



PORT COLBORNE

Subject: Proposed Land Exchange between Algoma Central Properties Inc and the City of Port Colborne

To: Council

From: Planning and Development Department

Report Number: 2026-03

Meeting Date: April 14, 2026

Recommendation:

That the Planning and Development Department Report 2026-03 be received; and

That the Land Exchange Agreement between the City of Port Colborne and Algoma Central Properties Inc. and corresponding By-law, attached hereto as Appendix D, be brought forward; and

That the Mayor and City Clerk be authorized to sign and execute any and all documents related to this land exchange.

Purpose:

The purpose of this report is to seek Council's approval for a land exchange and associated agreement between the City of Port Colborne and Algoma Central Properties Inc. for a vacant parcel of City-owned land to support economic development and local business growth.

Background:

Algoma Central Properties Inc. currently owns the land on which Allied Marine operates (see Appendix A) and also holds a significant ownership stake in Allied Marine. Allied Marine has been awarded new licenses and contracts that take effect in 2027 and will need to expand their operations in Port Colborne.

As publicly announced, Allied Marine was selected as the North American Agent to represent Swiss-based marine power provider WinGD. WinGD's two-stroke engines are fitted into many Canadian owned vessels currently operating on the Great Lakes and worldwide off the east and west coasts of North America. This is one of the most

significant developments for Allied Marine in its ship maintenance and repair business. Additional business developments are moving forward but are still confidential at this time.

To facilitate these opportunities, Allied Marine requires a 15,000 sq. ft. expansion to its current operations. Taken together, Allied Marine and Algoma have additional future expansion plans for the site including a 100,000-sq.ft. facility and other smaller buildings that will further solidify both Allied Marine and Algoma's long-term future and increase employment opportunities in the City of Port Colborne. The companies have approached the City about acquiring a vacant parcel of City land that was declared surplus in August 2025 ([see Report 2025-161 – Surplus Declaration – 69 Lake Road](#)) to facilitate these expansion plans.

Discussion:

The proposed land exchange will facilitate more productive land use aligned with the current zoning. This parcel would help facilitate Allied Marine's expansion plans and demonstrate the City's support of business retention and expansion as outlined in the Economic Development Strategic Plan. Public Works does not require this City property for current or future operational purposes. The City-owned parcel would allow for an interior road reorganization to create better traffic flow and safety for drivers, workers and pedestrians on Welland Street and Lake Road and expansion of current and future operations.

In addition to supporting local business expansion, the land exchange will also benefit City operations. Public Works has a need for some of the Algoma / Allied Marine land as shown in Appendix C to straighten and expand the entrance into 69 Lake Road and the City's Nickel Beach parking lot. This turning area and entrance leads to the Hamilton Oshawa Port Authority (HOPA) and Marine Recycling properties and the land exchange will improve access and safety.

The City property to be conveyed to Algoma and depicted in Appendix B is 49,513 square feet. The Algoma property to be conveyed to the City and depicted in Appendix C is 4,057 square feet. As a required part of the legal process, the City commissioned an Opinion of Value from a local real estate agent which concluded that the two properties are each valued between \$5,000 and \$7,000. Both parcels are zoned Light Industrial (LI).

The two properties will be exchanged on a "where is as is basis" which indemnifies the City from any liability for environmental issues on its former property and this indemnification also applies to Algoma Central Corporation.

Financial Implications:

There are minimal financial implications associated with this report. It is important to note the legal mechanism to complete the transfer requires an “agreement of purchase and sale” (Appendix D) – but the City is not paying for the land transfer. It is agreed by both parties that the lands will be exchanged at no cost to either party. The City will pay for the legal costs for the City’s portion of the land exchange and the associated land transfer taxes. This will be funded from the Economic Development Land Reserve.

As noted when the property was declared surplus in August 2025, currently, the City parcel is not generating any tax revenue. Transferring this parcel to Algoma / Allied Marine to facilitate their expansion will generate increased tax assessment and revenue for the City which will be determined based on the final construction plans.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillars of the strategic plan:

- Welcoming, Livable, Healthy Community
 - Economic Prosperity
 - Sustainable and Resilient Infrastructure
-

Conclusion:

Algoma Central Properties Inc. and Allied Marine have ambitious expansion plans and have requested a vacant and surplus piece of City property adjacent to Algoma’s current property. The City has a desire to acquire a portion of the current Algoma / Allied Marine property to allow Public Works to straighten and widen the turning area into the City property connecting the HOPA property and Marine Recycling entrance to Lake Road.

It is recommended that Council approve this report and direct staff to proceed with the land exchange between the City and Algoma Central Properties Inc.

Appendices:

- a. Allied/Algoma Property Map
- b. City Land to be acquired by Allied / Algoma
- c. Allied / Algoma Land to be acquired by the City
- d. By-law and Land Exchange Agreement

Respectfully submitted,

Bram Cotton
Economic Development Officer
(905) 228-8063
Bram.Cotton@portcolborne.ca

Erik Acs
Chief Planner
(905) 228-8117
Erik.Acs@portcolborne.ca

Gary Long
Director of Development & Business Enterprises
(905) 228-8062
Gary.Long@portcolborne.ca

Bryan Boles
Chief Administrative Officer
(905) 228-8018
Bryan.Boles@portcolborne.ca

Report Approval:

All confidential reports reviewed and approved by the Chief Administrative Officer.