential		
11	5.3.3.2 f)	Is modified by replacing the text in its entirety as shown in the “modification” column to the right:	<p>f) Single detached dwellings shall be permitted to include an accessory apartment provided all requirements of the zoning by-law can be met <u>Additional dwelling units are permitted, subject to the policies of Section 3.2.2 of this</u></p>

			<u>Plan.</u>
	5.3.3.3 Medium Density Residential		
	5.3.3.3	Is modified by adding new sub-policy 5.3.3.3 e) as shown in the “modification” column to the right:	<u>e) Additional dwelling units are permitted, subject to the policies of Section 3.2.2 of this Plan</u>
	Section 12: Definitions		
13		Is modified by adding the defined term for Additional dwelling unit following the defined term ‘access standards’ and before the defined term ‘adjacent lands’ as shown in the “modification” column to the right	<u>Additional dwelling unit</u> <u>A separate self-contained dwelling unit that is subordinate in nature to the principal dwelling until and, located either:</u> <ul style="list-style-type: none">• <u>within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, attached); or,</u>• <u>on the same parcel of land as a principal dwelling and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, detached)</u>

Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to implement these policies, as appropriate.

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.

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

WHEREAS Bill 23 amended the Planning Act, R.S.O. 1990, C.P.13 to permit two Additional Dwelling Units 'as of right' on parcels of urban residential land containing a detached, semi-detached or on street townhouse dwelling for a total of three dwelling units on a lot; and,

WHEREAS, through the City's Housing Accelerator Fund (HAF) agreement, the City is required permit up to four residential units 'as of right' on parcels of urban residential land on order to remain eligible for the funding; and,

WHEREAS Bill 185 amended the Planning Act, R.S.O. 1990, C.P.13 to remove barriers for the development of Additional Dwelling Units by enhancing the Minister's ability, through subsequent regulation, to exempt Additional Dwelling Units from certain zoning by-law requirements that may be limiting the development of Additional Dwelling Units; and,

WHEREAS Ontario Regulation 462/24 amended Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, made under the Planning Act, to remove zoning by-law requirements that limit the development of Additional Dwelling Units; and,

WHEREAS the Provincial Planning Statement, 2024 was adopted to permit up to two Additional Dwelling Units on a lot in a prime agricultural area where a residential dwelling is permitted; and,

WHEREAS to bring City Additional Dwelling Unit policies and regulations into alignment with provincial policy and meet HAF requirements, it is necessary to amend the City's Zoning By-law 6575/30/18; and,

WHEREAS, Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further notice is required in accordance with Section 34(17); and,

WHEREAS, it is deemed desirable for The Corporation of the City of Port Colborne desires amend the said By-law; and.

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the Regional Municipality of Niagara and the City of Port Colborne as are currently in force and effect; and

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

1. This amendment shall apply to all lands within the City of Port Colborne where ground-related residential uses are permitted
2. That Section 2.9 entitled "Accessory Uses to a Dwelling" of Zoning By-law 6575/30/18, as amended, is hereby further amended by deleting 'Accessory Uses to a Dwelling' and replacing it with 'Additional Dwelling Units'

3. That Section 2.9.1, entitled “Accessory Dwelling Unit” of Zoning By-law 6575/30/18, as amended, is hereby further amended as follows:

a) The subsection title heading ‘Accessory Dwelling Unit’ is deleted and replaced with ‘General Provisions’

b) Section 2.9.1 a) is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~

“a) Notwithstanding any other provisions of this By-law, any single detached, semi-detached, duplex and townhouse dwelling units permitted in any zone may ~~be internally converted or by way of an addition to the existing dwelling or creation of a standalone structure or building,~~ provide an ~~accessory~~ additional dwelling unit(s), subject to the applicable specific zone requirements and the following:

i) ~~Only one accessory~~ On any parcel of urban residential land, three (3) additional dwelling units are permitted, for a maximum of four (4) dwelling units

ii) On any parcel of land located outside of the urban area and within the hamlet or rural area, two additional dwelling units are permitted, for a maximum of three (3) dwelling units

iii) On any parcel of land located outside of the urban area and within the agricultural area, one additional dwelling unit is permitted, for a maximum of two (2) dwelling units dwelling unit is permitted per dwelling unit.

iv) Where the parcel proposed for an ~~accessory~~ additional dwelling unit is not serviced by municipal sewer and/or municipal water services, the minimum lot size shall be 0.4 hectares, ~~and~~ all relevant requirements of the Region of Niagara, and all applicable laws are complied with.

v) The cumulative maximum floor area for the ~~accessory~~ additional dwelling unit(s) shall not exceed ~~40~~ 45% of the gross floor area of the primary dwelling.

vi) Notwithstanding anything in this By-law for all buildings with Additional Dwelling Units the maximum lot coverage may be the greater of the applicable zone requirement or 45%.

vii) One additional on-site parking space shall be provided for ~~the~~ each ~~accessory~~ additional dwelling unit, and parking spaces may be stacked.

viii) All relevant requirements of the Ontario Building Code and Ontario Fire Code are complied with.”

- c) Section 2.9.1.1 is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~

“2.9.1.1 Additional Dwelling Unit, ~~Interior~~ attached
~~Accessory~~

- a) Notwithstanding any other provisions of this By-law, ~~one interior accessory dwelling unit is permitted in any detached dwelling, semi-detached dwelling unit or townhouse dwelling unit provided it complies with Section 2.9.1 (i) to (v) and:~~ for interior additional dwelling units, in addition to the provisions of Section 2.9.1, the following shall apply:
- i) The interior ~~accessory~~ additional dwelling unit is entirely within the exterior walls of the principal dwelling unit.
- ii) The external appearance and character of the ~~single detached~~ dwelling, landscaped area and outdoor amenity areas are to be preserved.
- iii) Additions shall be architecturally similar to the existing dwelling unit and use similar exterior building materials.
- iv) The entrance to the accessory dwelling unit shall be located only in the interior side or rear yard and no exterior stairway to the second floor of the dwelling or accessory dwelling unit shall be permitted in the front or corner side yard.”

- d) Section 2.9.1.2 is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~:

“2.9.1.2 Additional Dwelling Unit, Detached ~~Accessory~~

- a) Notwithstanding any other provisions of this By-law, one for detached ~~accessory~~ additional dwellings, in addition to the provisions of Section 2.9.1, the following shall apply: ~~unit is permitted in any residential zone provided it complies with Section 2.9.1 (i) to (v) and shall not:~~
- i) Only one (1) detached additional dwelling unit is permitted
- ii) A detached additional dwelling unit is not permitted in a required front yard
- i) ~~Be located in a required front yard or corner side yard.~~

~~ii)iii)~~ A detached additional dwelling unit shall not be
Be located within any sight triangle.

~~iv)~~ A detached additional dwelling unit is not
permitted within a building or structure used for
any agricultural use

~~iii)v)~~ Maximum height: Exceed a building height of 7
metres.

~~iv)vi)~~ Minimum side and rear yard: 1 metreBe located
less than 1 metres from an interior side or rear
lot line.

~~vii)~~ Minimum corner lot setback: 4.5 metres to the
side lot line abutting a street line

~~v)viii)~~ Minimum distance from the principal dwelling:
1.5 metresBe located closer than 1.5 metres to
a main building."

4. That Section 3.1.1, entitled "Parking Space Requirements for Residential Uses" of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is struckthrough:

Permitted Use	No. of Spaces Required per Unit
Apartment Building	1.25
Apartment Building, Public	1 space per 3 units
Bed and Breakfast	1 space per guest room
Dwelling, Accessory	1
Dwelling, Detached	1
Dwelling, Duplex	1
Dwelling, Fourplex	1
Dwelling, Semi-Detached	1
Dwelling, Townhouse Block	1
Dwelling, Townhouse Street	1
Dwelling, Triplex	1
Dwelling Unit, <u>Accessory</u> <u>Additional (attached or detached)</u>	1 (can be tandem)
Long Term Care Facility	0.4 per dwelling unit and per care bed
Supportive Living Facility	0.5

5. That Section 38, entitled "Definitions" of Zoning By-law 6575/30/18, as amended, is hereby further amended by deleting the defined term "Dwelling Unit, Accessory" and replacing it with the defined term "Dwelling Unit, Additional" following the defined term 'dwelling unit' and before the defined term 'Dynamic Beach Hazard' as shown below:

"Dwelling unit, Additional: means a separate self-contained dwelling unit that is subordinate in nature to the principal dwelling unit; and, located either:

- within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit

- (dwelling unit, additional attached); or,
- on the same parcel of land as a principal dwelling unit and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (dwelling unit, additional detached)

6. That Section 38, entitled “Definitions” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~:

“Tandem Parking: means the parking of one motor vehicle directly behind another. In the case of Additional Dwelling Units (ADUs), a maximum of two (2) vehicles may be parked in a tandem configuration.”

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

Enacted and passed this [numbered day] day of [month], [year].

William C. Steele
Mayor

Charlotte Madden
City Clerk

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel. 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. 416 585-7000



234-2025-4445

October 3, 2025

Your Worship
Mayor Bill Steele
City of Port Colborne
mayor@portcolborne.ca

Dear Mayor Steele:

Thank you for meeting with my Parliamentary Assistant Laura Smith at the 2025 Association of Municipalities of Ontario (AMO) Conference, joined by council members and staff Mark Bagu, Vance Badawey and Bryan Boles, Daniel Rodgers and Gary Long.

I look forward to continuing to work with you and all our municipal partners to build more housing, support economic growth and strengthen Ontario's communities.

Municipal staff are encouraged to continue to engage with the ministry's regional Municipal Services Office. For matters related to local government and housing, Regional Director Nathaniel Aguda can be reached at Nathaniel.Aguda@ontario.ca or [647-287-0637](tel:647-287-0637). For matters related to land use planning, Regional Director Tanzeel Merchant can be reached at Tanzeel.Merchant@ontario.ca or 437-237-5498. Alternatively, you and your fellow council members can contact my Director of Caucus and Stakeholder Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Tanner Zelenko, Director of Caucus and Stakeholder Relations, Minister's Office
Nathaniel Aguda, Central Regional Director, Municipal Services Office

September 26, 2025

CL 14-2025, September 25, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting Call to Strengthen Laws, Sentencing and Parole Restrictions

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS the City of Welland and the broader Niagara Region have been deeply shaken by the recent violent sexual assault of a toddler in Welland;

WHEREAS court documents confirm the accused was previously convicted of sexual assault of a minor, ordered to register as a sex offender, but was released from his original sentence months early with limited conditions;

WHEREAS the release of repeat sexual offenders into our communities poses an unacceptable risk to children, families, and public safety;

WHEREAS municipalities lack the authority to legislate sentencing and offender release policies, but the Province of Ontario and the Government of Canada hold responsibility for ensuring that laws, sentencing guidelines, parole, and release practices protect the public from repeat violent and sexual offenders;

WHEREAS Canada's existing criminal justice system has permitted offenders convicted of the most serious crimes, including crimes against children, to be released prematurely despite ongoing risks to the community, and such leniencies in bail, sentencing, and release conditions have contributed to repeat victimization of children and other vulnerable Canadians; and

WHEREAS Niagara South Member of Parliament Fred Davies is presenting a petition to the House of Commons demanding changes to the Criminal Code to make bail and early release provisions more restrictive for repeat violent and child sex offenders.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Regional Council **FORMALLY CALL** on the Governments of Ontario and Canada to review and strengthen laws, sentencing provisions, and parole eligibility for individuals convicted of sexual offences, ensuring that repeat offenders are not prematurely released into communities where they pose an ongoing threat;
2. That Regional Council **REQUEST** that the Province of Ontario establish stricter monitoring measures, including mandatory long-term supervision orders, GPS monitoring, and enhanced public safety provisions for all individuals convicted of sexual offences;
3. That Regional Council **REQUEST** that the Attorney General of Ontario, the Ministry of the Solicitor General, and the Ministry of Children, Community and Social Services report back to municipalities on steps being taken to address gaps in legislation, sentencing, and supervision of repeat sex offenders;
4. That Niagara Regional Council **EXPRESS** its support for amendments to the Criminal Code of Canada to make bail, sentencing, and release conditions more restrictive for repeat violent offenders, particularly sex offenders, and that this support be communicated to MP Fred Davies for inclusion in his petition to the House of Commons; and
5. That a copy of this motion **BE SENT** to:
 - The Premier of Ontario;
 - The Attorney General of Ontario;
 - The Minister of Children, Community and Social Services;
 - The Prime Minister of Canada;
 - The Minister of Justice and Attorney General of Canada;
 - The Minister of Public Safety, Democratic Institutions and Intergovernmental Affairs;
 - All Niagara-area Members of Provincial Parliament (MPPs);
 - All Niagara-area Members of Parliament (MPs); and
 - All local area municipalities.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-108

Distribution List

Premier of Ontario
Attorney General of Ontario
Minister of Children, Community and Social Services
Prime Minister of Canada
Minister of Justice and Attorney General of Canada
Minister of Public Safety, Democratic Institutions and Intergovernmental Affairs
Niagara MPPs
Niagara MPs
Local Area Municipalities

September 30, 2025

CL 14-2025, September 25, 2025

DISTRIBUTION LIST

SENT ELECTRONICALLY

Motion Respecting State of Emergency on Mental Health, Homelessness and Addictions

Regional Council, at its meeting held on September 25, 2025, passed the following motion:

WHEREAS Niagara Region issued three separate declarations of emergency in the areas of homelessness, mental health and opioid addiction on February 23, 2023, recognizing that the scope and scale of the crisis surpasses the Region's capacity to respond effectively; and

WHEREAS following the submission of the three declarations of emergency, the Provincial Emergency Operations Centre (PEOC) has engaged with the Region's Community Emergency Management Coordinator (CEMC); and

WHEREAS these issues have continued to intensify and add further strain to the social support system in Niagara over the past two years; and

WHEREAS municipalities across Ontario are continuing to experience similar challenges; and

WHEREAS a coordinated, province-wide approach and associated funding support is required to address the growing emergency of mental health, homelessness and opioid addiction, the scale of which falls well beyond the scope of what a municipality can address.

NOW THEREFORE BE IT RESOLVED:

1. That Niagara Region **ADVOCATES** that the Province support a coordinated approach between the Ministry of Health, the Ministry of Municipal Affairs and Housing, and the Ministry of Children, Community and Social Services to address ongoing challenges related to mental health, homelessness and opioid addiction;
2. That Niagara Region **FORMALLY ADVOCATES** for Provincial funding to address identified gaps in programs and services contributing to the state of emergency including affordable housing, supportive housing, addictions treatment, and mental health supports for vulnerable populations; and

3. That this motion **BE SENT** to the Provincial and Federal Governments, FCM, AMO and all municipalities in Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

:kl

CLK-C 2025-109

Distribution List

Premier of Ontario
Prime Minister of Canada
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities

September 29, 2025

SENT VIA EMAIL

Attention: Honorable Michael Parsa

At its meeting on September 23, 2025, Welland City Council passed the following motion:

"THAT Council formally requests the Province of Ontario to expand the Victim Quick Response Program+ (VQRP+) beyond immediate, short-term emergency relief, to include long-term, practical supports for victims of violent crime - considering the recent sexual assault of a three-year-old child in Welland (August 31, 2025)—by considering:

- 1. Broader compensation-style supports, including:**
 - Replacement of essential personal and household items
 - Relocation or moving expenses
 - Income loss or wage replacement compensation
 - Broader healthcare-related supports
- 2. Flexible application timelines for children and sexual assault survivors, removing strict deadlines that may hinder access to needed assistance.**
- 3. Recognition of trauma-informed restorative needs, such as the right to replace items that serve as reminders of violence, to help restore dignity and well-being.**
- 4. An interministerial review be undertaken to align Ontario's victim support programs with best practices across Canadian jurisdictions."**

NOW THEREFORE, BE IT RESOLVED THAT copies of this motion be forwarded to the Ontario Ministry of Children, Community and Social Services and the local MPP, urging immediate policy reform.

Yours truly,



Tara Stephens

Director of Legislative Services/City Clerk

c.c.: - J. Burch, Ontario MPP, sent via-e-mail

-
- All Niagara Municipalities, sent via-e-mail
 - Regional Municipality of Niagara, sent via e-mail



4800 SOUTH SERVICE RD.,
BEAMSVILLE, ON L3J 1L3
905-563-2799

September 24, 2025

SENT VIA EMAIL: mark.carney@parl.gc.ca

Right Hon. Prime Minister, Mark Carney
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

RE: Town of Lincoln Council Resolution – Bail Reform to Strengthen Community Safety

Please be advised that Council of the Corporation of the Town of Lincoln at its Council meeting held on September 22, 2025, endorsed the attached correspondence from the City of Thorold dated September 10, 2025, regarding Publication of the Sexual Offender Registry, and the Premier of Ontario, the Honourable Doug Ford, dated September 10, 2025, regarding Bail Reform, and passed the following motion regarding Bail Reform to Strengthen Community Safety:

Resolution Number: RC-2025-82

Moved by Mayor Easton; Seconded by Councillor Greg Reimer

WHEREAS the Town of Lincoln shares in the grief, shock, and outrage of the City of Welland and all Niagara residents following the recent tragic and violent act that has shaken the community's sense of safety; and

WHEREAS municipalities are on the front lines of community safety, bearing the direct impact when criminal laws and justice systems fail to adequately protect residents from repeat violent offenders; and

WHEREAS the Premier of Ontario, the Honourable Doug Ford, has joined the call of the City of Welland by urging the Government of Canada to deliver urgent and lasting reforms to criminal laws and the bail system to ensure that violent offenders are not released back into communities where they pose ongoing risks to public safety as attached as Appendix 'A'; and

WHEREAS residents across Niagara and Ontario are calling for meaningful change to restore confidence in the justice system and provide stronger protections for vulnerable populations, particularly children; and

WHEREAS the Council of the City of Thorold, recognizing these same urgent concerns, has adopted the resolution attached as Appendix 'B', requesting that the Government of Ontario amend Christopher's Law (Sex Offender Registry), 2000 to permit public access to the Ontario Sex Offender Registry, thereby empowering residents with information to take informed precautions while balancing transparency, safety, and individual privacy; and

WHEREAS the Town of Lincoln stands in solidarity with the City of Welland and the City of Thorold and affirms that local voices must be amplified to all levels of government to ensure lasting reforms that prioritize community safety and justice.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Lincoln:

1. Strongly support the call of the City of Welland and the Premier of Ontario for the Government of Canada to implement urgent reforms to criminal laws and the bail system, ensuring that repeat violent offenders are not released into communities where they may reoffend and endanger public safety; and
2. Endorse the resolution of the City of Thorold requesting that the Government of Ontario amend Christopher's Law (Sex Offender Registry), 2000 to allow public access to the Ontario Sex Offender Registry, with appropriate safeguards to protect privacy while prioritizing community safety and the protection of children; and
3. Affirm that meaningful legislative reform at both the federal and provincial levels is urgently required to restore public trust, protect communities, and ensure that the justice system prioritizes victims and community well-being; and
4. Requests that a copy of this resolution be circulated to the Prime Minister of Canada, Premier of Ontario, the Minister of Justice and Attorney General of Canada, the Attorney General of Ontario, the Solicitor General of Ontario, all Niagara-area Members of Parliament (MPs), all Niagara-area Members of Provincial Parliament (MPPs), the Regional Municipality of Niagara and all Niagara local municipalities, the Association of Municipalities of Ontario (AMO), the Federation of Canadian Municipalities (FCM).

CARRIED

If you require any additional information, please do not hesitate to contact the undersigned.

Regards,



Julie Kirkelos

Town Clerk

jkirkelos@lincoln.ca

JK/dp

c.c. Premier of Ontario
Minister of Justice and Attorney General of Canada
Attorney General of Ontario
Solicitor General of Ontario
Niagara MPs and MPPs
Federation of Canadian Municipalities (FCM)
Association of Municipalities of Ontario (AMO)
Niagara Region
Local Area Municipalities



Premier of Ontario
Premier ministre
de l'Ontario

Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1
Édifice de l'Assemblée législative
Queen's Park
Toronto (Ontario)
M7A 1A1

September 10, 2025

Mayor Frank Campion
City of Welland

Dear Mayor Campion:

I was horrified to learn about the disgusting assault of a young, innocent child that took place in your community during a recent home invasion. This scumbag deserves to rot in prison for the rest of their life. Our justice system must do everything possible to prioritize the safety of the public over criminals.

I want to thank you for your practical and common-sense proposals to reform Canada's broken bail system to ensure violent, repeat offenders remain behind bars. For our part, Ontario has and will continue to implement every measure possible to crack down on criminals and keep our streets safe. These include additional investments in police and correctional capacity, strengthened enforcement of bail requirements and stricter restrictions for sex offenders.

As you know, criminal law is a federal responsibility. Our government has both publicly and privately been pushing the federal government to get serious about strengthening bail requirements at every opportunity. I will continue to make the case for bail reform to Prime Minister Carney and his government, and I appreciate your support and collaboration as we do so.

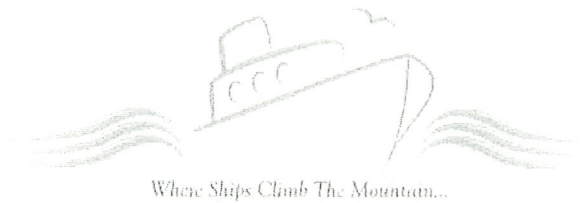
Once again, please accept my thanks for your common-sense proposals. Violent and repeat criminals who commit disgusting, heinous crimes have no place on our streets or in our communities. My government will continue to do everything in our power to put criminals behind bars where they belong and keep our children and communities safe.

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Ford'.

Doug Ford
Premier of Ontario

c: The Honourable Michael Kerzner, Solicitor General
The Honourable Doug Downey, Attorney General
The Honourable Zee Hamid, Associate Solicitor General
MPP Sam Oosterhoff



Thorold

OFFICE OF THE CITY CLERK

Nicholas Debono, City Clerk
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7

September 10, 2025

SENT ELECTRONICALLY

To All Concerned Organizations

Re: 14.3 Publication of the Sexual Offender Registry – City of Thorold Council Resolution

Please be advised that the Council of the Corporation of the City of Thorold, at its meeting held on September 9, 2025, considered the aforementioned topic and passed the following resolution:

The Corporation of the City of Thorold enacts as follows:

WHEREAS the current provisions of *Christopher's Law (Sex Offender Registry)*, 2000, restrict access to the Ontario Sex Offender Registry to law enforcement agencies, limiting public awareness of individuals convicted of sexual offences living within their communities;

WHEREAS public access to information about registered sex offenders can empower City residents to take informed precautions to enhance community safety, particularly for vulnerable populations such as children;

AND WHEREAS transparency and access to information are key components of public safety policy, and a public version of the registry could balance safety and privacy;

NOW THEREFORE BE IT RESOLVED that Council for Corporation of the City of Thorold enacts as follows:

1. That Council **FORMALLY REQUESTS** that the Government of Ontario amend Christopher's Law (Sex Offender Registry), 2000, to permit public access to the Ontario Sex Offender Registry; and
2. That a copy of this resolution **BE CIRCULATED** to the Premier of Ontario, the Attorney General of Ontario, the Solicitor General of Ontario, all regional Members of Provincial Parliament, and Niagara region municipalities.

Thank you,



Nicholas Debono

City Clerk, City of Thorold

cc. The Honourable Doug Ford, Premier of Ontario
The Honourable Doug Downey, Attorney General of Ontario
The Honourable Michael S. Kerzner, Solicitor General of Ontario
All regional Members of Provincial Parliament

- Sam Oosterhoff
- Jennifer Stevens
- Wayne Gates
- Jeff Burch

Niagara Regional Municipalities

- Niagara Falls
- Port Colborne
- St Catharines
- Welland
- Grimsby
- Lincoln
- Niagara-on-the-Lake
- Pelham
- Wainfleet
- West Lincoln
- Fort Erie

Niagara Region



City of Thorold
P.O. Box 1044, 3540 Schmon Parkway,
Thorold, Ontario L2V 4A7

Page 106 of 144



The City of Niagara Falls, Ontario

Resolution

September 16, 2025

No. 18 – Motion - Call for Reforms Following Heinous Crime in Welland

Moved by: Councillor Mona Patel

Seconded by: Councillor Chris Dabrowski

Motion

WHEREAS the recent assault of a child in Welland has shaken our entire region, and our communities share in the grief and outrage.

WHEREAS this horrific crime was committed by a repeat offender, highlighting the failures of the current justice system.

WHEREAS the revolving door of justice is putting our children, families, and neighborhoods at risk, with offenders too often released back into our communities.

THEREFORE, BE IT RESOLVED THAT the City of Niagara Falls stand with the City of Welland in calling on the Provincial and Federal Governments to take urgent action to:

- End the revolving door justice system.
- Strengthen bail laws and ensure repeat offenders are kept off our streets.
- Impose tougher sentencing for serious crimes, particularly those involving children.
- Strengthen and expand the Sexual Offender Registry, including stronger monitoring and restrictions for repeat and high-risk offenders.

BE IT FURTHER RESOLVED THAT a copy of this resolution be sent to the Prime Minister, the Premier and all Niagara municipalities, all Niagara Members of Provincial Parliament, all Niagara Members of Parliament, the Minister of Justice and Attorney General of Canada, the Minister of Public Safety, the Attorney General of Ontario, and the Solicitor General of Ontario, urging them to join this call for action to protect our communities.

.AND The Seal of the Corporation to hereto affixed.

Carried Unanimously

**WILLIAM G. MATSON
CITY CLERK**

JAMES M. DIODATI

September 4, 2025

The Right Honourable Prime Minister Mark Carney

Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

Re: Call for Reforms Following Heinous Crime in Welland

Dear Prime Minister Carney,

On behalf of the City of Welland, I write to you with a heavy and aggrieved heart following the recent brutal sexual assault of a three-year-old child in our community. This appalling act has shaken the community to its core, leaving families devastated and our entire city demanding swift and decisive action to ensure such an atrocity can never happen again. While no legislation can undo the profound trauma inflicted, this horrific crime demands that we confront the shortcomings of our justice system in protecting society's most vulnerable. I therefore urge your government to take immediate and decisive action by considering:

- **Reform to bail and sentencing provisions** to ensure that individuals charged with, or convicted of, violent sexual crimes, especially when involving minors, face stricter consequences, with no opportunity for early release in cases of extreme brutality.
- **Elimination of parole for heinous offences of this nature**, ensuring that offenders serve their full sentences without exception.
- **More stringent use and enforcement of the National Sex Offender Registry**, with mechanisms to better protect communities by ensuring timely awareness of offenders residing in their midst.

Canadians must have absolute confidence that our justice system places public safety—especially the protection of children—above all else. Communities like Welland cannot and should not live under the shadow of legislative or enforcement gaps that risk allowing such offenders to strike again. Mr. Prime Minister, I must impress upon you that strengthening these protections at the national level is not so much a request, but a collective responsibility that must be met without delay. Our residents, and indeed all Canadians, demand the assurance that every possible measure is being taken to safeguard our children.

This is an urgent call to action, and I expect your government's leadership to match the gravity of this moment. I stand ready to work with you in advancing the decisive reforms our communities so desperately need.

Sincerely,

Frank Campion

Mayor

September 4, 2025

The Honourable Doug Ford

Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Re: Call for Reforms Following Heinous Crime in Welland

Dear Premier Ford,

On behalf of the City of Welland, I write to you with a heavy heart following the recent brutal sexual assault of a three-year-old child in our community. This devastating act has shocked and horrified our residents, leaving families shaken and demanding urgent action to ensure such a tragedy is never repeated.

While no legislation can erase the trauma inflicted, this horrific crime compels us to reflect on the inadequacy of our current justice system in protecting the most vulnerable. Specifically, I urge your government to consider:

- **Reform to bail and sentencing provisions** to ensure that individuals charged with, or convicted of, violent sexual crimes face stricter consequences, with no opportunity for early release in cases of extreme brutality.
- **Elimination of parole for heinous offences of this nature**, ensuring that offenders serve their full sentences without exception.
- **More stringent use and enforcement of the National Sex Offender Registry**, with mechanisms to better protect communities by ensuring timely awareness of offenders residing in their midst.

Canadians must be confident that our justice system prioritizes public safety above all else, and particularly the safety of children. Communities like Welland cannot bear the weight of knowing that gaps in legislation or enforcement might allow such offenders to harm again.

Premier Ford, I ask for your leadership in strengthening these protections at the national level. Our residents, and indeed all Canadians, deserve to know that every measure possible is being taken to safeguard our children.

Thank you for your attention to this urgent matter. I would welcome the opportunity to discuss this further with you and your government.

Sincerely,

Frank Campion
Mayor



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

September 19, 2025

To: All Ontario Municipal Councils

BY EMAIL ONLY

Dear Ontario Municipal Councils,

RE: Resolution from the Town of Wasaga Beach – Letter of Support for Collaborative Action on Sustainable Waste Management in Ontario

Please be advised that the Council of the Town of Wasaga Beach, during their September 11, 2025, Council meeting, and at the request of the Municipality of Tweed, passed the following resolution regarding Collaborative Action on Sustainable Waste Management in Ontario.

That the Council of the Town of Wasaga Beach supports the Municipality of Tweed's correspondence titled "Collaborative Action on Sustainable Waste Management in Ontario"; and

That this Council urges the Government of Ontario to:

1. Establish a provincial working group consisting of representatives from municipalities, the Provincial and Federal governments, and manufacturing/industry partners;
2. Commit to exploring and implementing clean incineration technologies, enhancing recycling programs, and adopting other innovative waste management strategies;
3. Take immediate steps to reduce the environmental impact of waste disposal across Ontario in a manner that is equitable, efficient, and future-focused;

And further that a copy of this resolution be forwarded to:

- Premier Doug Ford;
- The Minister of the Environment, Conservation and Parks;
- Leaders of the opposition parties;
- Local MPP(s);
- The Association of Municipalities of Ontario (AMO);
- The Municipality of Tweed; and
- The County of Simcoe

Your favorable consideration of this matter is appreciated.



TOWN OF WASAGA BEACH

30 Lewis Street, Wasaga Beach
Ontario, Canada L9Z 1A1
Tel (705) 429-3844
mayor@wasagabeach.com

OFFICE OF THE MAYOR

Should you have any questions, please contact me at mayor@wasagabeach.com or (705) 429-3844 ext. 2225.

Sincerely,

Brian Smith
Mayor, Town of Wasaga Beach

/mps

cc: Premier Doug Ford;
The Minister of the Environment, Conservation and Parks;
Leaders of the opposition parties;
Local MPP(s);
The Association of Municipalities of Ontario (AMO);
The Municipality of Tweed; and
The County of Simcoe

September 22, 2025

SENT ELECTRONICALLY

City of Hamilton
Haldimand County
Regional Municipality of Niagara
Local Area Municipalities

RE: Watershed Monitoring Technical Report 2024

At the NPCA's Full Authority Meeting held on September 19, 2025, the following resolution was passed:

Resolution No. FA-93-2025

Moved by: Robert Foster

Seconded by: Mark Tadeson

THAT Report No. FA-46-25 RE: Watershed Monitoring Technical Report 2024 **BE RECEIVED;**

AND THAT a copy of this report **BE CIRCULATED to NPCA** watershed municipalities, Indigenous partners, local Public Health Units, Ministry of Natural Resources (MNR), Ministry of the Environment, Conservation and Parks (MECP), and Environment and Climate Change Canada (ECCC).

A copy of Report No. FA-46-25 has been attached for your convenience, and the NPCA Watershed Monitoring Technical Report can be found [here](#).

The Watershed Monitoring & Reporting team is available to present findings and best practices to support restoration efforts in the community. If Council or staff are interested in learning more about the results and supporting initiatives, please reach out via email at mdavis@npca.ca.

Sincerely,



Melanie Davis
Manager, Office of the CAO & Board
Niagara Peninsula Conservation Authority

cc: Natalie Green, Director, Watershed Strategies & Climate Change
Joshua Diamond, Manager, Watershed Monitoring & Reporting

Report To: Board of Directors

Subject: Watershed Monitoring Technical Report 2024

Report No: FA-46-25

Date: September 19, 2025

Recommendations:

THAT Report No. FA-46-25 RE: Watershed Monitoring Technical Report 2024
BE RECEIVED;

AND THAT a copy of this report **BE CIRCULATED** to NPCA watershed municipalities, Indigenous partners, local Public Health Units, Ministry of Natural Resources (MNR), Ministry of the Environment, Conservation and Parks (MECP), and Environment and Climate Change Canada (ECCC).

Purpose:

To provide an overview of the key findings presented in the Watershed Monitoring Technical Report 2024, which highlights Niagara Peninsula Conservation Authority's (NPCA) environmental monitoring program, provides insight into the health of the watershed, and offers recommendations to improve environmental conditions.

Background:

For decades NPCA has led several monitoring initiatives across the watershed (e.g., surface water quality) and has become a trusted source of scientific information. As part of its commitments in the 2021–2031 Strategic Plan and with Board endorsement (through resolution FA-88-2024), NPCA launched its enhanced Integrated Watershed Monitoring Program (IWMP) in 2024 to improve and coordinate monitoring efforts across its watershed jurisdiction. The primary goal of the IWMP is to comprehensively assess the ecological health and resilience of the NPCA watershed through coordinated monitoring initiatives that support evidence-based conservation and watershed management strategies.

The IWMP is comprised of three core program areas: Long-Term Watershed Monitoring (i.e., surface water, groundwater, hydrometrics (water quantity), and terrestrial ecosystems), Corporate Support Services (monitoring for NPCA-specific needs), and Monitoring Service Provider (environmental monitoring services to its watershed partners such as

municipalities, provincial and federal agencies as well as private companies). Together, these components form a cohesive framework for delivering effective and integrated watershed monitoring across the NPCA's jurisdiction.

Discussion:

The 2024 Watershed Monitoring Technical Report provides a comprehensive overview of the most recent environmental monitoring results of the NPCA's IWMP. Data collected through the program informs watershed health assessments, identifies pollution sources, and supports flood forecasting. The complete report can be found on the NPCA's website: <https://npca.ca/watershed-health#water-quality-monitoring>

A summary of the findings for each of the core program areas is provided below. Appendix 1 *Watershed Monitoring: Highlights and Key Insights* is a plain-language summary of the report to further support information sharing with the community and other interested parties.

Long-Term Monitoring Program

Surface Water Quality Monitoring

NPCA monitors surface water quality monthly across 84 stations during the ice-free season, using chemical indicators such as chloride, nitrate, phosphorus, suspended solids, metals, and *E. coli* to calculate the Canadian Water Quality Index. In addition, benthic invertebrates are used as biological indicators of stream health due to their sensitivity to localized environmental conditions.

Monitoring results show that many watercourses in the Niagara Peninsula watershed exhibit poor or impaired water quality, primarily due to pollutants from both non-point sources (e.g., agriculture, septic systems, road salt) and point sources (e.g., urban stormwater runoff, combined sewer overflows). However, watercourses influenced by groundwater discharge, the Great Lakes, or located in well-forested areas, tend to have better water quality ratings.

Groundwater Quality Monitoring

NPCA collects groundwater quality data from 46 monitoring wells, including 15 wells from the Provincial Groundwater Monitoring Network (PGMN) and 31 NPCA-operated wells. These wells are distributed across the watershed to assess ambient conditions in various bedrock and overburden aquifers.

Monitoring results show that groundwater quality is highly variable, with some wells exceeding Ontario Drinking Water Standards. Most exceedances are attributed to naturally occurring geological conditions and have been investigated through MECP protocols, with notifications sent to the appropriate local Public Health Department. One monitoring well, however, showed elevated nitrate levels linked to anthropogenic sources. This exceedance has also been investigated by MECP and public health authorities. The required follow-up action, as part of the PGMN exceedance notification protocol, is for NPCA to continue

notifying the owner of the monitoring well about the ongoing or new groundwater quality exceedance.

Terrestrial Quality Monitoring

NPCA's newly developed terrestrial monitoring was implemented to assess ecological integrity across the watershed. In 2024, a statistical power analysis was conducted to guide the design of the program, ensuring appropriate sampling effort, time scale, and resource allocation. Forests, wetlands, and birds were identified as key components for long-term monitoring. Based on this analysis, NPCA initiated the first phase of its forest monitoring program, establishing 30 deciduous forest plots within its conservation areas (17 installed in 2024 and 13 added in 2025). These plots follow standardized Ecological Monitoring and Assessment Network protocols to track forest health indicators such as species composition, tree health, regeneration, invasive species presence, and coarse woody debris. This data will support adaptive management and inform broader conservation planning across the watershed.

Hydrometric Monitoring

NPCA's Hydrometric Monitoring Program is a critical component of its watershed monitoring efforts, providing continuous data on surface water quantity and climate conditions. The program includes 21 water level stations, 7 flow stations, 11 precipitation stations, 7 wind stations, and 7 snow monitoring sites, with readings taken every 5 to 15 minutes or seasonally, as appropriate. This data supports NPCA's mandated Flood Forecasting and Warning function under the *Conservation Authorities Act* and *O. Reg. 686/21*, enabling timely flood messaging to municipalities and media when flooding is possible or imminent. These flooding advisories help local governments activate emergency response plans and protect public safety.

While hydrometric data is not included in the watershed monitoring technical report, real-time and historical streamflow and water level information is available through the NPCA's online Flooding and Stream Flow Monitoring portal at www.npca.ca/watershed-health#flooding-stream-flow-monitoring.

Corporate Support Services

The Corporate Support Services program area is comprised of several monitoring projects/programs that provide NPCA staff with crucial data to inform operational activities across multiple departments and divisions. The type and number of Corporate Support Services that the NPCA implements is dynamic and driven by its program and project needs.

In 2024, this program area included conservation area water quality monitoring, conservation area ecological studies, conservation area beach monitoring, and Lake Niapenco Perfluorinated Compound Monitoring.

Monitoring Service Provider

The IWMP's Monitoring Service Provider program area enables NPCA staff to respond to the needs of its watershed partners such as municipalities, provincial and federal agencies as well as private companies to provide high-quality, cost-effective environmental monitoring services. Through NPCA's dedicated team of experts specializing in hydrometric, groundwater, surface water, and terrestrial monitoring and trained to utilize state-of-the-art technologies, monitoring protocols, and data analyses, NPCA is readily equipped to provide environmental monitoring services for a variety of needs.

In 2024, NPCA provided monitoring services for the following projects: Hamilton International Airport Monitoring, Glanbrook Landfill Monitoring, and the Unrated Drain Classification Fish Sampling Program under the federal Department of Fisheries and Oceans (DFO).

Conclusion & Next Steps:

Overall, findings indicate that watershed health remains degraded due to historical impacts, but targeted restoration efforts—such as nutrient management, riparian buffer expansion, and forest cover enhancement—can help reverse these trends over time. To build on the progress made through the IWMP, NPCA will continue to invest in and expand its monitoring efforts to support watershed health and strategic priorities. Continued monitoring is essential to track progress, guide decision-making, and ensure alignment with provincial and federal water quality standards.

Key next steps include communicating with partners and other interested parties to share information about IWMP findings, maintaining long-term monitoring programs to ensure up-to-date data, continuing to enhance data management systems, and strengthening partnerships with internal and external stakeholders.

Financial Implications:

There are no financial implications associated with the receipt of the Watershed Monitoring Technical Report for 2024. NPCA's Integrated Watershed Monitoring Program is included in the annual operating budgets.

Links to Policy/Strategic Plan:

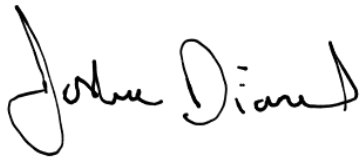
Goal 1.1: Support evidence-based decision-making for climate-resilient watersheds and shorelines.

Related Reports and Appendices:

Appendix 1: Watershed Monitoring: Highlights and Insights

Authored by:

Original Signed by:



Joshua Diamond, M.Sc. C.Tech.
Manager, Watershed Monitoring and Reporting

Reviewed by:

Original Signed by:

Natalie Green, M.Sc., PMP
Director, Watershed Strategies & Climate Change

Submitted by:

Original Signed by:

Leilani Lee-Yates, BES, MSPL.RPD, MCIP, RPP
Chief Administrative Officer/Secretary-Treasurer

WATERSHED MONITORING: HIGHLIGHTS & INSIGHTS

PROGRAM GOALS

Establish baseline conditions by understanding natural variability and ecological thresholds in the Niagara Peninsula watershed.

Assess temporal and spatial conditions of aquatic and terrestrial resources against established baselines.

Identify potential stressors and emerging threats for management through other programs.

INTERESTING FACT: Monitoring of aquatic bugs that live in the sediment as well as fisheries provide additional information about the biological condition waterbodies.

Surface Water

Surface water chemistry monitored monthly at 84 stations during the ice-free season. Using indicators like chloride, nitrate, phosphorus, suspended solids, metals, and E. coli, staff calculate the Canadian Water Quality Index to provide a standardized rating. This monitoring helps assess watershed health, identify pollution sources, and guide effective management and restoration.

- Most sites show poor water quality due to levels of phosphorus, E. coli, and chlorides.
- The best water quality is found in the Upper Twelve Mile Creek, one site in the Upper Welland River, and areas influenced by the Great Lakes.
- Areas with natural cover (e.g., forests, wetlands, riparian zones) generally have better water quality than those without.



771
Surface Water Samples Collected in 2024



29
Benthic Macro-Invertebrate Samples

Groundwater

Groundwater quality data is collected from 46 monitoring wells (15 from the Provincial Groundwater Monitoring Network and 31 operated by NPCA). This monitoring assesses conditions in bedrock and overburden aquifers, helping evaluate aquifer health, detect contaminants, and ensure safe groundwater for communities.

- Most groundwater monitoring stations meet Ontario Drinking Water Standards.
- Any exceedances are generally due to natural conditions (e.g., bedrock).
- One groundwater well in Pelham exceeds nitrate levels, likely due to human sources (e.g. fertilizer application).



52
Groundwater Samples Collected in 2024



2
Landowner Groundwater Wells Decommissioned

Terrestrial

NPCA's terrestrial monitoring program assesses ecological integrity through standardized forest plots, tracking forest health to support long-term conservation planning.

- Terrestrial monitoring is an enhanced program area with data collection initiated in 2025.
- Monitoring network established across the watershed, starting with 30 deciduous forest plots in conservation areas.
- Data will inform long-term watershed management.



30
Terrestrial Monitoring Forest Plots

Hydrometric

NPCA's hydrometric monitoring collects continuous water level and climate data to support flood forecasting and public safety across the watershed.

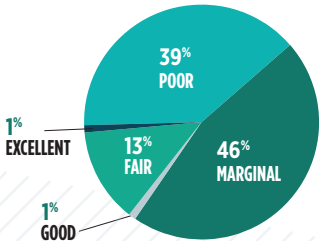
- Informs flood forecasting and warning across the watershed.
- Real-time and historical streamflow and water level data are available through NPCA's online Flooding and Stream Flow Monitoring portal.



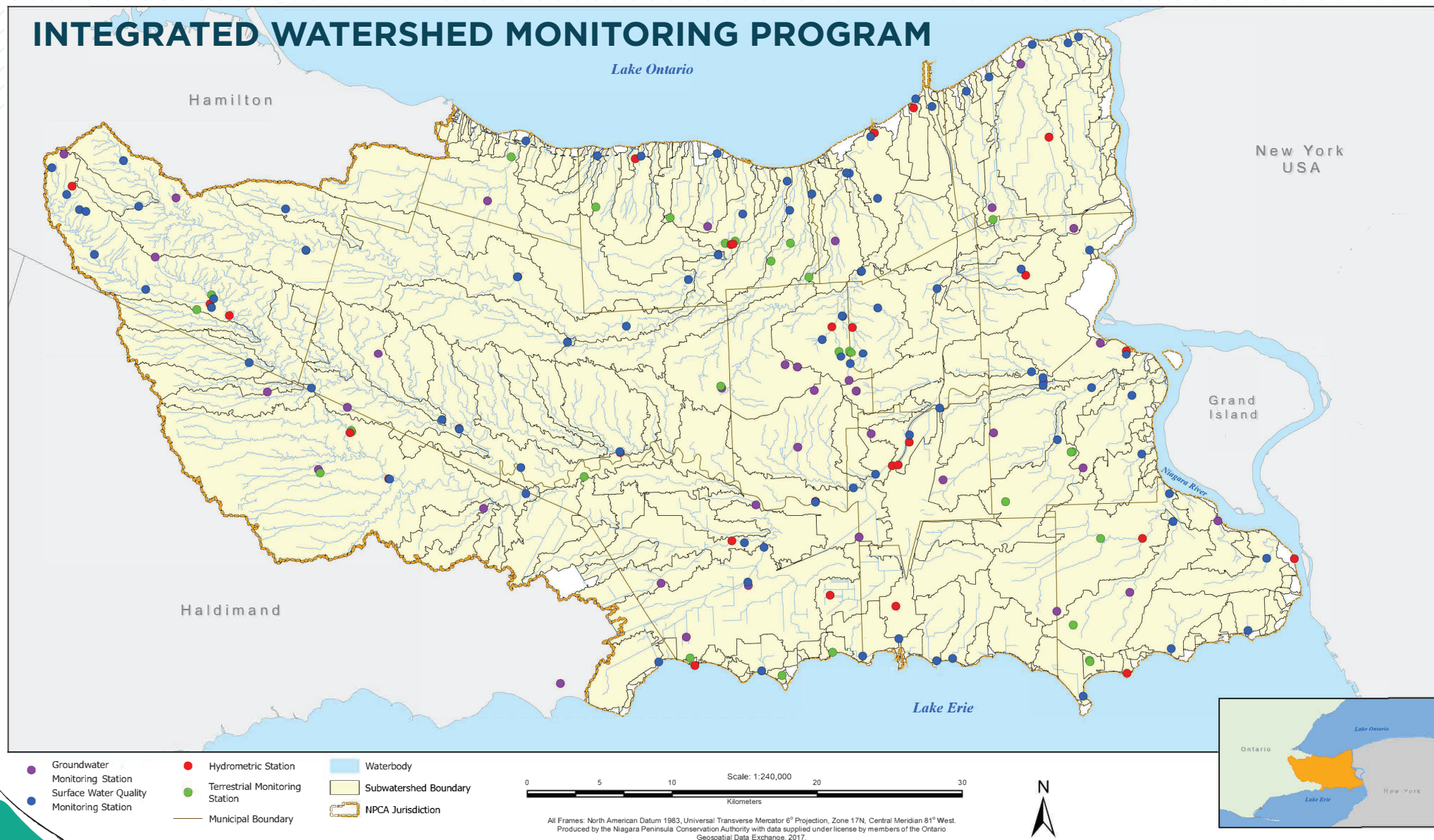
11
Flood Bulletins Issued

The State of Our Streams 2024:

Station Ratings by Percentage



INTEGRATED WATERSHED MONITORING PROGRAM



WHAT CAN YOU DO?

- Plant native vegetation
- Limit pesticide & fertilizer use
- Don't oversalt your driveway – a little goes a long way
- Pick up pet waste and dispose in the trash
- Regularly maintain your septic system
- Install rain barrels or rain gardens to conserve water
- Don't litter and properly dispose of household chemicals
- Volunteer with conservation activities

Report a problem

REPORTING POLLUTION: Contact MECP Spills Action Centre at 1-800-268-6060 or online here: report-pollution.ene.gov.on.ca

FOR FISH DIE-OFF: Contact Ministry of Natural Resources (MNR) Fish Die-Off Hotline at 1-800-387-7011

Learn More

Full Technical Report – available on NPCA website
Data Requests – watershedmonitoring@npca.ca or scan below



3350 Merrittville Hwy #9, Thorold, ON L2V 4Y6
npca.ca | watershedmonitoring@npca.ca
[@NPCA_Ontario](https://www.instagram.com/NPCA_Ontario)

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.

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

Whereas, Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further notice is required in accordance with Section 34(17); and

Whereas, the matters herein are in conformity with the policies and designations contained in the Official Plans of the Regional Municipality of Niagara and the City of Port Colborne as are currently in force and effect; and

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

1. This amendment shall apply to all lands within the City of Port Colborne within the Regional Municipality of Niagara.
2. That Section 3 General Provisions be amended by updating section 3.1.1 entitled “Parking Space Requirements for Residential Uses” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is ~~striketrough~~:

Permitted Use	No. of Spaces Required per Unit
Apartment Building	1-25 <u>1.1</u>
Apartment Building, Public	1 space per 3 units
Bed and Breakfast	1 space per guest room
Dwelling, Accessory	1
Dwelling, Detached	1
Dwelling, Duplex	1
Dwelling, Fourplex	1
Dwelling, Semi-Detached	1
Dwelling, Townhouse Block	1
Dwelling, Townhouse Street	1
Dwelling, Triplex	1
Dwelling Unit, Accessory	1 (can be tandem)
Long Term Care Facility	0.4 per dwelling unit and per care bed
Supportive Living Facility	0.5

3. That Section 38, entitled “Definitions” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline:

Apartment Building, Public: means a building divided vertically and horizontally, or horizontally into five or more dwelling units each with its own entrance either separately or from a common vestibule, stairway or hallway, that has been erected, owned and/or is maintained by a public agency or non-profit charitable organization; or, is made available to rent over the long-term at a rent that is no greater than 50 per cent of the Average Market Rate (AMR).

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the *Planning Act*.

5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the Planning Act.

Enacted and passed this [numbered day] day of [month], [year].

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 Amendment No. 20 to the Official Plan for the
City of Port Colborne**

WHEREAS it is deemed expedient to further amend the Official Plan, heretofore adopted by Council for the City of Port Colborne Planning Area;

NOW THEREFORE the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That Official Plan Amendment No. 20 to the Official Plan for the City of Port Colborne Planning Area, consisting of the attached schedules and explanatory text is hereby adopted.
2. That this By-law shall come into force and take effect on the day of passing thereof.

Enacted and passed this 14th day of October, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
PORT COLBORNE PLANNING AREA**

Additional Dwelling Units

Date: _____

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE**

Additional Dwelling Units

This Amendment to the Official Plan for the City of Port Colborne, which has been adopted by the Council of the Corporation of the City of Port Colborne, is hereby approved in accordance with Sections 17 and 21 of the Planning Act R.S.O. 1990, c. P.13, as Amendment No. XX to the Official Plan for the City of Port Colborne.

Date: _____

**AMENDMENT NO. 20
TO THE
OFFICIAL PLAN
FOR THE
CITY OF PORT COLBORNE**

Additional Dwelling Units

INDEX

The Statement of Components

Part A –	The Preamble Purpose Location Basis
Part B –	The Amendment Introductory Statement Details of the Amendment Implementation & Interpretation
Part C –	The Schedules

PART A- THE PREAMBLE

Purpose

The purpose of Official Plan Amendment No. 20 is to revise certain elements of the text of the City of Port Colborne Official Plan to implement Provincial legislation related to additional dwelling units (ADUs); and, fulfill Housing Accelerator Fund (HAF) obligations relating to expanding housing options by permitting additional dwelling units ‘as of right’. This includes:

- expanding permissions to allow three (3) additional dwelling units in the urban area, for a total of four (4) units permitted ‘as of right’;
- two (2) additional dwelling units on residential lots within the hamlet and rural areas, for a total of three (3) units permitted ‘as of right’; and,
- one (1) additional dwelling unit on agricultural lots where residential uses exist or are permitted, for a total of two (2) units permitted ‘as of right’.

Location

This amendment applies to all lands within the City of Port Colborne where ground-related residential uses are permitted.

Basis

The More Homes Build Faster Act, 2022 has made amendments to the Planning Act to remove barriers for the development of additional dwelling units, where two additional dwelling units are permitted ‘as of right’ on parcels of urban land containing a detached dwelling, a semi-detached dwelling or an on-street townhouse dwelling unit, for a total of three units. One of the additional dwelling units is permitted to be in an accessory building. This legislation also permits municipalities to introduce provisions to permit additional dwelling units in rural and agricultural areas. The Planning Act does not permit appeals to the implementing Official Plan Amendment or Zoning By-law Amendment, with the exception of the Minister. Councils are also not permitted to pass Official Plan or Zoning By-law amendments to restrict ADUs on urban residential land. The proposed Official Plan Amendment is required to bring the City’s planning policies and regulations into alignment with provincial policy and legislation.

In December of 2024, the City of Port Colborne entered into a funding agreement with the federal government, through the Canada Mortgage and Housing Corporation (CMHC) to receive \$4 million through the Housing Accelerator Fund (HAF). Permitting four units ‘as of right’ on parcels of urban residential land is a condition that must be met in order for the City to receive the HAF funding.

The City of Port Colborne Housing Strategy, 2023, has several recommendations intended to help the City meet identified housing gaps and needs. Recommendation 5 directs the City to ensure that the Official Plan is not overly restrictive in its policies, and Recommendation 8 directs the City to promote accessory dwelling units, both of which were identified as being “short term (1-3 years)” implementation items. The proposed Official Plan Amendment is in keeping with the recommendations and timeframes for action set out in the City’s Housing Strategy.

Based on the current practices with additional dwelling units and general planning guidelines, the Planning Department makes the following recommendations on implementing additional dwelling Units within the City of Port Colborne:

- Within the urban area, on lots where ground-related housing is permitted, up to three (3) additional dwelling units may be created, for a total of four (4) units per lot;
- Within the rural and hamlet areas, on lots where ground-related housing is permitted, up to two (2) additional dwelling units may be created, for a total of three (3) units per lot;

- Within the agricultural areas, on lots where ground-related housing is permitted, one (1) additional dwelling unit may be created, for a total of (2) units per lot; and,
- Specific criteria for the establishment of accessory dwelling units are set out both in policy (through the Official Plan as set out in Part B- the Amendment) and regulation (through the Zoning By-law, which form part of a separate and concurrent amendment).

PART B- THE AMENDMENT

All of this part of the document entitled PART “B” – “The Amendment” consisting of the following text constitutes Amendment No. 20 to the Official Plan for the City of Port Colborne.

Introductory Statement

This part of the document entitled Details of the Amendment, consisting of the following text constitutes Amendment No. 20 to the Official Plan for the City of Port Colborne.

The Official Plan for the Port Colborne Planning Area is hereby amended as follows:

Text Changes

The amendment includes changes to the text of the City of Port Colborne Official Plan, as described in the following table:

In the “description of change” column, text that is shown in red underline is new text to be inserted into the City of Port Colborne Official Plan, by way of changes to the in-effect policies. Text that is highlighted and crossed out (~~“strike through”~~) is to be deleted from the plan

Item no.	Section	Description of Change	Modification
	2.4.3 Intensification and Infill (Strategic Policies)		
1	2.4.3 b)	Is modified by replacing the term “accessory dwelling” with the term “additional dwelling units”	b) The Municipality supports the intensification through accessory dwellings <u>additional dwelling units</u> and garden suites, provided that development is consistent with the applicable policies of this Plan.
2	2.4.3 c) v)	Is modified by replacing the term “accessory dwelling” with the term “additional dwelling units”	v) Provide policies that allow for accessory dwelling units <u>additional dwelling units</u> and garden suites.
	3.2.2 Intensification and Infill (Urban Residential)		
3	3.2.2 a)	Is modified by deleting items i) through iii) and renumbering item v) to item i) accordingly	a) The following methods of intensification will be permitted for an existing single- detached dwelling, subject to the applicable Design Guidelines in this Plan and the provisions of the Zoning By-law: i) A basement apartment; ii) An accessory apartment; iii) An apartment above an attached garage; or iv) i) The conversion to a duplex dwelling.
4	3.2.2	Is modified by adding new policy sub-section b) i) through x) in its entirety as shown in the “modification” column to the right:	<u>b) Where one single-detached dwelling, semi-detached dwelling, duplex dwelling, townhouse unit or street townhouse unit is permitted on a parcel of urban residential land, additional</u>

			<p><u>dwelling units may be permitted in accordance with the following:</u></p> <p><u>i) A maximum of three (3) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of four (4) residential units</u></p> <p><u>ii) The maximum number of additional dwelling units may not be achievable on every site, due to site specific factors, such as lot size, building size, servicing capacity, and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal dwelling unit.</u></p> <p><u>iv) Notwithstanding policy 3.2.2 b) iii, the City may consider circumstances where allowing a second additional dwelling unit may be permitted without the need for a Zoning By-law amendment, where the total maximum additional dwelling units is not exceeded and where it can be demonstrated that two detached additional dwelling units is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of two (2) additional dwelling units may be permitted, only within the principal building</u></p> <p><u>vi) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of additional dwelling units</u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and</u></p>
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			<p><u>amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>ix) Additional dwelling units shall meet all applicable law</u></p> <p><u>x) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>xi) Additional dwelling units shall have adequate servicing</u></p>
5	3.2.2	Is modified by adding new policy sub-section c) in its entirety as shown in the “modification” column to the right:	<p><u>c) New developments that propose ground-related housing, including single-detached dwellings, semi-detached dwellings, townhouse units, or street townhouse units are encouraged to account for the potential for additional dwelling units by providing design options that allow purchasers the ability to have additional dwelling units incorporated through the construction process.</u></p>
6	3.2.2	Is modified by renumbering subsequent sub-sections accordingly	<p>b) <u>d)</u> Intensification that will require modifications to the building that detract from the overall character of the neighbourhood will not be permitted.</p> <p>e) <u>e)</u> The following infill is permitted within a Registered Plan of Subdivision, subject to the provisions of the Zoning By-law:</p> <p>i) The severance of one (1) existing vacant and remnant single detached residential lot to create two (2) lots for single detached dwellings or to create two (2) lots for a semi-detached dwelling.</p>
	3.3.2 Intensification and Infill (Hamlets)		
7	3.3.2	Is modified by adding new policy sub-section c) in its entirety as shown in the “modification” column to the right:	<p><u>c) Where residential uses are permitted within the Hamlet designation, additional dwelling units may be permitted in accordance with the following:</u></p> <p><u>i) A maximum of two (2) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of three (3) residential units</u></p>

			<p><u>ii) The maximum number of <i>additional dwelling units</i> may not be achievable on every site, due to site specific factors, such as lot size, building size, septic capacity and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) <i>additional dwelling unit</i> may be located within a building or structure accessory to the principal building;</u></p> <p><u>iv) Notwithstanding policy 3.3.2 c) iii, the City may consider circumstances where allowing a second <i>additional dwelling unit</i> may be permitted without the need for a Zoning By-law amendment, where the total maximum <i>additional dwelling units</i> is not exceeded and where it can be demonstrated that two detached <i>additional dwelling units</i> is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of one (1) <i>additional dwelling unit</i> may be permitted, only within the principal building</u></p> <p><u>vi) <i>Additional dwelling units</i> located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of <i>additional dwelling units</i></u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and <i>additional dwelling units</i></u></p> <p><u>ix) <i>Additional dwelling units</i> shall meet all applicable law</u></p> <p><u>x) <i>Additional dwelling units</i></u></p>
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			<p><u>shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>xi) Additional dwelling units shall be compatible with neighbouring properties and the surrounding hamlet area, taking into consideration scale and built form</u></p> <p><u>xii) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xiii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.4.2 Intensification and Infill (Rural)		
8	3.4.2	Is modified by adding new policy sub-section b) in its entirety as shown in the “modification” column to the right:	<p><u>b) Where residential uses are permitted within the rural designation, additional dwelling units may be permitted in accordance with the following:</u></p> <p><u>i) A maximum of two (2) additional dwelling units may be permitted, in addition to the principal dwelling unit, for a total of three (3) residential units</u></p> <p><u>ii) The maximum number of additional dwelling units may not be achievable on every site, due to site specific factors, such as lot size, building size, septic capacity and other zoning considerations</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal building;</u></p>

			<p><u>iv) Notwithstanding policy 3.4.2 b) iii, iv) Notwithstanding policy 3.2.2 b) iii, the City may consider circumstances where allowing a second additional dwelling unit may be permitted without the need for a Zoning By-law amendment, where the total maximum additional dwelling units is not exceeded and where it can be demonstrated that two detached additional dwelling units is appropriate.</u></p> <p><u>v) Where a property has an existing garden suite, a maximum of one (1) additional dwelling unit may be permitted, only within the principal building</u></p> <p><u>vi) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vii) The density provisions of this Plan shall not apply to the development of additional dwelling units</u></p> <p><u>viii) The lot size and configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>ix) Additional dwelling units shall meet all applicable law</u></p> <p><u>x) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>xi) Additional dwelling units shall be compatible with neighbouring properties and the surrounding rural area, taking into consideration scale and built form</u></p>
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			<p><u>xii) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xiii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.5.1 General Policies (Agriculture)		
9	3.5.1	Is modified by adding new policy sub-section j) in its entirety as shown in the “modification” column to the right:	<p><u>j) Additional dwelling units may be permitted within the Agricultural designation where a residential use is permitted, in accordance with the following:</u></p> <p><u>i) A maximum of one (1) additional dwelling unit may be permitted, in addition to the principal unit, for a total of two (2) residential units</u></p> <p><u>ii) Where a property has an existing garden suite, an additional dwelling unit is not permitted</u></p> <p><u>iii) A maximum of one (1) additional dwelling unit may be located within a building or structure accessory to the principal building</u></p> <p><u>iv) An additional dwelling unit shall not be permitted within a building or structure used for any agricultural use</u></p> <p><u>v) Additional dwelling units located within a building or structure accessory to the principal dwelling unit shall not be severed from the existing dwelling</u></p> <p><u>vi) The density provisions of this Plan and those contained in the implementing Zoning By-law, shall not apply to the development of additional dwelling units</u></p> <p><u>vii) The lot size and</u></p>

			<p><u>configuration are sufficient to accommodate adequate parking, green spaces, servicing requirements and amenity areas for the principal dwelling unit and additional dwelling units</u></p> <p><u>viii) Additional dwelling units shall meet all applicable law</u></p> <p><u>ix) Additional dwelling units shall not be permitted within a hazardous site or hazardous lands, unless where specifically permitted by the conservation authority, and shall have flood-free safe access.</u></p> <p><u>x) Additional dwelling units shall be compatible with neighbouring properties and the surrounding agricultural area, taking into consideration scale and built form</u></p> <p><u>xi) Additional dwelling units shall be compatible with, and not hinder, surrounding agricultural operations and comply with the minimum distance separation formulae, as required</u></p> <p><u>xii) Additional dwelling units must connect to the existing septic system if it was constructed with the capacity to accommodate the additional flows. Where it is determined that the septic system cannot accommodate additional flows, a new septic system will need to be constructed</u></p>
	3.6.2 Intensification and Infill (Downtown Commercial)		
10	3.6.2 a) i)	Is modified by replacing the text in its entirety as shown in the “modification” column to the right:	<p>i) As a basement apartment or an accessory apartment within an existing single detached dwelling <u>Additional dwelling units, in accordance with the applicable policies of Section 3.2.2 of this Plan;</u></p>
	5.3.3.2 Low Density Residential		
11	5.3.3.2 f)	Is modified by replacing the text in its entirety as shown in the “modification” column to the right:	<p>f) Single detached dwellings shall be permitted to include an accessory apartment provided all requirements of the zoning by-law can be met <u>Additional dwelling units are permitted, subject to the policies of Section 3.2.2 of this</u></p>

			<u>Plan.</u>
	5.3.3.3 Medium Density Residential		
	5.3.3.3	Is modified by adding new sub-policy 5.3.3.3 e) as shown in the “modification” column to the right:	<u>e) Additional dwelling units are permitted, subject to the policies of Section 3.2.2 of this Plan</u>
	Section 12: Definitions		
13		Is modified by adding the defined term for Additional dwelling unit following the defined term ‘access standards’ and before the defined term ‘adjacent lands’ as shown in the “modification” column to the right	<u>Additional dwelling unit</u> <u>A separate self-contained dwelling unit that is subordinate in nature to the principal dwelling until and, located either:</u> <ul style="list-style-type: none">• <u>within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, attached); or,</u>• <u>on the same parcel of land as a principal dwelling and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (additional dwelling unit, detached)</u>

Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Port Colborne Official Plan and an amendment to the City Zoning By-law to implement these policies, as appropriate.

The Corporation of the City of Port Colborne

By-law No. _____

Being a by-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, to amend By-law No. 6575/30/18, the Zoning By-Law of the City of Port Colborne.

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

WHEREAS Bill 23 amended the Planning Act, R.S.O. 1990, C.P.13 to permit two Additional Dwelling Units 'as of right' on parcels of urban residential land containing a detached, semi-detached or on street townhouse dwelling for a total of three dwelling units on a lot; and,

WHEREAS, through the City's Housing Accelerator Fund (HAF) agreement, the City is required permit up to four residential units 'as of right' on parcels of urban residential land on order to remain eligible for the funding; and,

WHEREAS Bill 185 amended the Planning Act, R.S.O. 1990, C.P.13 to remove barriers for the development of Additional Dwelling Units by enhancing the Minister's ability, through subsequent regulation, to exempt Additional Dwelling Units from certain zoning by-law requirements that may be limiting the development of Additional Dwelling Units; and,

WHEREAS Ontario Regulation 462/24 amended Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, made under the Planning Act, to remove zoning by-law requirements that limit the development of Additional Dwelling Units; and,

WHEREAS the Provincial Planning Statement, 2024 was adopted to permit up to two Additional Dwelling Units on a lot in a prime agricultural area where a residential dwelling is permitted; and,

WHEREAS to bring City Additional Dwelling Unit policies and regulations into alignment with provincial policy and meet HAF requirements, it is necessary to amend the City's Zoning By-law 6575/30/18; and,

WHEREAS, Council has conducted a public meeting as required by Section 34(12) of the Planning Act, R.S.O. 1990, as amended, and has determined that no further notice is required in accordance with Section 34(17); and,

WHEREAS, it is deemed desirable for The Corporation of the City of Port Colborne desires amend the said By-law; and.

WHEREAS the matters herein are in conformity with the policies and designations contained in the Official Plans of the Regional Municipality of Niagara and the City of Port Colborne as are currently in force and effect; and

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

1. This amendment shall apply to all lands within the City of Port Colborne where ground-related residential uses are permitted
2. That Section 2.9 entitled "Accessory Uses to a Dwelling" of Zoning By-law 6575/30/18, as amended, is hereby further amended by deleting 'Accessory Uses to a Dwelling' and replacing it with 'Additional Dwelling Units'

3. That Section 2.9.1, entitled “Accessory Dwelling Unit” of Zoning By-law 6575/30/18, as amended, is hereby further amended as follows:

a) The subsection title heading ‘Accessory Dwelling Unit’ is deleted and replaced with ‘General Provisions’

b) Section 2.9.1 a) is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~

“a) Notwithstanding any other provisions of this By-law, any single detached, semi-detached, duplex and townhouse dwelling units permitted in any zone may ~~be internally converted or by way of an addition to the existing dwelling or creation of a standalone structure or building,~~ provide an ~~accessory~~ additional dwelling unit(s), subject to the applicable specific zone requirements and the following:

i) ~~Only one accessory~~ On any parcel of urban residential land, three (3) additional dwelling units are permitted, for a maximum of four (4) dwelling units

ii) On any parcel of land located outside of the urban area and within the hamlet or rural area, two additional dwelling units are permitted, for a maximum of three (3) dwelling units

iii) On any parcel of land located outside of the urban area and within the agricultural area, one additional dwelling unit is permitted, for a maximum of two (2) dwelling units dwelling unit is permitted per dwelling unit.

~~ii)~~iv) Where the parcel proposed for an ~~accessory~~ additional dwelling unit is not serviced by municipal sewer and/or municipal water services, the minimum lot size shall be 0.4 hectares, ~~and~~ all relevant requirements of the Region of Niagara, and all applicable laws are complied with.

~~iii)~~v) The cumulative maximum floor area for the ~~accessory~~ additional dwelling unit(s) shall not exceed ~~40~~ 45% of the gross floor area of the primary dwelling.

vi) Notwithstanding anything in this By-law for all buildings with Additional Dwelling Units the maximum lot coverage may be the greater of the applicable zone requirement or 45%.

~~iv)~~vii) One additional on-site parking space shall be provided for ~~the~~ each ~~accessory~~ additional dwelling unit, and parking spaces may be stacked.

~~v)~~viii) All relevant requirements of the Ontario Building Code and Ontario Fire Code are complied with.”

- c) Section 2.9.1.1 is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~

“2.9.1.1 Additional Dwelling Unit, ~~Interior~~ attached ~~Accessory~~

- a) Notwithstanding any other provisions of this By-law, ~~one interior accessory dwelling unit is permitted in any detached dwelling, semi-detached dwelling unit or townhouse dwelling unit provided it complies with Section 2.9.1 (i) to (v) and:~~ for interior additional dwelling units, in addition to the provisions of Section 2.9.1, the following shall apply:
- i) The interior ~~accessory~~ additional dwelling unit is entirely within the exterior walls of the principal dwelling unit.
 - ii) The external appearance and character of the ~~single detached~~ dwelling, landscaped area and outdoor amenity areas are to be preserved.
 - iii) Additions shall be architecturally similar to the existing dwelling unit and use similar exterior building materials.
 - iv) The entrance to the accessory dwelling unit shall be located only in the interior side or rear yard and no exterior stairway to the second floor of the dwelling or accessory dwelling unit shall be permitted in the front or corner side yard.”

- d) Section 2.9.1.2 is amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~:

“2.9.1.2 Additional Dwelling Unit, Detached ~~Accessory~~

- a) Notwithstanding any other provisions of this By-law, one for detached ~~accessory~~ additional dwellings, in addition to the provisions of Section 2.9.1, the following shall apply: ~~unit is permitted in any residential zone provided it complies with Section 2.9.1 (i) to (v) and shall not:~~
- i) Only one (1) detached additional dwelling unit is permitted
 - ii) A detached additional dwelling unit is not permitted in a required front yard
 - i) ~~Be located in a required front yard or corner side yard.~~

- ~~ii)iii)~~ A detached additional dwelling unit shall not be
Be located within any sight triangle.
- ~~iv)~~ A detached additional dwelling unit is not
permitted within a building or structure used for
any agricultural use
- ~~iii)v)~~ Maximum height: Exceed a building height of 7
metres.
- ~~iv)vi)~~ Minimum side and rear yard: 1 metre Be located
less than 1 metres from an interior side or rear
lot line.
- ~~vii)~~ Minimum corner lot setback: 4.5 metres to the
side lot line abutting a street line
- ~~v)viii)~~ Minimum distance from the principal dwelling:
1.5 metres Be located closer than 1.5 metres to
a main building."

4. That Section 3.1.1, entitled “Parking Space Requirements for Residential Uses” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is struckthrough:

Permitted Use	No. of Spaces Required per Unit
Apartment Building	1.25
Apartment Building, Public	1 space per 3 units
Bed and Breakfast	1 space per guest room
Dwelling, Accessory	1
Dwelling, Detached	1
Dwelling, Duplex	1
Dwelling, Fourplex	1
Dwelling, Semi-Detached	1
Dwelling, Townhouse Block	1
Dwelling, Townhouse Street	1
Dwelling, Triplex	1
Dwelling Unit, <u>Accessory</u> <u>Additional (attached or detached)</u>	1 (can be tandem)
Long Term Care Facility	0.4 per dwelling unit and per care bed
Supportive Living Facility	0.5

5. That Section 38, entitled “Definitions” of Zoning By-law 6575/30/18, as amended, is hereby further amended by deleting the defined term “Dwelling Unit, Accessory” and replacing it with the defined term “Dwelling Unit, Additional” following the defined term ‘dwelling unit’ and before the defined term ‘Dynamic Beach Hazard’ as shown below:

“**Dwelling unit, Additional:** means a separate self-contained dwelling unit that is subordinate in nature to the principal dwelling unit; and, located either:

- within a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit

(dwelling unit, additional attached); or,

- on the same parcel of land as a principal dwelling unit and located within a building accessory to a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, townhouse unit or street townhouse unit (dwelling unit, additional detached)

6. That Section 38, entitled “Definitions” of Zoning By-law 6575/30/18, as amended, is hereby further amended as shown below, where new text is shown in red underline and text to be removed is ~~struckthrough~~:

“Tandem Parking: means the parking of one motor vehicle directly behind another. In the case of Additional Dwelling Units (ADUs), a maximum of two (2) vehicles may be parked in a tandem configuration.”

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

Enacted and passed this 14th day of October, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk

The Corporation of the City of Port Colborne

By-law No. 7267/89/24

Being a By-law to Provide for a Section 4 Engineer's Report for Drainage works in the City of Port Colborne In the Regional Municipality of Niagara Known as the Northland Estates Municipal Drain

Whereas the Northland Estates Drain is a municipal drain within the limits of the Corporation of the City of Port Colborne, having status under the *Drainage Act*, R.S.O. 1990; and

Whereas the Northland Estates Drain is a municipal drain which drains lands from The City of Port Colborne; and

Whereas on the 13th day of November, 2021, the Council of the City of Port Colborne appointed Brandon Widner P.Eng of Spriet Associates Engineers & Architects to complete a new report for the Northland Estates Drain watershed; and

Whereas pursuant to Section 4 of the *Drainage Act*, R.S.O. 1990, the Council of The Corporation of the City of Port Colborne, in the Regional Municipality of Niagara, has procured a report titled Northland Estates Drain, dated August 14, 2024, prepared by Brandon Widner, P. Eng., of Spriet Associates Engineers & Architects, which report was filed with the City Clerk on the 26th day of August, 2024, containing plans, profiles and assessment schedules for the construction and future maintenance of the Northland Estates Drain, and is attached hereto and forms part of this by-law; and

Whereas the total estimated cost the Northland Estates Drain, inclusive of the engineer's report, construction, contract administration and HST (net) is \$189,900; and

Whereas the full amount of \$189,900 shall be assessed to the petitioner for drainage, municipal roll number 2711-030-038-25400; and

Whereas on the 27th day of August, 2024 the Council of the City of Port Colborne directed staff, by resolution, to proceed to the "Meeting to Consider", under Section 41 of the *Drainage Act*, R.S.O. 1990, in accordance with the recommendations laid out in Public Works Report 2023-161; and

Whereas the Council of The Corporation of the City of Port Colborne, at its meeting on the 18th day of September, 2024, approved the Department of Public Works, Report No. 2023-163 Northland Estates Municipal Drain Meeting to Consider, whereby the proposed drainage works was deemed necessary and desirable; and

Now therefore the Municipal Council of The Corporation of the City of Port Colborne under the *Drainage Act*, R.S.O. 1990, enacts as follows:

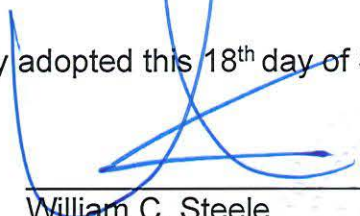
1. The Report dated August 14, 2024, which may be amended by pronouncement(s) of Courts of Revision and Final Decisions/Orders of the Agriculture, Food and Rural Affairs Appeals Tribunal and/or Referee, and appended hereto as Schedule "A" is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be maintained in accordance therewith.
2.
 - 1) The Corporation of the City of Port Colborne may borrow on the credit of the Corporation the amount of \$189,900, excluding HST, being the amount assessed in the City, necessary for payment of the cost of the said drainage works.
 - 2) The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed less the total amount of,
 - a) grants received under Section 85 of the *Drainage Act*, R.S.O. 1990 (the "Act");
 - b) commuted payments made in respect of lands assessed within the municipality; and

c) money paid under subsection 61(3) of the Act; and,


and such debentures shall be made payable within 5 years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by The Ontario Municipal Improvement Corporation on the date of sale of such debentures.

4. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the report hereto to be collected in the same manner and at the same time as other taxes are collected.
5. For paying the amount of \$189,900 being the amount assessed upon the petitioned land, a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the City of Port Colborne in each year for 5 years after the passing of this by-law to be collected in the same manner and at the same time as other taxes are collected.
6. If the actual of the drainage works varies from the estimated costs as set out in the report, the actual cost shall be assessed, levied and collected upon and from the said parcel of land in the same proportions and in the same manner as provided in the report in Schedule "A" forming part of this by-law, as revised by the Court of Revision and Final Decisions of the Agriculture, Food and Rural Affairs Appeal Tribunal and/or Referee.
7. This By-law may be cited as "The Northland Estates Municipal Drain By-law" and shall come into force on the day of its final passing.

Read a first and second time and provisionally adopted this 18th day of September 2024.



William C. Steele
Mayor



Charlotte Madden
Clerk

Read a third time and enacted this _____ day of _____ 20____.

Mayor

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 October 14, 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 October 14, 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 14th day of October, 2025.

William C. Steele
Mayor

Charlotte Madden
City Clerk