

City of Port Colborne
Council Meeting Minutes

Date: Tuesday, June 24, 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
T. Hoyle, Councillor
W. Steele, Mayor (presiding officer)

Staff Present: E. Acs, Chief Planner
J. Beaupre, Deputy Clerk
J. Colasurdo, Manager of Strategic Projects
S. Double, Fire Chief
G. Long, Director of Development and Government Relations
C. Madden, City Clerk
S. Shypowskyj, Director of Public Works

1. Call to Order

Mayor Steele called the meeting to order at 6:00 p.m.

2. Adoption of Agenda

Item 2, National Anthem, and item 3, Land Acknowledgement, were moved to later in the agenda after item 7, Back to Open Session.

C-25- 137

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

That the Council agenda dated June 24, 2025, be confirmed, as amended.

Carried

3. Disclosures of Interest

3.1 Councillor E. Beauregard - Confidential Development and Government Relations Report - 2025-138

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

3.2 Councillor E. Beauregard - Heritage Permit Application Recommendation Report - 293 King Street (Shickluna Garage), 2025-86

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

4. Closed Session

C-25- 138

Moved by Councillor D. Elliott

Seconded by Councillor M. Bagu

That Council do now proceed to meet in Closed Session at 6:00 p.m. under the *Municipal Act, 2001*, section 239 (e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

4.1 Approval of Closed Session Minutes

- a. **Regular Council Meeting (Closed Session) - May 13, 2025**
- b. **Regular Council Meeting (Closed Session) - May 27, 2025**
- c. **Special Council Meeting (Closed Session) - June 17, 2025**

4.2 Staff Reports

- a. **Confidential Development and Government Relations Report - 2025-138**

5. Back to Open Session

C-25- 139

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

That Council does now rise and reconvene from Closed Session at 6:36 p.m.
without report.

Carried

6. National Anthem

Everyone stood for the national anthem.

7. 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 Hattiwendaronk, 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.

8. Proclamations

8.1 June is Seniors Month 2025

C-25- 140

Moved by Councillor M. Aquilina
Seconded by Councillor E. Beauregard

Whereas June is Seniors Month in Ontario. It's a time to acknowledge and honour the amazing seniors in our lives across the province; and

Whereas seniors have contributed and continue to contribute immensely to the life and vibrancy of this community; and

Whereas seniors continue to serve as leaders, mentors, volunteers and important and active members of this community; and

Whereas their contributions past and present warrant appreciation and recognition and their stories deserve to be told; and

Whereas the health and well-being of seniors is in the interest of all and further adds to the health and well-being of the community; and

Whereas the knowledge and experience seniors pass on to us continues to benefit all.

Now therefore I, Mayor William C. Steele, do hereby proclaim June 1st to June 30th, 2025 as Seniors Month in the City of Port Colborne.

Carried

9. Presentations

9.1 Fair Trade Committee

Kellen Spence from the Fair-Trade Committee presented to Council on fair trading practices.

10. Delegations

There were no delegations.

11. Mayor's Report

A copy of the Mayor's report is attached.

12. Regional Councillor's Report

There was no Regional Councillor's report.

13. Consent Agenda

Items 13.3 a, 13.3 b, 13.3 c, 13.4 b, and 13.4 h were removed from the Consent Agenda and considered under item 14, Items Requiring Separate Discussion.

C-25- 141

Moved by Councillor G. Bruno
Seconded by Councillor T. Hoyle

That Council hereby approves the listed consent items on the June 24, 2025, Council agenda; and

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

Carried

13.1 Approval of Minutes

- a. Meeting to Consider - May 6, 2025**
- b. Regular Council Meeting - May 13, 2025**

- c. Regular Council Meeting - May 27, 2025
- d. Special Council Meeting - June 17, 2025

13.2 Receipt of Minutes of Boards & Committees

- a. Port Colborne Senior Advisory Committee Meeting Minutes - April 15, 2025
- b. Port Colborne Historical and Marine Museum Board Meeting Minutes - April 15, 2025
- c. Port Colborne Public Library Board Meeting Minutes - April 2, 2025
- d. Mayor's Youth Advisory Committee Meeting Minutes
 - a. January 8, 2025
 - b. February 12, 2025
 - c. March 5, 2025
 - d. April 9, 2025
 - e. May 14, 2025
- e. Social Determinants of Health Advisory Committee Meeting Minutes - April 3, 2025

13.3 Staff Reports

- d. 2026 Municipal Election - Voting Systems and Alternative Voting Methods, 2025-136

13.4 Receipt of Correspondence Items

- a. Karis Disability Services - Letter to Mayor Steele
- c. Niagara Region - Corporate Climate Change Action Plan
- d. Niagara Region - 2024 Reserve Water and Wastewater Treatment Capacities
- e. Niagara Region - Consolidated Housing Master Plan: Implementation Plan
- f. Ministry of Natural Resources - Reintroduction of the Geologic Carbon Storage Act

**g. Municipality of North Grenville and City of Woodstock - Bill 5:
Protecting Ontario By Unleashing Our Economy Act 2025**

14. Items Requiring Separate Discussion

**14.1 Recommendation for Official Plan and Zoning By-law Amendment for
242-246 Highway 58 / West Side Road**

C-25- 142

Moved by Councillor T. Hoyle

Seconded by Councillor F. Danch

That report 2025-133 be referred to staff to include a rendering of the site plan; and

That this report be brought back at the next regularly scheduled Council meeting on July 8, 2025.

Carried

**14.2 Council Composition and Ward Boundary Review – Final Report,
2025-137**

A 5-minute recess was called at 7:24 p.m.

C-25- 143

Moved by Councillor R. Bodner

Seconded by Councillor G. Bruno

That Legislative Services Department Report 2025-137 be received; and

That Council approve Option one, as amended from the 2024/2025 Council Composition and Ward Boundary Review - Final Report prepared by Watson & Associates Economists Ltd., attached as Appendix A, as the council composition and ward boundaries for the City of Port Colborne, to be in effect for the 2026 Municipal Election; and

That the City Clerk be directed to bring forward a by-law reflecting the approved ward boundary option to the next regularly scheduled meeting of Council, being a by-law to provide for the alteration of the ward boundaries for the City of Port Colborne.

Carried

14.3 East Side Employment Lands Servicing – Phase One Construction and Funding Approval, 2025-139

C-25- 144

Moved by Councillor D. Elliott

Seconded by Councillor E. Beauregard

That Development and Government Relations Department Report 2025-139 be received; and

That the Chief Administrative Officer and Director of Public Works be authorized to execute the required contracts and agreements, with an upset limit of \$4,300,000, for the construction of infrastructure to support the development of Phase One of the East Side Employment Lands; and

That the Chief Administrative Officer and Director of Development and Government Relations continue with Asahi Kasai to establish a water and wastewater purchase agreement to be brought to Council for approval; and

That the Mayor, Chief Administrative Officer and Director of Development and Government Relations impress upon the Province of Ontario that the project infrastructure timelines are in jeopardy absent the funding requests submitted.

Carried

14.4 Lease Agreement – ADM Agri-Industries Company, 2025-128

C-25- 145

Moved by Councillor M. Bagu

Seconded by Councillor D. Elliott

That Development and Government Relations report 2025-128 be received; and

That Council approve an agreement between ADM Agri-Industries Company and the City of Port Colborne regarding the leasing of the scales and truck weigh station at the Port Colborne Grain Terminal; and

That the Mayor and City Clerk be authorized to sign the lease agreement and by-law.

Carried

14.5 Noise Variance Request 250 Pleasant Beach Rd, Capri Restaurant, 2025-135

C-25- 146

Moved by Councillor M. Aquilina

Seconded by Councillor R. Bodner

That Community Safety & Enforcement Department Report 2025-135 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.

Carried

14.6 Heritage Permit Application Recommendation Report - 293 King Street (Shickluna Garage), 2025-86

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

C-25- 147

Moved by Councillor M. Bagu

Seconded by Councillor M. Aquilina

That Development and Government Relations Department Report 2025-86 be received; and

That the Heritage Permit Application for the alteration of 293 King Street be approved, subject to the following condition:

The alterations are completed in accordance with the Heritage Permit Application attached as Appendices A and B.

Carried

14.7 Niagara Region - Combined Sewer Overflow Control Program - 2025 Funding Recommendations

C-25- 148

Moved by Councillor E. Beauregard

Seconded by Councillor M. Bagu

That the correspondence from the Niagara Region regarding the Combined Sewer Overflow Control Program - 2025 Funding Recommendations be received for information.

Carried

14.8 Town of Bradford West Gwillimbury - Advocacy for Increased Income Support Thresholds for Canadian Veterans

C-25- 149

Moved by Councillor R. Bodner

Seconded by Councillor T. Hoyle

That Council support the correspondence from the Town of Bradford West Gwillimbury - Advocacy for Increased Income Support Thresholds for Canadian Veterans.

Carried

15. Staff Remarks

Charlotte Madden, City Clerk, noted she and the Deputy Clerk attended the Association of Municipal Managers, Clerks, and Treasurers of Ontario (AMCTO) annual conference in Windsor from June 8 - 11 where they participated in different educational sessions.

Steve Shypowskyj, Director of Public Works, explained there is a road closure at West Street and King Street. He also noted the hydro poles along West Street have been removed, and they are continuing asphalt and concrete restoration work. He also noted a new mural has been installed at Lions Field, and that they have received funding from the Region for a sewer overflow control program. The installation project for electrical vehicle chargers at the Vale Health and Wellness Centre is ahead of schedule, and Public Works Staff will be bringing several

pieces of large equipment to the Market on Fridays throughout the summer to show the public.

Erik Acs, Chief Planner, noted the Official Plan was put out for tender on June 18, 2025.

Gary Long, Director of Development and Government Relations and Acting CAO, recognized the City's Social Committee, who raised almost \$600 for United Way. He also explained the City's application to the Canada Housing Infrastructure Fund was successful, and they held a meeting relating to those funds. He noted staff are bringing forward a healthcare related report to the July 8, 2025, Council meeting. Lastly, he noted he would report back to Council on the local wharf rehabilitation.

16. Councillors' Remarks

Councillor Bodner inquired to Public Works staff about the condition of speed delineators on Empire Road. He also inquired about trail site lines and whether they have been cut back. He thanked the Italian Hall for the events it has held throughout its time in the City.

Councillor Hoyle congratulated the Italian Hall on their 90th anniversary. He also noted the Lockview Park ribbon-cutting ceremony will be held on June 26, 2025.

Councillor Danch thanked staff for bringing picnic tables to Lock 8 Park. He also inquired about the artist for the mural at Lions Field.

Councillor Elliott inquired about enforcement options for short term rentals. He also inquired to Steve Shypowskyj, Director of Public Works, about the progress of the construction project on Clarence Street. He also inquired about notice being given to local businesses prior to construction projects commence near their business.

Councillor Bruno noted there is an impact on local businesses due to the ongoing construction. He also recognized a Public Works student for their work. He inquired to staff about wrapping a canal days sign at a local school. Lastly, he inquired about the potential of a future update with residents about wastewater.

Councillor Bagu noted he participated in a recent fundraiser for United Way. He also inquired to about the speed delineators on local roads and about communication avenues for residents regarding short term rentals.

Councillor Aquilina noted June is Senior's month, and the Senior Citizens Advisory Committee members have been attending the Farmer's Market to share materials with the Community.

17. Motions

There were no motions.

18. Notice of Motions

Councillor Bodner brought forward a notice of motion regarding the open-air burning by-law and the nuisance by-law.

19. Procedural Motions

There were no procedural motions.

20. By-laws

By-law No. 7361/52/25 and By-law No. 7362/53/25 were removed from the motion as the corresponding report was referred back to staff.

C-25- 150

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

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

- By-law No. 7358/49/25
- By-law No. 7359/50/25
- By-law No. 7360/51/25
- By-law No. 7363/54/25

Carried

20.1 By-law No. 7358/49/25

20.2 By-law No. 7359/50/25

20.3 By-law No. 7360/51/25

20.4 By-law No. 7361/52/25

20.5 By-law No. 7362/53/25

20.6 By-law No. 7363/54/25

21. Adjournment

Mayor Steele adjourned the meeting at 9:50 p.m.

William C. Steele, Mayor

Charlotte Madden, City Clerk