

City of Port Colborne
Council Meeting Minutes

Date: Tuesday, April 8, 2025
Time: 5:30 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, Director of Corporate Services/Treasurer
J. Beaupre, Deputy Clerk
S. Double, Fire Chief
C. Dray, Road and Park Operation Manager
S. Hanson, Manager of By-law Services
C. Madden, City Clerk
J. Peazel-Graham, Manager of Communications
S. Shypowskyj, Director of Public Works
A. VanderVeen, Drainage Superintendent
G. Zwiep, Manager of Recreation and Tourism

1. Call to Order

Mayor Steele called the meeting to order at 5:30 p.m.

2. Adoption of Agenda

C-25- 060

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

That the agenda dated April 8, 2025, be confirmed, as amended.

Carried

3. Closed Session (Beginning at 5:30 p.m.)

C-25- 061

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

That Council do now proceed to meet in Closed Session at 5:32 p.m. under:

- Section 239(2)(c) of the *Municipal Act, 2001*, where a closed 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; and
- Section 239(2)(i) of the *Municipal Act, 2001*, where a closed meeting is held if the subject matter being considered is 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.

Carried

3.1 Approval of Closed Session Minutes

a. Regular Council Meeting (Closed Session) - March 11, 2025

3.2 Staff Reports

a. Confidential Development and Government Relations Report 2025-79

4. Back to Open Session

C-25- 062

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

That Council does now rise and reconvene from Closed Session at 6:44 p.m.
with report:

- Item 6.1 - Approval of Closed Session Minutes

1. That the Closed Session Meeting minutes from the March 11, 2025 Council meeting be approved as presented.

Carried

5. National Anthem

Everyone stood for the National Anthem.

6. 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.

7. Disclosures of Interest

7.1 Councillor E. Beauregard - Noise Variance Request 490 Empire Road, Sun Retreats Sherkston Shores - 2025-69

I, Eric Beauregard, declare an indirect pecuniary interest as the Applicant is a client of my employer.

7.2 Councillor E. Beauregard - By-law No. 7334/25/25

I, Eric Beauregard, declare an indirect pecuniary interest as my employer is the agent for the owner of the lands subject to the request.

7.3 Councillor R. Bodner - Noise Variance Request 490 Empire Road, Sun Retreats Sherkston Shores - 2025-69

I, Ron Bodner, declare an indirect pecuniary interest as a family member owns business inside Sherkston Shores.

8. Proclamations

**8.1 Canadian Viral Hepatitis Elimination Day - May 9, 2025
C-25- 063**

Moved by Councillor F. Danch
Seconded by Councillor M. Bagu

WHEREAS, hepatitis B and C are among Canada's most burdensome infectious diseases – measured in liver damage, cancer, lives lost, and significant costs to our public healthcare system; and

WHEREAS, more than 204,000 people in Canada are living with hepatitis C, and more than 250,000 are living with hepatitis B; and

WHEREAS, hepatitis C is curable, and hepatitis B is vaccine-preventable and treatable; and

WHEREAS, Canada has committed to eliminating viral hepatitis as a public health threat by 2030; and

WHEREAS, Canadian Viral Hepatitis Elimination Day provides an opportunity to highlight the need for policies that support easy access to testing, treatment, and care for those affected, paving the way toward elimination;

THEREFORE, I, William C. Steele, Mayor of the City of Port Colborne, do hereby proclaim May 9, 2025 Canadian Viral Hepatitis Elimination Day in Port Colborne.

Carried

9. Presentations

9.1 Niagara Industrial Association Presentation

Jordan Sherlock, Executive Director of the Niagara Industrial Association, presented to Council on the manufacturing sector in Niagara.

10. Delegations

10.1 Angie Desmarais - 270 Davis Street

Angie Desmarais delegated on item 17.1.

10.2 Betty Konc - 831 Highway #3 East

Betty Konc delegated on item 17.1.

11. Mayor's Report

A copy of the Mayor's report is attached.

12. Regional Councillor's Report

There was no regional councillor report.

13. Consent Agenda

Item 13.3 c. and item 13.3 e. were lifted for separate discussion and considered under item 14, Items Requiring Separate Discussion.

C-25- 064

Moved by Councillor M. Bagu

Seconded by Councillor G. Bruno

That Council hereby approves the listed consent items on the April 8, 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 - March 25, 2025**

13.2 Receipt of Minutes of Boards & Committees

- a. **Heritage Subcommittee Minutes - January 20, 2025**
- b. **Port Colborne Senior Citizens Advisory Committee Minutes - February 18, 2025**

13.3 Staff Reports

- a. **2025 Property Tax and Storm Sewer By-Law - 2025-74**
- b. **Civil Marriage Ceremony Policy - 2025-65**
- d. **Recommendations and Minutes from the Heritage Subcommittee - 2025-75**

13.4 Receipt of Correspondence Items

- a. **Town of Bradford West Gwillimbury - Motion to Request Landlord Tenant Reforms**

14. Items Requiring Separate Discussion

- 14.1 Community Engagement on Licensed Childcare in Port Colborne - Update - 2025-78**

Bryan Boles, Chief Administrative Officer, and Jasmine Peazel-Graham, Manager of Communications, presented to Council regarding community engagement on licensed childcare.

C-25- 065

Moved by Councillor E. Beauregard

Seconded by Councillor M. Aquilina

That Corporate Services Department Report 2025-78 be received; and

That Council direct staff to move forward with a request for proposal for a childcare facility at 76 Main Street using a two-stage design-build project model; stage one to include the design of the facility and stage two to include the construction of the facility (subject to funding); and

That Council approve \$250,000 from the Opportunity Reserve Fund for stage one of the project; and

That Council direct staff to come back with a recommended funding model for stage two, that also reimburses the Opportunity Reserve Fund for stage one costs, upon updating the development charge background study.

Carried

14.2 2025 Annual Drain Maintenance Billing - 2025-21

C-25- 066

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That Public Works Department Report 2025-21 be received; and

That the Drainage Superintendent be directed to bill the outstanding drainage maintenance work by adding the calculated charges to the final tax bill of assessed property owners; and

That the By-law, attached as Appendix A, be brought forward for approval in order to amend the Assessment Schedules and levy the actual costs incurred for the maintenance of the following drains: Point Abino Drain, Biederman Drain, Wignell Drain, Oil Mill Creek Drain, Bearss West Branch West Drain, Marsh Drain, Zavitz Drain, Skelton Drain, Beaver Dam Drain, Michener 2 Drain, Henry Drain, Wm Michael Drain, Bearss Drain, Wagner Branch Drain, East Branch Lyons Creek Drain.

Carried

14.3 Noise Variance Request 490 Empire Road, Sun Retreats Sherkston Shores - 2025-69

Councillor E. Beauregard and Councillor R. Bodner declared a conflict on this item and refrained from voting.

C-25- 067

Moved by Councillor M. Bagu

Seconded by Councillor F. Danch

That Community Safety & Enforcement Department Report 2025-69 be received; and

That Council approve a permit to exempt Sun Retreats Sherkston Shores from Section 4(3) of By-law 4588/119/04 with the following terms and conditions:

- That a noise variance with modifications be approved for the period starting from May 1, 2025, to Oct 25, 2025, from noon to 11:00 p.m. Fridays and Saturdays and ending at 10:00 p.m. on Thursdays and Sundays for a variety of amplified noise, including noise from a DJ with equipment and live bands being able to amplify music.
- The permit is applicable only to the production, reproduction, and amplification of sound in connection with these events listed in the application with the modifications by the City of Port Colborne

Carried

14.4 Minor Soccer Association Agreement - 2025-26

C-25- 068

Moved by Councillor M. Bagu

Seconded by Councillor T. Hoyle

That Corporate Services Department Report 2025-66 be received; and

That the license agreement with Sir John Colborne Youth Soccer Club, attached hereto as Appendix A, be amended by removing section 4.a.vii and replacing it with the following:

“Minor soccer sponsors shall not be advertised in any designated space on the premises of T.A. Lannan Sports Complex without the express written consent of the City.”

That Council approve entering into a renewed license agreement with Sir John Colborne Youth Soccer Club, attached hereto as Appendix A, **as amended**; and

That Council approve the introduction of a per registered player user fee as outlined in the attached license agreement.

Carried

Amendment:

Moved by Councillor M. Bagu

Seconded by Councillor T. Hoyle

That the license agreement with Sir John Colborne Youth Soccer Club, attached hereto as Appendix A, be amended by removing section 4.a.vii and replacing it with the following:

“Minor soccer sponsors shall not be advertised in any designated space on the premises of T.A. Lannan Sports Complex without the express written consent of the City.”

Carried

15. Staff Remarks

Charlotte Madden, City Clerk, announced that the application period for the Healthcare Advisory Committee has been extended to April 22, 2025.

Steve Shypowskyj, Director of Public Works, updated Council on the West Street hydro relocation project; the project is on schedule. He also thanked residents and business owners for their patience during the project.

Greg Zwiep, Manager of Recreation and Tourism, noted that the Marina opening date is currently scheduled for April 15, 2025, but this is weather dependent. He also explained that the dune fencing installation will take place at Nickel Beach soon.

Bryan Boles, Chief Administrative Officer, attended the Good Roads conference along side Mayor Steele and Councillor Beauregard, where they met with several Ministers. He also noted the Backyard Chickens public engagement survey is open until April 14, 2025. The public engagement for the Marina and the Grain Terminal will be coming forward at the next Council meeting. Lastly, he

encouraged residents to visit the City's website to learn more about the shop local initiatives.

16. Councillors' Remarks

Councillor Bodner recognized Jason Bodner for his contributions to Bodner's Market, and Megan Bodner for winning an award for Bodner's Market from the Port Colborne Wainfleet Chamber of Commerce.

Councillor Hoyle inquired to Steve Shypowskyj, Director of Public Works, regarding the Davis Street water project.

Councillor Elliot noted he received a complaint from residents on Clarence Street regarding a private property near the north side. He also noted he will be volunteering for a fundraiser at the YMCA, and encouraged people to donate.

Councillor Beauregard attended the Good Roads conference alongside Bryan Boles, Chief Administrative Officer, and Mayor Steele, where they met with several Ministers. He also noted he took part in a plenary about advancing transportation in Ontario. He thanked Jasmine Peazel-Graham, Manager of Communications, for the pamphlet she made for a presentation to Ministers. Lastly, he inquired if Public Works staff could report back after they attend the Water conference.

17. Motions

17.1 Provincial Healthcare Advocacy Letter and Motion

C-25- 069

Moved by Councillor G. Bruno

Seconded by Councillor D. Elliott

Whereas the Province of Ontario has appointed Dr. Philpott as the Chair of the New Primary Care Action Team to develop a strategy to address the shortage of primary care physicians with a mandate to attach all Ontarians to primary care in the next five years (2030); and

Whereas the City of Port Colborne has a population of over 20,000 residents, with just under 10,000 who do not have a primary care physician within the city of Port Colborne, demonstrating a need for improved primary care in the community; and

Whereas residents in Port Colborne require access to local primary care, resulting in a reliance on the Port Colborne Urgent Care Centre as their

first point of contact with the healthcare system, which will continue beyond the opening of the South Niagara Hospital in 2028; and

Whereas accessing healthcare services outside of Port Colborne is challenging for residents due to transportation concerns, with all routes to other communities only having one lane for both directions of traffic, and three bridge canal crossings, any obstruction – whether from an accident, construction, or even heavy traffic – can cause serious delays. This limited access raises concerns not only about access but also about safety, especially in emergencies; and

Whereas Port Colborne is expecting an incredible amount of housing and industrial growth, with over \$2 billion in building permits in 2024, and 7,000 housing units in the development pipeline, which is more than double the number of houses within Port Colborne's urban boundary; and

Whereas the summer population in Port Colborne grows to 40,000 which exacerbates the strain on infrastructure and local healthcare options; and

Whereas Niagara Health's plan has not considered the significant development happening and expected within Port Colborne; and

Whereas Niagara Health's plan to end urgent care and other operations at the Port Colborne site does not consider the need for diagnostic and **laboratory** services within the Port Colborne community; and

Whereas, on a recent survey of Port Colborne residents, 96 per cent of residents reported they thought Port Colborne required urgent care healthcare services; and

Whereas over 4,000 people – more than 20 per cent of the community's population within just a few weeks – have respectfully expressed their wishes to save and restore the 24/7 urgent care services in Port Colborne via a petition submitted to the Council for the City of Port Colborne, attached hereto; and

Whereas the Council for the City of Port Colborne desires to request for a continuation of funding for Port Colborne Urgent Care Centre operations, without reduction of any funding to Niagara Health for construction and operation of the new South Niagara Hospital; and

Now, therefore, be it resolved,

That The City of Port Colborne Mayor and Council formally requests the Province of Ontario to continue funding for urgent care health services at

Niagara Health's Port Colborne site, without reduction of any funding to Niagara Health for construction and operation of the new South Niagara Hospital; and

That The City of Port Colborne Mayor and Council formally requests the Province of Ontario to continue funding of diagnostic and **laboratory** services, including imaging, with expanded services to support mental health counselling support and addiction services, and other allied health services, including physiotherapy; and

That The City of Port Colborne Mayor and Council requests that the Province of Ontario put a moratorium on the closure of urgent care centres and the implicit removal of primary care health services from the City of Port Colborne and all small and rural communities in Ontario until Dr. Philpott's mandate is complete to ensure that all Ontarians are attached to a primary care physician; and

That This resolution be forwarded to Niagara's local MPPs and circulated to the Rural Ontario Municipal Association, **Niagara Health, the Ontario Medical Association**, and all Ontario municipalities.

Carried

Amendment:

Moved by Councillor G. Bruno

Seconded by Councillor D. Elliott

That Niagara Health and the Ontario Medical Association be added to the circulation list; and

That the word "laboratory" be added after diagnostic services in the letter.

Carried

a. Red Line Version - Provincial Healthcare Advocacy Letter and Motion

18. Notice of Motions

There were no notices of motions.

19. By-laws

C-25- 070

Moved by Councillor F. Danch

Seconded by Councillor R. Bodner

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

- By-law No. 7334/25/25

Carried

C-25- 071

Moved by Councillor E. Beauregard

Seconded by Councillor M. Bagu

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

- By-law No. 7335/26/25
- By-law No. 7336/27/25, as amended
- By-law No. 7337/28/25
- By-law No. 7338/29/25
- By-law No. 7339/30/25
- By-law No. 7340/31/25

Carried

19.1 By-law No. 7334/25/25

Councillor E. Beauregard declared a conflict on this item and refrained from voting. (I, Eric Beauregard, declare an indirect pecuniary interest as my employer is the agent for the owner of the lands subject to the request.)

19.2 By-law No. 7335/26/25

19.3 By-law No. 7336/27/25

19.4 By-law No. 7337/28/25

19.5 By-law No. 7338/29/25

19.6 By-law No. 7339/30/25

19.7 By-law No. 7340/31/25

20. Procedural Motions

21. Adjournment

Mayor Steele adjourned the meeting at 8:40 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk