



## City of Port Colborne Council Meeting Minutes

**Date:** Tuesday, October 22, 2024  
**Time:** 6:30 pm  
**Location:** Council Chambers, 3rd Floor, City Hall  
66 Charlotte Street, Port Colborne

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

**Staff Present:** J. Beaupre, Deputy Clerk  
B. Boles, Director of Corporate Services/Treasurer  
S. Luey, Chief Administrative Officer  
G. Long, Director of Development and Government Relations  
C. Madden, City Clerk  
S. Shypowskyj, Director of Public Works  
D. Schulz, Manager of Planning

**1. Call to Order**

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

**2. National Anthem**

Everyone stood for the national anthem.

**3. Land Acknowledgement**

Councillor Elliott read the 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.

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

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

That the Council agenda dated October 22, 2024, be confirmed, as amended.

Carried

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

##### **5.1 Councillor E. Beauregard - Development Charges By-law, 2024-191**

I, Eric Beauregard, declare a conflict of interest as my employer has provided comments on the item.

##### **5.2 Councillor E. Beauregard - Development Charges By-law**

I, Eric Beauregard, declare a conflict of interest as my employer has provided comments on the item.

#### **6. Proclamations**

##### **6.1 Royal Canadian Legion - Poppy Week Campaign October 26th through to November 11, 2024**

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

That I, Mayor William C. Steele do hereby proclaim October 26th, 2024, to November 11th, 2024 as “Poppy Week” in the City of Port Colborne in honour of the men and women from Port Colborne who gave their lives during the two world wars, the Korean War and the Afghanistan War.

Carried

#### **7. Presentations**

##### **7.1 Lori Watson, Director, Niagara Region, Community Services - Niagara Region Poverty Reduction Strategy Presentation**

Moved by Councillor M. Bagu  
Seconded by Councillor M. Aquilina

That the presentation on poverty reduction strategy from the Niagara Region be received.

Carried

## **8. Delegations**

### **8.1 Niagara Home Builder's Association**

#### **a. City of Port Colborne - Staff Response**

### **8.2 Melissa Bigford - 173 Chippawa Road (Resident)**

Melissa Bigford delegated on item 12.3 (b), Recommendation Report for Proposed Zoning By-law Amendment at 281 Chippawa Road, 2024-192.

## **9. Mayor's Report**

A copy of the Mayor's report is attached.

## **10. Regional Councillor's Report**

Regional Councillor Davies was absent.

## **11. Motions Arising from Committees and Boards**

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

That items 11.1 and 11.3 be approved and the recommendations contained therein be adopted.

Carried

### **11.1 Committee of the Whole - Budget - 2025 Capital and Related Project Budget and Levy Budget, 2024-184**

### **11.2 Committee of the Whole - Budget - 2025 Proposed User Fees and Charges, 2024-183**

Moved by Councillor G. Bruno  
Seconded by Councillor E. Bearegard

That Council endorse the following motion from the Budget Committee of the Whole:

That Corporate Services Department Report 2024-183 BE RECEIVED.

That the 2025 Proposed User Fees and Charges schedules attached as Appendices A to P of Corporate Services Report 2024-183 BE APPROVED; and

That the draft by-law attached as Appendix Q of Corporate Services Report 2024-183 be brought forward to Council for consideration.

**Amendment:**

Moved by Councillor G. Bruno

Seconded by Councillor E. Beauregard

That the 2025 Proposed User Fees and Charges, specifically the 2025 Planning fees be referred back to the Director of Corporate Services and the Director of Development and Government Relations for further review and investigation with respect to major and minor applications; and

That the 2025 Proposed User Fees and Charges be brought forward for Council's consideration at the Regular Council Meeting on November 26, 2024.

Carried

**11.3 Fire Services Management Oversight Committee - Temporary Agreement Extension**

**12. Consent Agenda**

Moved by Councillor R. Bodner

Seconded by Councillor M. Bagu

That Council hereby approves the listed consent items on the October 22, 2024, agenda; and

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

Carried

**12.1 Approval of Minutes**

**a. Special Council Meeting - October 1, 2024**

- b. **Regular Council Meeting - October 8, 2024**
- c. **Committee of the Whole - Budget - October 16, 2024**

#### **12.2 Receipt of Minutes of Boards & Committees**

- a. **Port Colborne Public Library Board - September 2, 2024**
- b. **Heritage Advisory Sub Committee - May 13, 2024 and August 19, 2024**

#### **12.3 Staff Reports**

Items 12.3 a. and 12.3 b

. were lifted from the Consent Agenda and considered under Item 13.

#### **12.4 Receipt of Correspondence Items**

Item 12.4 a. was lifted from the Consent Agenda and considered under Item 13.

- b. **Niagara Region - 2025 Meeting Schedule Final**
- c. **Association of Ontario Road Supervisors - Ian Roberts Certification October 2024**
- d. **Town of Cobourg - Motion from Mayor Lucas Cleveland Regarding Support of Involuntary Care for Individuals with Severe Mental Health and Addiction Issues**
- e. **Town of Kirkland Lake - Motion Exotic Animals**
- f. **Municipality of Tweed - OPP Notice of Motion**
- g. **Town of Halton Hills - Provincial Updates to the Municipal Elections Act**

### **13. Items Requiring Separate Discussion**

Items 12.3 a., 12.3 b. and 12.4 a. were lifted from the Consent Agenda and considered under item 13.

#### **13.1 Development Charges By-law, 2024-191**

Councillor Beauregard abstained from voting and discussion on this item.

Moved by Councillor M. Aquilina

Seconded by Councillor G. Bruno

That Chief Administrative Office Report 2024-191 be received; and

That Council approve the City of Port Colborne Development Charges By-Law prepared by Watson & Associates attached as Appendix A to this report.

**Amendment:**

Moved by Councillor R. Bodner

Seconded by Councillor T. Hoyle

That Chief Administrative Office Report 2024-191 be received; and

That Council approve the City of Port Colborne Development Charges By-Law prepared by Watson & Associates attached as Appendix A to this report; **and**

**That the Director of Development and Government Relations be directed to bring forward a report in no later than 24 months regarding the status of the Development Charges By-law.**

Carried

**13.2 Recommendation Report for Proposed Zoning By-law Amendment at 281 Chippawa Road, 2024-192**

Moved by Councillor T. Hoyle

Seconded by Councillor E. Beauregard

That Development and Government Relations Department – Planning Division Report 2024-192 be received;

That the Zoning By-law Amendment attached as Appendix A of Planning Division Report 2024-192 be approved.

That the City Clerk be directed to issue the Notice of Passing in accordance with the Planning Act.

**Amendment:**

Moved by Councillor M. Bagu

Seconded by Councillor T. Hoyle

That Development and Government Relations Department – Planning Division Report 2024-192 be received;

That the Zoning By-law Amendment attached as Appendix A of Planning Division Report 2024-192 be approved;

That the City Clerk be directed to issue the Notice of Passing in accordance with the Planning Act;

**That a Public Meeting be held if a Draft Plan of Condominium or Draft Plan of Subdivision is proposed prior to it being brought forward for Council's consideration**

Carried

**13.3 Ontario's Big City Mayors - Solve the Crisis Campaign regarding Mental Health, Addictions and Homelessness**

Moved by Councillor M. Aquilina

Seconded by Councillor E. Beauregard

Whereas there is a humanitarian crisis unfolding on the streets in our cities, large and small, urban and rural, across Ontario. The time for words is over, we need immediate action at all levels of government, starting with the Province of Ontario; and

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023 and over 1400 homeless encampments across Ontario communities in 2023; and

Whereas the province has provided additional funding and supports, such as the recent investment of \$378 million for HART Hubs and approximately 375 beds with wraparound supports, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the province; and

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not be using the property tax base to fund these programs; and

Whereas there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused.

Therefore, be it resolved that the City of Port Colborne supports the [SolveTheCrisis.ca](http://SolveTheCrisis.ca) Campaign;

And calls on provincial and federal governments to commit to immediate action to solve the Humanitarian Crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health & addictions grows exponentially;

AND that the province officially makes Homelessness a Health Priority;

AND appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports;

AND that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a Made in Ontario Action Plan;

AND that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis.

AND that the federal government is included in these conversations.

AND that both levels of government provide adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted;

And that this Council calls on the residents of the City of Port Colborne to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](http://SolveTheCrisis.ca) and showing your support.

AND further that a copy of this motion be sent to:

The Right Honourable Justin Trudeau, Prime Minister of Canada



- The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada
- The Honourable Doug Ford, Premier of Ontario
- The Honourable Sylvia Jones, Deputy Premier and Minister of Health
- The Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- The Honourable Michael Parsa, Minister of Children, Community and Social Services
- The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions
- Local MPs
- Local MPPs and
- Ontario's Big City Mayors

Carried

#### 14. **Motions**

There were no motions.

#### 15. **Notice of Motions**

There were no notices of motions.

#### 16. **Staff Remarks**

**Charlotte Madden, City Clerk**, explained that the Board and Committee fall recruitment period is still open until October 25, 2024, and she encouraged all residents to apply.

**Bryan Boles, Director of Corporate Services**, explained that they will have the rate budget posted publicly in the next two weeks for residents and Council to look at. Additionally, He noted the Movies in the Gym event at the Vale Health and Wellness Centre is also a food drive; the City has partnered with Port Cares for this.

**David Schulz, Manager of Planning**, noted there will be a Public Meeting on November 5, 2024, for three planning applications.

**Gary Long, Director of Development and Government Relations**, congratulated David Schulz on his new appointment as Manager of Planning. He also informed Council that they have hired a Planner part-time, Craig Larmour.

**Scott Luey, Chief Administrative Officer**, congratulated Ian Roberts on obtaining his certified road supervisor certificate. He also congratulated him on his new endeavors as he is leaving the City of Port Colborne.

**17. Councillors' Remarks**

**Councillor Bodner** announced there will be a Remembrance Day ceremony at Centennial Park - Cedar Bay beach on November 11, 2024.

**Councillor Hoyle** explained that the Environmental Advisory Committee will be hosting a presentation at the Port Colborne Library on residential electrification from 6:30 p.m. - 7:30 p.m. on October 28, 2024.

**Councillor Danch** noted that residents on Borden Avenue and Omer Avenue have expressed concerned about the speed of dirt bikes and four-wheelers and encouraged folks to slow down.

**Councillor Elliot** inquired to Steve Shypowskyj, Director of Public Works, about the Homewood watermain construction. He also congratulated Public Works staff regarding the road work on King Street.

**Councillor Bagu** explained that he has received several complaints about speeding around the Sugarloaf Street area and inquired about more police patrolling. He also explained that he has received some complaints from residents at the west end of Stanley Street about flushing after the sanitary sewers were flushed and inquired about the process to Steve Shypowskyj, Director of Public Works.

**Councillor Beauregard** congratulated David Schulz, Manager of Planning, on his promotion.

**Councillor Aquilina** requested an update from the CAO and the Mayor regarding the meeting with EMS.

**18. Procedural Motions**

There were no procedural motions.

**19. By-laws**

**19.1 2025 User Fees and Charges By-law**

This by-law was not voted on due to the corresponding recommendation being referred back staff.

**19.2 Development Charges By-law**

Councillor E. Beauregard declared a conflict on this item. (I, Eric Beauregard, declare a conflict of interest as my employer has provided comments on the item.) Councillor Beauregard abstained from voting on this item.

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

That the following by-law, A By-law of The Corporation of the City of Port Colborne with Respect to Development Charges, be enacted and passed, as presented.

Carried

**19.3 By-law to Amend Zoning By-law 6575/30/18 - 281 Chippawa Road**

**19.4 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. Bagu  
Seconded by Councillor F. Danch

That the following by-laws be enacted and passed, as presented:

- A By-law to Amend Zoning By-law 6575/30/18 - 281 Chippawa Road
- A By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne

Carried

**20. Closed Session**

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

That Council do now proceed to meet in Closed Session under:

- Section 239(2)(d) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is labour relations or employee negotiations.
- Section 239(2)(f) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is advice that is subject to

solicitor-client privilege, including communications necessary for that purpose.

- Section 239 (b) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered are personal matters about an identifiable individual, including municipal or local board employees.

Carried

## **20.1 Approval of Minutes**

- a. Council in Closed Session - August 27, 2024**
- b. Special Council (Closed Session) - September 4, 2024**
- c. Special Council (Closed Session) - October 1, 2024**

## **20.2 Staff Reports**

- a. Labour Relations Negotiations Update - Report 2024-173**
- b. Annual CAO Review Process - Report 2024-187**

## **21. Back to Open Session**

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

That Council does now rise and reconvene from closed session at 8:54 p.m. with report.

Carried

## **22. Adjournment**

Mayor Steele adjourned the meeting at 8:55 p.m.

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William C. Steele, Mayor

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Charlotte Madden, City Clerk

## Mayor's Report

It's great to be back with everyone after a wonderful trip to Japan to showcase Port Colborne to partners on the other side of the world, but more on that later.

I'll begin by sharing that I will receive the first official poppy Thursday, Oct. 24 from Royal Canadian Legion Branch 56 to mark the beginning of the annual poppy campaign. Every year, tens of millions of Canadians wear a poppy as a visual pledge to honour Canada's veterans and remember those who sacrificed for the freedoms we enjoy today. The poppy remains an enduring symbol of strength and remembrance. Residents are encouraged to support the poppy campaign once again this year. Donations collected during the campaign are held in trust at the branch level of the Royal Canadian Legion, and they directly support veterans and their families within the community to help ensure Canada never forgets.

There will be a series of free family-friendly movies being shown at the Vale Health and Wellness Centre once a month between now and April. Hosted by the City of Port Colborne and the YMCA of Niagara, the movie screenings of favourites like *Mighty Ducks* and *Frozen* will create a fun night out for all ages. The first event will be a screening of *Hotel Transylvania* on October 26. There will also be a number of free public skates sponsored by local partners between now and April at the Vale Health and Wellness Centre, with the next skate taking place Sunday, October 27. Both of these fantastic initiatives create an inviting space for residents and visitors to connect and enjoy shared experiences together.

Of course, the main focus of the early part of the month for me was my recent trip to Japan with CAO Luey. We arrived in Tokyo on Oct. 6, and our meetings began at 9 a.m. the next morning when we were welcomed to the headquarters of the Japanese Ship Owners Association. During our meeting, we gave updates on the Welland Canal and discussed opportunities related to local ship repair companies as well as talking about future development, waterfront properties for marine use, and the Ontario Marine Initiative. Later that day, we met with the Japan Chamber of Commerce and Industry, and gave them a presentation on Port Colborne, which outlined what's currently taking place here in the City as well as new developments at Asahi Kasei and Jungbunzlauer. On Oct. 8, we headed to Moriyama to meet with the city's Mayor, his team and their Department of Education. They were presenting to Niagara College regarding Japanese high school students studying in Niagara, as well as synergies between exchange students. We also presented to the Mayor and his staff about Port Colborne and took part in a Q and A with Moriyama staff.

In the afternoon, we gave a presentation on economic development to Asahi Kasei engineering staff along with our partners from the Niagara Region. On Oct. 9, we began

our day early with a presentation from Asahi Kasei about their Moriyama plant, before we received a tour of the facility. Back in Tokyo on Oct. 10, we met with Asahi Kasei executives and a large number of their young staff to give a presentation done by myself and George Spezza from Niagara Economic Development. Our talk shared what life is like in Port Colborne and Niagara, including discussing physicians, dentists and even where to get groceries.

In the afternoon, we went to a meeting at the Canadian Embassy where we spoke with Minister Louis-Pierre Emond, the head of the Trade Commission in Japan for Canada, as well as another meeting with Christian Howes, the Counsellor Commercial (Ontario) at the Embassy and his staff. Each meeting included investment officers, and we discussed opportunities in Port Colborne and Niagara for Japanese companies. Later that day, we spoke with Special Advisor to the Governor of Tokyo, Sekiguchi Noboru, and his staff about trade between Tokyo and Port Colborne-Niagara.

On Oct. 11, George Spezza and I gave a presentation to the Canadian Chamber of Commerce in Japan. We then held a hotstove discussion with Prasad Puttagunta, Vice-President of Project Management for Asahi Kasei, and Christian Howes from the Canadian Embassy. The discussion was moderated by Karl Pires, Governor of the Canadian Chamber of Commerce in Japan.

We travelled to Kanazawa on Saturday and resumed our meetings Tuesday, Oct. 15, when we spoke with the two Vice Mayors of Kanazawa, where we discussed basketball exchange programs and trade relations. This will lead to ongoing conversations aimed at securing future investment in Port Colborne and Niagara.

All in all, it was a phenomenal trip, where we were able to share about the great things going on here in Port Colborne while making lasting connections in Japan.