

## **City of Port Colborne**

### **Council Meeting Minutes**

**Date:** Tuesday, May 27, 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  
D. Elliott, Councillor  
W. Steele, Mayor (presiding officer)

**Member(s) Absent:** T. Hoyle, Councillor

**Staff Present:** B. Boles, Chief Administrative Officer (virtual)  
J. Beaupre, Deputy Clerk  
J. Colasurdo, Manager of Strategic Projects  
S. Double, Fire Chief  
B. Holinaty, Marina Supervisor  
G. Long, Director of Development and Government Relations,  
Acting CAO  
C. Madden, City Clerk  
A. Rotundo, Supervisor of Asset Management  
E. Rzeczyca, Clerk Student  
S. Shypowskyj, Director of Public Works (virtual)  
G. Zwiepp, Manager of Recreation and Tourism

**Others Present:** J. Gross, Senior Project Manager, GEI Consultants

#### **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**

**C-25- 115**

Item 12.4 c, Niagara Region - Vacant Regional Council Seat, was added to the agenda under item 12.4, Correspondence. Item 18.4, being a by-law to amend by-law 89-2000, as amended, being a by-law regulating traffic and parking on city roads (parking prohibition tow away locations) was removed from the agenda at staff's request and will come forward at a later date.

Moved by Councillor R. Bodner  
Seconded by Councillor F. Danch

That the agenda dated May 27, 2025, be confirmed, as amended.

Carried

**5. Disclosures of Interest**

**5.1 Councillor E. Beauregard - Agreement of Purchase and Sale (Barber Drive Part 1), 2025-85**

I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the buyer.

**5.2 Councillor E. Beauregard - By-law No. 7355/46/25**

I, Eric Beauregard, declare an indirect pecuniary interest as my employer is an agent of the buyer.

**6. Proclamations**

There were no proclamations.

**7. Presentations**

There were no presentations.

**8. Delegations**

There were no delegations.

**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. Motions Arising from Committees and Boards**

**11.1 Environmental Advisory Committee - May 14, 2025**

**C-25- 116**

Moved by Councillor M. Bagu

Seconded by Councillor E. Beauregard

That the correspondence be referred back to Public Works staff for further review and investigation; and

That Public Works staff be directed provide a presentation regarding this correspondence at the July or August council meeting.

Carried

**12. Consent Agenda**

Items 12.3 b, 12.3 c, 12.3 e, and 12.3 f were removed from the Consent Agenda and considered under item 13, Items Requiring Separate Discussion.

**C-25- 117**

Moved by Councillor D. Elliott

Seconded by Councillor G. Bruno

That Council hereby approves the listed consent items on the May 27, 2025, Council agenda; and

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

Carried

**12.1 Approval of Minutes**

- a. **Special Council Meeting - May 13, 2025**

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

- a. **Environmental Advisory Committee Meeting Minutes - January 16, 2025**
- b. **Heritage Sub Committee Meeting Minutes - March 17, 2025**

**12.3 Staff Reports**

- a. **2024 Development Charges Summary – Treasurer’s Statement, 2025-115**
- d. **Recommendation Report for 3077 Highway 3 - Zoning By-law Amendment Application File No. D14-07-24, 2025-111**

**12.4 Receipt of Correspondence Items**

- a. **Town of Richmond Hill - Provincial Regulations needed to Restrict Keeping of Non-Native Exotic Wild Animals**
- b. **Niagara-on-the-Lake - Niagara's International Agricultural Workers (IAW)**
- c. **Niagara Region - Vacant Regional Council Seat**

**13. Items Requiring Separate Discussion**

**13.1 2025 Asset Management Plan, 2025-113**

Jenn Gross from GEI Consultants presented to Council on the 2025 asset management plan.

**C-25- 118**

Moved by Councillor F. Danch

Seconded by Councillor M. Aquilina

That Public Works Department Report 2025-113 be received; and

That the Asset Management Plan in Appendix B of Public Works Report 2025-113 be approved.

Carried

**13.2 Niagara Regional Councillor Vacancy, 2025-122**

**C-25- 119**

Moved by Councillor E. Beauregard

Seconded by Councillor R. Bodner

That Legislative Services Department Report 2025-122 be received; and

That pursuant to the Council Vacancy Policy, Council follow the method of appointment to make a recommendation to fill the vacancy of the Niagara Regional Councillor.

Carried

**13.3 Agreement of Purchase and Sale (Barber Drive Part 1), 2025-85**

Councillor Beauregard declared a conflict on this item and did not participate in the discussion or vote on the motion.

**C-25- 120**

Moved by Councillor M. Aquilina

Seconded by Councillor M. Bagu

That Development and Government Relations Department Report 2025-85 be received; and

That Council approve entering into the Agreement of Purchase and Sale with Port Colborne Quarries Inc., for City land legally described as Barber Drive Part 1 on Plan 59R-16975 Part of Lot 26 Concession 2; and

That the Mayor and City Clerk be authorized to sign the by-law for the Agreement of Purchase and Sale and any and all documents respecting the sale of these lands.

Carried

**13.4 Noise Variance Request 250 Pleasant Beach Rd, Capri Restaurant, 2025-121**

**C-25- 121**

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That Community Safety & Enforcement Department Report 2025-121 be received; and

That Council approve a permit to exempt 250 Pleasant Beach Road, Capri Restaurant 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 October 31, 2025 from noon to 10:00 p.m. Sunday through Thursday and ending at 11:00 p.m. on Fridays and Saturdays for a variety of amplified noise, including Karaoke and live bands being able to amplify music.
- The permit is applicable only to the production, reproduction, and amplification of sound in connection with events at this property with the modifications by the City of Port Colborne.

**Amendment:**

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That staff be directed to discuss the noise variance and potential ramifications with the applicant.

Carried

**C-25- 122**

Moved by Councillor R. Bodner

Seconded by Councillor M. Aquilina

That the noise variance application from Capri Restaurant, located at 250 Pleasant Beach Road, be deferred until notice is given to the neighbors stating the time and dates for the noise variance; and

That this application be brought back to the regularly scheduled Council meeting on June 24, 2025.

Carried

**13.5 Recommendation Report for a Proposed Communication Tower at 611 Main Street West, File D27-12, 2025-97**

**C-25- 123**

Moved by Councillor G. Bruno  
Seconded by Councillor F. Danch

That Development and Government Relations Department Report 2025-97 be received; and

That all comments received on the proposed communication tower at 611 Main Street West be provided to the applicant, SLI Towers, and the approval authority, Innovation, Science and Economic Development Canada (ISED).

Carried

### **13.6 Regulations for Marine Contractors at Sugarloaf Marina, 2025-60**

#### **C-25- 124**

Moved by Councillor G. Bruno  
Seconded by Councillor F. Danch

That Recreation and Tourism Department Report 2025-60 be received; and

That the Recreation and Tourism Department Report 2025-60 recommendations be approved; and

That the regulations for marine contractors at Sugarloaf Marina take effect on the day of passing; and

That the Manager of Recreation and Tourism, and appointed division staff, be delegated the authority to implement and administer the regulations, and to take all actions and make all decisions, including all enforcement measures, required under the regulations.

Carried

### **14. Staff Remarks**

**Joe Colasurdo, Manager of Strategic Projects**, shared an update and provided an estimated timeline regarding street light installations and concrete restoration on West Street, as well as an update on the timeline for the Clarence Street watermain project. He discussed a notification from the Niagara Region regarding a road resurfacing program from Rankin Construction that will begin in July.

**Greg Zwiep, Manager of Recreation and Tourism**, mentioned the Para Hockey Championships, hosted by the Ontario Para-Games at the Vale Centre from May 30th to June 1st.

**Erik Acs, Chief Planner**, noted that a file regarding a potential development on Westside Road will be discussed again at the Council Meeting on June 24th. He stated that he will reach out to members of public that raised concerns at previous Council Meetings to alert them.

**Gary Long, Director of Development and Government Relations and Acting Chief Administrative Officer**, stated that he will be working with Public Works to address a property standards issue on 725 King Street previously mentioned by Councillor Bagu. He mentioned that City finance staff have initiated the 2026 budget process with key staff. He discussed the collaboration opportunity between City staff and the budget committee and thanked the Public Works department for their work on previous projects. He noted that Mayor Steele and Chief Administrative Officer Boles will be attending the Federation of Canadian Municipalities Annual Conference and wished the delegation well. He also stated that City staff are submitting ministerial meeting requests for the Association of Municipalities of Ontario Annual Conference in August.

**Charlotte Madden, City Clerk**, highlighted the celebration of Legislative Assistant Brenda Heidebrecht's 25th year anniversary with the City of Port Colborne.

## **15. Councillors' Remarks**

**Councillor Aquilina** thanked Public Works staff for responding to inquiries regarding speeding concerns. She also expressed her appreciation for Stephanie Powell-Baswick, Director of Museum and Culture, for her demonstration of the future location of the new accessibility ramp.

**Councillor Bagu** mentioned the Canal Days kick off event on June 19th, where the list of headliners will be announced.

**Councillor Bruno** inquired to Gary Long, Director of Development and Government Relations, about information regarding funding and organizations. He inquired to Joe Colasurdo, Manager of Strategic Projects, about a method of documenting properties with overgrown grass and weeds. He asked Erik Acs, Chief Planner, if the residents of Westside Road would be notified regarding the potential development.

**Councillor Elliott** thanked Public Works staff for informing property owners on West Street and Clarence Street about road disruptions. He also noted that



Public Works staff agreed to attend the next Downtown Business Improvement Area meeting to discuss the timeline of infrastructure projects. He inquired to Jessica Beaupre, Deputy Clerk, regarding Council Meeting addendums.

**Councillor Danch** thanked City staff for resolving his problems this week.

**Councillor Bodner** inquired to Joe Colasurdo, Manager of Strategic Projects, if the road resurfacing project would temporarily close Millar Road. He noted that he discussed the Ward boundary review with residents who were unaware it was occurring and inquired about the method of advertising the event.

**16. Motions**

There were no motions.

**17. Notice of Motions**

There were no notices of motions.

**18. By-laws**

**C-25- 125**

Moved by Councillor E. Beauregard

Seconded by Councillor M. Aquilina

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

- By-law No. 7353/44/25
- By-law No. 7354/45/25

Carried

Councillor Beauregard declared a conflict on item 18.3 and did not participate in the vote on the motion.

**C-25-126**

Moved by Councillor D. Elliott

Seconded by Councillor F. Danch

That By-law No. 7355/46/25 be enacted and passed, as presented.

Carried

**18.1 By-law No. 7353/44/25**

**18.2 By-law No. 7354/45/25**

**18.3 By-law No. 7355/46/25**

**~~18.4 By-law No. 7355/46/25~~**

**19. Closed Session**

**C-25-127**

Moved by Councillor E. Beauregard

Seconded by Councillor M. Bagu

That Council do now proceed to meet in Closed Session at 9:04 p.m. under the *Municipal Act, 2001*:

- Subsection 239(2)(a) where a closed meeting is held if the subject matter being considered is concerning the security of the property of the municipality or local board;
- Subsection 239(2)(e) where a closed 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 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

**19.1 Approval of Closed Session Minutes**

- a. **Special Council Meeting - May 5, 2025**
- b. **Special Council Meeting (Closed Session) - May 13, 2025**

**19.2 Staff Reports**

- a. **Confidential Recreation and Tourism Report, 2025-123**

**20. Back to Open Session**

**C-25- 128**

Moved by Councillor D. Elliott

Seconded by Councillor M. Bagu

That Council does now rise and reconvene with report at 9:15 p.m.:

**19.1 Approval of Closed Session Minutes**

- That the following closed session minutes be approved:
  - Special Council Meeting (Closed Session) – May 5, 2025
  - Special Council Meeting (Closed Session) – May 13, 2025

## 19.2 Staff Reports

- That confidential Recreation and Tourism Department Report 2025-123 be received; and
- That recreation and tourism staff proceed with the direction provided by Council in closed session.

Carried

## 21. Procedural Motions

There were no procedural motions.

## 22. Confirmatory By-law

### 22.1 By-law No. 7356/47/25

#### C-25- 129

Moved by Councillor E. Beauregard

Seconded by Councillor M. Aquilina

That the By-law to Adopt, Ratify and Confirm the Proceedings of the Council of the Corporation of the City of Port Colborne, dated May 27, 2025, be enacted and passed, as presented.

Carried

## 23. Adjournment

Mayor Steele adjourned the meeting at 9:16 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, MAY 27, 2025

#### GREAT LAKES ST. LAWRENCE CITIES CONFERENCE 2025 THE FUTURE OF FRESH WATER

I was one of 325 mayors from Canada and the United States who attended the Great Lakes St. Lawrence Cities Initiative annual conference in Milwaukee, Wisconsin last week. The theme of the conference, attended by more than 500 delegates from all levels of government and private industry, was *The Future of Fresh Water*. We attended morning, afternoon, and evening sessions for three days, united by a declaration **“to preserve the U.S.-Canada relationship to protect our prosperous regional economy and precious freshwater resources.”**

Speakers included the Consul General of Canada in Chicago, mayors and provincial ministers from cities and towns along the St. Lawrence and around the Great Lakes, First Nations chiefs and leaders, environmental Protection Agency administrators, corporate executives, and conservation directors. The Initiative is committed to enhancing stewardship through public-private partnerships, including the future of freshwater shipping. The United States and Canada have worked together for decades to foster mutually beneficial cross-border trade and advance effective management of the Great Lakes and St. Lawrence River.

This binational cooperation – supported by the efforts of municipalities, First Nations and Tribes and states and provinces – has helped create the third largest economy in the world, which generates \$6 trillion USD / \$8 trillion CAD in annual economic output and 50 per cent of U.S.-Canada annual bilateral trade.

Strong diplomatic ties have also helped improve the health of our lakes and rivers, which comprise about 84 per cent of North America's surface fresh water. The declaration we signed last week at our conference demonstrates that Cities Initiative members remain united in supporting good relations between the United States and Canada. It was a Great Lakes-St. Lawrence-Strong response to the current tensions which have been exacerbated by a trade war that is impacting communities, jobs and consumers on both sides of the border.

In addition to adopting the declaration, Cities Initiative members in Milwaukee approved a series of resolutions on various economic and environmental issues affecting our region, including the need to end the U.S.-Canada trade war, continue to support the treaty rights of First Nations and Tribes, and uphold important binational agreements and interstate compacts that preserve our water quality and supply, including the Boundary Waters Treaty, the Great Lakes Water Quality Agreement and the Great Lakes-St. Lawrence River Basin Water Resources Compact.

Session topics included lake levels, water management and climate resilience, flooding and erosion, legacy pollution, brownfields, industry, fish populations, invading species – the things that affect us here at the southern terminus of the Welland Canal are things with similar impact on hundreds of other communities.

**To quote Milwaukee Mayor Cavalier Johnson: “We are two countries, but one region – united by highly integrated supply chains and an abundant supply of fresh water that is the envy of the world. As local government leaders, we will continue to do everything in our power to renew the U.S.-Canada relationship that has been integral to the economic prosperity and environmental progress of our region.”**

## ANIMAL SHELTER GRAND REOPENING

On behalf of council, I have some wonderful news to share about our animal shelter on Elm Street. The City of Port Colborne, the Niagara SPCA, and the Humane Society invite all animal lovers to join us for the grand re-opening of the Port Colborne Animal Shelter, at 1080 Elm St. north, Saturday, May 31 between 11am and 1pm. Sherry Hanson, our manager of bylaw services, has worked with partners over the past many months to improve the shelter inside and out, and it's time to celebrate with a special event.

Upgrades to the Meet-and-Greet Playground include a Grand Gazebo, picnic tables, and more trees – making it a much bigger and better area for volunteers who care for our four-legged friends, and for prospective families to adopt a forever friend.

Every month, 18 to 20 animals cared for at the shelter. Over the course of a year, however, there have been as many as 500 animals through the shelter. The average stay varies from a few days to a few months. Pet owners contact the shelter if they've lost their dog or cat, and those animals go home. Others wait to be adopted. Many thanks to Pet Valu, where photos of cats needing homes are featured in the store. That's been a big help and great partnership.

A dedicated group of Animal Care Attendants provide daily care, medications, and enrichment to the animals in shelter. The Niagara SPCA & Humane Society has been providing care to the animals at the Port Colborne shelter for 20 years, since July 2005, when they became the Animal Services provider for the City of Port Colborne. The Animal Shelter is open from 10am to 4pm Monday to Saturday.

If you are able to help, the shelter is always in need of **towels, blankets, leashes and collars, toys, poop bags, and dog treats**. We hope to see you Saturday May 31 from 11am to 1pm for the grand reopening. Come out to celebrate the new features and meet the animals up for adoption!

## **CONGRATULATIONS TO ARABELLA'S VOLUNTEERS**

Congratulations to the Museum Auxiliary, and the 60 volunteers who run Arabella's Tea Room, for the great success of their annual Pie Social Sunday afternoon. Three shifts of volunteers served 270 slices of pie (that's six slices of pie from each of 45 pies!) to more than 250 guests between noon and 4pm. It was a non-stop afternoon. My wife Debby and I waited in line with guests from Port Colborne and from across Niagara. It is so gratifying to be part of this unique experience, and to know how much others enjoy it, too. Well done, ladies.

The Tea Room opens for the season June 1, from 2 to 4pm, serving freshly baked biscuits, with homemade jam, and tea, of course. In addition to the Pie Social on Sunday, people took in the History Fair of heritage displays and demonstrations, games and activities, and the 50th anniversary exhibits in the museum.

## **NRPS TRAFFIC HOTLINE**

I ask every driver watching, listening, or reading this to PLEASE SLOW DOWN.

The Niagara Regional Police Service now has a Traffic Enforcement Unit with a specific mandate to conduct increased enforcement throughout the Niagara Region. People have asked for it. People are angry, frustrated, and deadly serious about wanting speeding stopped. My office, and every mayor's office in Ontario is called on this issue.

The police are serious, too. They're out there in marked and unmarked cars with a mandate to conduct enforcement and reduce the number of fatalities and collisions in Niagara. If you see someone speeding in your neighbourhood, or if you are aware of any traffic safety issue, call the Niagara Police traffic hotline: 289-248-1060. There is also an email address to which you can write to record complaints. You can email directly to [trafficcomplaints@niagarapolice.ca](mailto:trafficcomplaints@niagarapolice.ca).

With the public and police working together, the Niagara Region becomes a safer place for everyone. That concludes my report this evening.