



## **City of Port Colborne Council Meeting Minutes**

**Date:** Tuesday, November 25, 2025  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

**Members Present:** M. Aquilina, Councillor  
E. Beauregard, Councillor  
R. Bodner, Councillor  
G. Bruno, Councillor  
F. Danch, Councillor  
D. Elliott, Councillor  
T. Hoyle, Councillor  
W. Steele, Mayor (presiding officer)

**Member(s) Absent:** M. Bagu, Councillor

**Staff Present:** E. Acs, Chief Planner  
B. Boles, Chief Administrative Officer  
S. Double, Fire Chief  
G. Long, Director of Development and Government Relations  
C. Madden, City Clerk  
S. Powell-Baswick, Director of Museum & Culture  
S. Shypowskyj, Director of Public Works

**1. Call to Order**

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

**2. National Anthem**

Everyone stood for the National Anthem.

**3. Land Acknowledgement**

The Land Acknowledgement was read:

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

#### **4. Adoption of Agenda**

There were two additions to the agenda:

- a presentation was attached to the delegation of Aaron Butler; and
- a written delegation was submitted by Maureen and Ken Anthes regarding item 12.2.

#### **C-25- 235**

Moved by Councillor M. Aquilina

Seconded by Councillor E. Beauregard

That the agenda dated November 25, 2025, be confirmed, as amended.

Carried

#### **5. Disclosures of Interest**

Councillor Beauregard indicated that he has a conflict on item 18.1 a. Confidential Development and Government Relations - Land Negotiations, Report 2025-206.

#### **6. Proclamations**

There were no proclamations.

#### **7. Presentations**

There were no presentations.

#### **8. Delegations**

##### **8.1 Aaron Butler - NPG Planning Solutions Inc - 4999 Victoria Avenue**

Aaron Butler delegated on item 12.2 on the agenda.

##### **8.2 Maureen and Ken Anthes - Third Avenue**

Maureen and Ken Anthes provided a written delegation regarding item 12.2 on the agenda.

**9. Mayor's Report**

A copy of the Mayor's report is attached.

**10. Regional Councillor's Report**

There was no Regional Councillor's report.

**11. Consent Agenda**

**C-25- 236**

Moved by Councillor G. Bruno  
Seconded by Councillor D. Elliott

That Council hereby approves the listed consent items on the November 25, 2025 Council agenda; and

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

Carried

**11.1 Approval of Minutes**

- a. **Statutory Public Meeting - November 12, 2025**
- b. **Regular Council Meeting - November 12, 2025**

**11.2 Receipt of Minutes of Boards & Committees**

- a. **Port Colborne Historical and Marine Museum Board - September 16, 2025**

**11.3 Staff Reports**

- a. **2026 Council Meeting Dates, 2025-233**

**11.4 Receipt of Correspondence Items**

- a. **City of Niagara Falls - Water Safety**
- b. **Niagara Peninsula Conservation - Federal Program Changes - 2 Billion Trees**
- c. **Niagara Peninsula Conservation - Board of Directors' 2026 Meeting Schedule**

**12. Items Requiring Separate Discussion**

**12.1 L. R. Wilson Heritage Research Archives Expansion, 2025-231**

**C-25- 238**

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

That Museum and Culture Department Report 2025-231 BE RECEIVED;  
and

That contingent upon the donor funding being received in advance of the commencement of the project, that a \$1 million City matching contribution BE APPROVED and be funded by 30-year debt; and

That the annual repayment amounts of the related debt BE INCLUDED in the 2027 capital budget.

Carried

**12.2 Recommendation Report for Official Plan and Zoning By-law Amendments for Mapleview Subdivision- Files D09-02-24 and D14-03-24, 2025-234**

**C-25- 239**

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

That Development and Government Relations Department – Planning Division Report 2025-234 be received; and,

That By-Law 7408/99/25 to adopt the Official Plan Amendment attached as Appendix A of Planning Division Report 2025-234 be approved; and,

That By-Law 7409/100/25 for Zoning By-law Amendment attached as Appendix B of Planning Division Report 2025-234 be approved; and,

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

Carried

**12.3 Comprehensive CIP East Waterfront CIPA Tax Increment Grant – 80 Nickel Steet, 2025-64**

**C-25- 237**

Moved by Councillor T. Hoyle

Seconded by Councillor E. Beauregard

That Development and Government Relations Report 2025-64 be received; and

That the by-law attached as Appendix B, being a by-law to enter into the Comprehensive Community Improvement Plan East Waterfront Community Improvement Project Area Agreement with Vergel Group, attached as Schedule A to the by-law, be approved; and

That the Agreement between the City of Port Colborne and the Vergel Group for the Tax Increment-Based Grant (TIG) in the East Waterfront Community Improvement Project Area (CIPA) under the Comprehensive Community Improvement Plan (CIP), be approved.

**Amendment:**

Moved by Councillor D. Elliott

Seconded by Councillor F. Danch

That Development and Government Relations Report 2025-64 be referred back to the Economic Development Officer to revise the Tax Increment Grant program to align with the Niagara Region's program and bring a report forward to Council on December 9, 2025 with the revised agreement.

Carried

**13. Staff Remarks**

**Steve Shypowskyj, Director of Public Works**, noted the Lakeshore West bridge project is planned to have asphalt installed this week. He said the Public Works team is looking forward to discussing the Water, Wastewater and Stormwater master plans at the open house on Dec. 3. He discussed temporary lines being removed and the return to normal service in a variety of local water line projects.

**Gary Long, Director of Development and Government Relations**, noted a City-owned building at 725 King Street has been demolished. He said the parcel of land is part of a larger parcel that will be used for an affordable housing development in partnership with Niagara Regional Housing. He said a project

manager has been retained and advocacy continues to secure construction financing.

**Erik Acs, Chief Planner**, noted there is a lot of excitement in the community about the recently announced childcare development.

**Stephanie Powell-Baswick, Director of Museum and Culture**, thanked Council for attending the Roselawn Christmas Market. She also discussed the Community Curator Project, which was funded by the federal government and invited members of the community to create an exhibit with objects from the Museum's archives.

**Bryan Boles, Chief Administrative Officer**, commended the Director of Museum and Culture's presentation skills. He discussed presenting on the City's childcare partnership with the YMCA at the Parks and Rec Ontario conference. He discussed the possibility of further partnering with school boards to open up local facilities. He discussed a move of some City staff to the first floor of City Hall to make it easier for them to meet with members of the public. He asked Council to share any property standard issues they are aware of. He said a rapid-response team is being put together to process the influx of short-term rental applications.

**Stan Double, Fire Chief**, advised Council that Port Colborne Fire and Emergency Services is watching a weather pattern that will bring high winds to the area.

#### 14. **Councillors' Remarks**

**Councillor Hoyle** asked about an increase in local truck traffic on Fares Street due to construction-related detours.

**Councillor Danch** shared a complaint about a new tenant on Neff Street related to garbage accumulation.

**Councillor Elliott** asked about clarification related to reporting property standard issues.

**Councillor Bruno** shared an update from Ward 3's open house meeting, where 50 people attended. He said the meeting updated attendees on local developments and other projects going on in the city. He asked if there was a place on the City's website where the status of development projects could be updated.

**Councillor Aquilina** thanked staff for responding to her emails throughout the last several weeks. She shared an update about a stop sign being enhanced on

Miller Road. She also discussed attending the Roselawn Christmas Makers Market.

**15. Motions**

There were no motions.

**16. Notice of Motions**

There were no notices of motions.

**17. By-laws**

**C-25- 240**

Moved by Councillor D. Elliott

Seconded by Councillor G. Bruno

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

- By-law No. 7408/99/25
- By-law No. 7409/100/25
- By-law No. 7410/101/25

Carried

**17.1 By-law No. 7408/99/25**

**17.2 By-law No. 7409/100/25**

**17.3 By-law No. 7410/101/25**

**18. Closed Session**

**C-25- 241**

Moved by Councillor F. Danch

Seconded by Councillor T. Hoyle

That Council do now proceed to meet in Closed Session at 8:17 p.m. under:

- The Municipal Act, 2001, Subsection 239(2)(c) where a closed session meeting is held if the subject matter being considered is a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

**18.1 Staff Reports**

- a. **Confidential Development and Government Relations - Land Negotiations, Report 2025-206**

**19. Back to Open Session**

**C-25- 242**

Moved by Councillor F. Danch

Seconded by Councillor E. Beauregard

That Council rise and reconvene from Closed Session at 8:32 p.m. with report:

18.1 a. That Confidential Development and Government Relations Department Report 2025-206 be received; and

That staff follow the direction provided in Closed Session.

Carried

**20. Procedural Motions**

There were no procedural motions.

**21. Confirmatory By-law**

**21.1 By-law No. 7411/102/25**

**C-25- 243**

Moved by Councillor G. Bruno

Seconded by Councillor F. Danch

That By-law No.7411/102/25 be enacted and passed, as presented.

Carried

**22. Adjournment**

Mayor Steele adjourned the meeting at 8:32 p.m.

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William C. Steele, Mayor

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Charlotte Madden, City Clerk



**PORT COLBORNE**

## **MAYOR'S REPORT TO COUNCIL**

**TUESDAY, NOVEMBER 25, 2025**

### **CITY OF PORT COLBORNE, NIAGARA REGION AND YMCA OF NIAGARA COLLABORATING ON NEW CHILD CARE CENTRE**

The City of Port Colborne, in partnership with Niagara Region and the YMCA of Niagara, invited members of the media and community to attend a groundbreaking ceremony held earlier today, marking the start of construction for the new licensed child care facility at 76 Main Street West.

Approved by City Council on November 12, 2025, the project represents a major investment in expanding access to affordable, high-quality child care for local families. Funded through federal and provincial governments' investments in the Canada-Wide Early Learning and Child Care program and aligned with Niagara Region's Early Learning and Child Care Direct Growth Plan, and operated by the YMCA of Niagara, the new facility will transform the former Port Colborne Visitor Information Centre into a modern, inclusive, and welcoming child care space.

## 2025 POLLUTION PREVENTION CONTROL PLAN

- Water and Stormwater Master Servicing Plan (WSMSP) Update (with Agile Infrastructure) – The purpose of this study is to establish an overall management strategy and vision for meeting short and long-term water and stormwater infrastructure needs in the City of Port Colborne through to the year 2051 and beyond.

While the studies are being undertaken independently, there are common elements between each study. As such, the City is planning a Joint Public Information Centre (PIC) to present information on the Master Plan studies. The objectives of the PIC are to present preliminary evaluation results and receive input and feedback on each Study's proposed strategies.

Each study will:

- Identify the problem to be solved through review of the existing conditions and performance of the current systems, and consideration of the impacts of population growth on these systems.
- Identify and assess strategies for meeting existing and future servicing needs.
- Establish overall management strategies to inform future policies, practices and capital planning decisions.

The City of Port Colborne is hosting a Joint Public Information Centre (PIC) to present background and preliminary results of the 2025 PPCP and the WSMSP Update. Consultation is an integral part of the EA Master Plan process, and members of the public, agencies, and other interested persons are encouraged to participate in the upcoming PIC:

**Date:** Wednesday, December 3, 2025

**Time:** 3:00 P.M. to 7:00 P.M

**Location:** Vale Health & Wellness Centre, 550 Elizabeth Street, Port Colborne - Golden Puck Room

The PIC will provide you with an opportunity to hear project updates, provide input, and ask questions. Representatives from the City and their consultants will be available to discuss project information and respond to questions.

## **UPCOMING HOLIDAY EVENTS**

The holidays are just around the corner, and the City of Port Colborne has a flurry of events planned along with opportunities to support neighbours in need.

- The City of Port Colborne will once again be hosting the All Hands on Deck Holiday Drive. Running until Wednesday, Dec. 17, the initiative will collect new unwrapped toys or books and non-perishable food for Port Cares, new and used clean coats and new mittens for Birchway Niagara, and new and gently used CSA-certified safety boots for Habitat for Humanity Niagara Region.

Drop-off locations include:

- The Fire Hall (3 Killaly Street W)
- The Engineering and Operations Centre (1 Killaly Street W)
- The Vale Health and Wellness Centre (550 Elizabeth Street)
- City Hall (66 Charlotte Street)
- The Port Colborne Public Library (310 King Street)

Tugboat Santa – Saturday, Dec. 6 at 1 p.m.

- Santa arrives by tugboat in the Welland Canal presented by the Downtown BIA

Lighted Santa Claus Parade – Saturday, Dec. 6 at 6:30 p.m.

- The downtown core will shine bright when illuminated floats, local groups, and Santa himself bring the magic to Port Colborne.

Grand Old Christmas Festival – Sunday, Dec. 7

- Travel back in time at the Port Colborne Historical & Marine Museum (280 King St.) from 12–4 p.m. Enjoy, horse-drawn carriage rides, pioneer winter activities, warm chestnuts, visits with Santa and their classic Christmas pudding at Arabella’s Tea Room.

Read more on the [city’s website](#) or social media.

## **VISIT FROM MCKAY GRADE 5 STUDENTS**

On Thursday November 13, CAO Bryan Boles and I were thrilled to welcome Grade 5 students from McKay Public School to City Hall!. Students had the opportunity to learn about:

The different levels of government and how they work together

The roles and responsibilities of the Mayor and CAO

How the Mayor is elected

The responsibilities of municipal government

What happens during a City Council meeting

It was a fantastic way for young learners to see government in action, ask questions about how their city is run and wrap up their social studies unit on government

## **HIGHWAY H2O CONFERENCE**

Last week, I had the pleasure of attending the 20<sup>th</sup> Annual Highway H2O conference alongside many marine industry partners. Some of the 180 attendees included; Canadian / US Seaway Officials, Port Authorities, shipping companies, dock operators, logistics companies and the Federal, Provincial and Regional governments.

Port Colborne was included in many discussions, especially pertaining to increasing its footprint to 12-month shipping along the St Lawrence Seaway, especially along the southern end of the city.

The Ontario Marine Council (OMC) underscores the economic and environmental advantages of Ontario's marine transportation system, which reduces emissions by 85% compared to long-haul trucking and plays a vital role in supporting provincial supply chains. Over the past year, OMC advanced several strategic initiatives—including advocating to sustain Georgian College's marine engineering program, securing a role in the East-West Energy Corridor study, supporting industry research on container reception services, hosting key sector events, and continuing provincial engagement on funding priorities. These efforts all support the implementation of Ontario's Marine Transportation Strategy (OMTS), which is built on four pillars: (1) strengthening Ontario's marine position in the multimodal network, (2) supporting infrastructure and economic development, (3) investing in education, labour, and training, and (4) greening marine transportation

To advance these pillars, OMC recommends targeted funding and policy tools such as establishing a centralized marine data program, formally integrating the Great Lakes–St. Lawrence corridor into the East-West Energy Corridor study, creating a Provincial Marine Project Development Fund, expanding support for marine training through Georgian College, launching a Marine Trades Transition Program, and enabling clean-fuel adoption through incentives and regulatory alignment. These actions would boost Ontario’s competitiveness, strengthen supply chain resilience, support workforce growth, and help the province meet its economic and environmental areas.

## **ACKNOWLEDGEMENTS & FLAG RAISINGS**

The City of Port Colborne is proud to participate in the global 16 Days of Activism Against Gender-Based Violence, taking place from November 25 to December 10. This annual campaign brings our community together to raise awareness, honour survivors, and take action toward ending gender-based violence. Earlier today, we raised their flag here at city hall as a reminder of the importance of safety, equity, and support for all. The campaign culminates on Human Rights Day, reminding us that living free from violence is a fundamental human right.

## **HYDRO ONE FLIES FOR OEB APPROVAL ON \$311 MILLION DOLLAR PROJECT**

Hydro One has submitted a \$311-million application to the Ontario Energy Board for approval to build a new double-circuit 230-kilovolt transmission line from Thorold to Welland. The project also includes expanding the Crowland transformer station to strengthen grid capacity, reliability, and security by 2029, addressing rapidly growing electricity demand in southwestern Ontario. As required under Section 92 of the

Ontario Energy Board Act, the application details the project's timing, route, design, and costs. Nearby First Nations are also offered the opportunity to invest in a 50% equity stake through Hydro One's First Nations Equity Partnership Model. More information is available on Hydro One's project webpage.

Over the last two years, Port Colborne has been advocating to both Ontario Hydro and the Provincial Minister of Energy to upgrade Crowland for our expanding commercial, industrial and residential growth hydro requirements. I wish to thank the City of Welland for their advocacy and Ontario Hydro for expediting this important infrastructure project.

**That concludes my report for this evening.**