

**City of Port Colborne
Council Meeting Minutes**

Date: Tuesday, January 27, 2026
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

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

Staff Present: E. Acs, Chief Planner
B. Boles, Chief Administrative Officer
J. Beaupre, Deputy Clerk
S. Double, Fire Chief
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
K. Martel, Manager of Planning
J. Peazel-Graham, Manager of Communications

Others Present: V. Badawey, Regional Councillor

1. Call to Order

Mayor Steele called the meeting to order at 6:35 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

Item 18, Closed Session, and Item 19, Back to Open Session, were removed from the agenda; the items were addressed via addendum to the Special Council meeting on January 27, 2026. There were the additions of three delegations.

C-25- 009

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

That the Council agenda dated January 27, 2026, be confirmed, as amended.

Carried

5. Disclosures of Interest

5.1 Councillor E. Beauregard - Interim Billing of the Northland Estates Municipal Drain, 2026-10

I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by Upper Canada Consultants, the agent for the owner of the Northland Estates Subdivision.

5.2 Councillor E. Beauregard - By-law No. 7423/07/26

I, Eric Beauregard, declare an indirect pecuniary interest as I am employed by Upper Canada Consultants, the agent for the owner of Northland Estates Subdivision.

6. Proclamations

There were no proclamations.

7. Presentations

7.1 Niagara Regional Chair Greeting

Niagara Regional Chair, Bob Gale, provided a greeting to Council.

8. Delegations

8.1 Brian Blackwell - Stantec

Brian Blackwell delegated on item 11.3 b, Recommendation Report for Site Specific Zoning By-law Amendment- 5088 Highway 140- File D14-06-25, 2026-06.

8.2 Michael and Julie Scott - 43 Elmvale Crescent

Written delegation.

8.3 Scott Lemke - Massey LLP

Scott Lemke delegated on item 11.3 b, Recommendation Report for Site Specific Zoning By-law Amendment- 5088 Highway 140- File D14-06-25, 2026-06.

9. Mayor's Report

A copy of the Mayor's report is attached.

10. Regional Councillor's Report

Regional Councillor Vance Badawey provided a report to Council.

11. Consent Agenda

Mayor Steele noted the city has been recognized as an Age-Friendly community.

C-25- 010

Moved by Councillor F. Danch

Seconded by Councillor D. Elliott

That Council hereby approves the listed consent items on the January 27, 2026, Council agenda; and

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

Carried

11.1 Approval of Minutes

a. Regular Council Meeting - December 9 2025

11.2 Receipt of Minutes of Boards & Committees

a. Downtown Business Improvement Area

a. January 22, 2025

b. March 19, 2025

c. May 21, 2025

d. September 10, 2025

b. Port Colborne Public Library Board

a. December 3, 2025

c. Healthcare Advisory Committee

a. October 29, 2025

b. November 24, 2025

11.3 Staff Reports

a. 2026 Interim Tax Billing, 2026-09

**b. Recommendation Report for Site Specific Zoning By-law
Amendment- 5088 Highway 140- File D14-06-25, 2026-06**

**c. Recommendation Report for Site Specific Zoning By-law
Amendment- 639 Main Street West- File D14-05-25, 2026-08**

11.4 Receipt of Correspondence Items

**a. Recognition of the City of Port Colborne as an Age -Friendly
Community by the Ontario Government**

**b. City of Thorold - Assessment Processes and Methodologies of
the Municipal Property Assessment Corporation (MPAC)**

**c. Niagara Region - Waste Management 2026 Operating Budget
and Requisition**

**d. Niagara Region - 2026 Budget - Water and Wastewater
Operating Budget, Rate Setting and Requisition**

**e. Niagara Peninsula Conservation (Bill 68) - NPCA Position on
the Regional Consolidation of Ontario's Conservation
Authorities - Opposition Received from Various Ontario
Municipalities**

- f. **The Honourable Jill Dunlop, Ministry of Emergency Preparedness and Response Subject: Emergency Management Modernization Act Achieves Royal Assent**
- g. **Member of Parliament for Vancouver East, Jenny Kwan - Bill C-233, the No More Loopholes Act**
- h. **Ministry of Municipal Affairs and Housing - Notice of Minister's Order - Appointment of the Niagara Region Chair**

12. Items Requiring Separate Discussion

12.1 Recommendation Report for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision- Millar's Crossing- Files D09-07-24, D14-11-24 and D12-05-24, 2026-12

Kelly Martel, Manager of Planning, presented to Council on Files D09-07-24, D14-11-24, and D12-05-24.

C-25- 012

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

That Planning and Development Department Report 2026-12 be received;
and

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

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

That the Draft Plan of Subdivision and associated Draft Plan Conditions
attached as Appendix C to this report, be approved; and

That the City Clerk be directed to issue the Notices of Decisions regarding
the applicable planning instruments in accordance with the Planning Act.

Carried

12.2 Interim Billing of the Northland Estates Municipal Drain, 2026-10

Councillor E. Beaugard declared a conflict on this item and did not vote.

C-25- 011

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

That Public Works Department Report 2026-10 be received; and

That the interim billing of the Northland Estates Municipal Drain be invoiced in accordance with the Drainage Act, as outlined in Appendix A of Public Works Department Report 2026-210; and

That the By-law to levy the actual costs incurred for the preparation of the drainage report and tribunal fees, be approved.

Carried

13. Staff Remarks

Stan Double, Fire Chief, thanked staff for their work during the recent snowstorm. He also noted that emergency services had no issues responding to incidents in the city.

Curtis Dray, Road and Park Operations Manager, thanked staff for their work during the snowstorm.

Gary Long, Director of Development and Government Relations, explained that he attended the Rural Ontario Municipal Association (ROMA) conference, and that the delegations were well received. He will also be attending the Good Roads conference. Lastly, he thanked Kelly Martel, Manager of Planning, for her work on the Housing Accelerator Fund.

Kelly Martel, Manager of Planning, spoke about a meeting with Canada Mortgage and Housing Corporation with respect to the Housing Accelerator Fund. She reported that they exceeded CHMC's target for 2025, by issuing 78 permits for new residential units, and she noted the City is on track to continue to meet its obligations and continue receiving funds.

Bryan Boles, Chief Administrative Officer, welcomed the City's new Corporate Affairs Manager Julie Rorison. He thanked the City team for all of their work to prepare for the ROMA conference, and he also thanked City staff for their work preparing for and clearing snow from the snowstorm.

14. Councillors' Remarks

Councillor Aquilina thanked Public Works staff for the snow removal and thanked staff for their work on the delegations at the ROMA conference. She acknowledged the work of Renée Bisson, Senior Health Advisor, on the

Healthcare Advisory Committee. Lastly, she inquired about warming centres for extreme weather.

Councillor Beauregard thanked Public Works staff for the snow removal, and thanked staff for their work at the ROMA conference.

Councillor Bagu thanked Public Works staff for the snow removal and noted it has been the best he has seen in years. He also inquired to Bryan Boles, Chief Administrative Officer, about the timeline for the daycare centre.

Councillor Bruno thanked Public Works staff for the snow removal. He also recognized the work of the Healthcare Advisory Committee.

Councillor Elliott thanked Public Works staff for the snow removal. He also thanked Canadian Niagara Power for their quick response to a power outage during the snowstorm.

Councillor Danch encouraged people not to park their cars on the road during a snow event so the snowplows can clear the roads.

Councillor Hoyle thanked Public Works staff and the Fire Department for their work in recent weeks. He also inquired about when people can walk across the Clarence Street Bridge.

Councillor Bodner spoke about the dedication of Senior Health Advisor, Renee Bisson, during the ROMA conference. He also discussed the work of the Healthcare Advisory Committee. He thanked Jasmine Peazel-Graham, Manager of Communications, for creating information documents for the ROMA conference.

15. Motions

There were no motions.

16. Notice of Motions

There were no notices of motions.

17. By-laws

Councillor E. Beauregard declared a conflict on this item and did not vote.

C-25- 013

Moved by Councillor D. Elliott
Seconded by Councillor T. Hoyle

That By-law No. 7423/07/26 be passed and enacted, as presented.

Carried

C-25- 014

Moved by Councillor M. Aquilina

Seconded by Councillor E. Beauregard

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

- By-law No. 7419/03/26
- By-law No. 7420/04/26
- By-law No. 7421/05/26
- By-law No. 7422/06/26
- By-law No. 7423/07/26
- By-law No. 7424/08/26
- By-law No. 7425/09/26

Carried

17.1 By-law No. 7419/03/26

17.2 By-law No. 7420/04/26

17.3 By-law No. 7421/05/26

17.4 By-law No. 7422/06/26

17.5 By-law No. 7423/07/26

17.6 By-law No. 7424/08/26

17.7 By-law No. 7425/09/26

20. Procedural Motions

There were no procedural motions.

21. Confirmatory By-law

21.1 By-law No. 7426/10/26

C-25- 015

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

That by-law No. 7426/10/26 be enacted and passed, as presented.

Carried

22. Adjournment

Mayor Steele adjourned the meeting at 8:26 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk



MAYOR'S REPORT TO COUNCIL

TUESDAY, January 27, 2026

ROMA2026

Last week, I attended the Annual Conference for the Rural Ontario Municipal Association, alongside Councillor Bodner, our CAO Bryan Boles, Director of Development and Government Relations Gary Long, Manager of Communications Jasmine Peazel-Graham, and Senior Health Advisor Renée Bisson. We were fortunate to make 15 delegations to various provincial ministries and agencies, where we had productive, focused discussions on the priorities shaping Port Colborne's growth and long-term sustainability. Across all meetings, our advocacy was consistent and coordinated. We focused on the tools and partnerships needed to support responsible growth, attract and retain major investments, and ensure our infrastructure and services keep pace with demand.

We met with, Ministers and Parliamentary Assistants from the:

- Ministry of Agriculture, Food and Agribusiness
- Ministry of Economic Development, Job Creation and Trade
- Ministry of Energy
- Ministry of the Environment, Conservation and Parks
- Ministry of Finance
- Ministry of Health
- Hydro One Networks
- Ministry of Indigenous Affairs and First Nations Economic Reconciliation
- Ministry of Infrastructure
- Ministry of Labour, Immigration, Training and Skills Development
- Ministry of Long-Term Care
- Ministry of Municipal Affairs and Housing
- Ministry of Northern Economic Development and Growth
- Ministry of Public and Business Service Delivery and Procurement
- Ministry for Seniors and Accessibility
- Ministry of Tourism, Culture and Gaming

A significant focus of our conversations at ROMA centred on healthcare and seniors services, reflecting the growing and evolving needs of our community. We had

meaningful discussions with provincial partners about the need for expanded community-based healthcare, equitable primary care funding, and the challenges smaller and aging communities face in accessing timely services. We also sought guidance on advancing seniors-focused housing and explored opportunities for long-term care development. A key theme across many meetings was the need for provincial support to enable a Municipal Services Corporation in Port Colborne, particularly as it relates to water and wastewater servicing. We highlighted how this model would allow Port Colborne to service the East Side Employment Lands, support new housing delivery, and modernize water and wastewater governance in a way that improves affordability and long-term financial sustainability.

We also advanced the case for marine and trade-related infrastructure, positioning Port Colborne as a strategic link within the Great Lakes system and the Ring of Fire trade corridor. These conversations reinforced the role our community can play in supporting provincial supply chains, clean energy development, and job creation. We updated our Ministry partners on major industrial projects underway in Port Colborne, including those at Asahi Kasei, Jungbunzlauer, and Azure Sustainable Fuels, with discussions focused on infrastructure readiness, power supply, and regulatory alignment needed to keep these investments moving forward.

Housing remained an important part of our conversations, particularly our growing development pipeline, affordable housing partnerships, and the need to expand options for seniors and the missing middle to ensure Port Colborne remains an inclusive and livable community. Overall, ROMA provided a valuable opportunity to strengthen provincial relationships, highlight Port Colborne's momentum, and reinforce our message that we are ready to grow, ready to partner, and ready to deliver, provided we have the right tools in place.

OFFICIAL PLAN

Port Colborne residents can shape the future of their community by participating in upcoming public engagement initiatives for the City's New Official Plan. An Official Plan is a key planning document that establishes a municipality's long-term vision for managing land use, community growth, infrastructure planning, and environmental protection. Port Colborne's New Official Plan will guide the City's planning and development initiatives through to the year 2056.

Residents are encouraged to attend upcoming Open Houses at the Vale Health & Wellness Centre (550 Elizabeth St.):

- Wednesday, Feb. 4 from 3-7 p.m.
- Thursday, Feb. 5 from 2-6 p.m.

Your feedback helps ensure the Plan reflects community values while aligning with provincial and federal planning initiatives

SPORTS FEST

Beginning in 1999, SportFest is a February celebration providing family friendly activities for all ages. This city-wide community Festival of Sports TM attracts participants from across Niagara with proceeds donated to various charities.

The City of Port Colborne will celebrate winter with the 26th annual SportsFest from February 6 to 8, 2026 presented by CM Steele Insurance and Portage Mutual Insurance. Events including the Mayor's Cup Hockey Tournament, the Sports Wall of Fame Inductee Ceremony, the Polar Plunge, as well as volleyball, a salsa-making competition, music trivia and so much more will take place throughout the city. More information at www.portcolborne.ca/sportsfest

THANK YOU TO ALL PC STAFF

On behalf of City Council and senior leadership, I want to extend a sincere thank you to all City of Port Colborne staff for your hard work, collaboration, and dedication during the snow events over the past week. Your professionalism, teamwork, and commitment to keeping our community safe and services running did not go unnoticed. Whether working in the field, supporting operations behind the scenes, or assisting residents directly, your efforts made a meaningful difference for our community during challenging conditions.

That concludes my report for this evening.