



**City of Port Colborne
Regular Meeting of Committee of the Whole 21-19
Monday, August 12, 2019 – 6:30 p.m.
Council Chambers, 3rd Floor, 66 Charlotte Street**

Agenda

1. **Call to Order:** Mayor William C. Steele
2. **National Anthem:**
3. **Introduction of Addendum and Delegation Items:**
4. **Confirmation of Agenda:**
5. **Disclosures of Interest:**
6. **Adoption of Minutes:**
 - (a) Regular meeting of Committee of the Whole 20-19, held on July 22, 2019.
7. **Determination of Items Requiring Separate Discussion:**
8. **Approval of Items Not Requiring Separate Discussion:**
9. **Presentations:**
10. **Delegations (10 Minutes Maximum):**
 - (a) Sandeep Chera, Operations Manager, B.C. Investments Ltd., Operating as Storage Guyz Port Colborne Re: Request Street Name Change of Ramey Road, Port Colborne (Page No. 7)
11. **Mayor's Report:**
12. **Regional Councillor's Report:**
13. **Councillors' Items:**
 - (a) Councillors' Issues/Enquiries
 - (b) Staff Responses to Previous Councillors' Enquiries
14. **Consideration of Items Requiring Separate Discussion:**
15. **Notice of Motion:**
16. **Adjournment:**

| Upcoming Committee of the Whole and Council Meetings | |
|---|--|
| Monday, August 26, 2019 | Committee of the Whole/Council – 6:30 P.M. |
| Monday, September 9, 2019 | Committee of the Whole/Council – 6:30 P.M. |
| Monday, September 23, 2019 | Committee of the Whole/Council – 6:30 P.M. |
| Tuesday, October 15, 2019 | Committee of the Whole/Council – 6:30 P.M. |
| Monday, October 28, 2019 | Committee of the Whole/Council – 6:30 P.M. |

Note: If not otherwise attached to the staff report, by-laws are published and available for review under the "Consideration of By-laws" section of the Council agenda.

Committee Items:

| Notes | Item | Description / Recommendation | Page |
|--|-----------|--|-------------------|
| <p>WCS MB EB RB GB FD AD DK HW</p> | <p>1.</p> | <p><u>Motion by Councillor A. Desmarais Re: Living Wage Employer</u></p> <p>Whereas more and more people working for low wages are facing impossible choices such as whether to buy food or heat the house, whether to feed the children or pay the rent. The results can be spiralling debt, constant anxiety and long-term health problems. In many cases the adults in a family are working long hours, often at two or three jobs, just to pay for basic necessities, and</p> <p>Whereas the living wage is the hourly rate of pay that enables wage earners living in a household to:</p> <ul style="list-style-type: none"> ▪ Feed, clothe and provide shelter for their family ▪ Promote healthy child development ▪ Participate in activities that are an ordinary element of life in the community ▪ Avoid the chronic stress of living in poverty, and <p>Whereas the living wage for the Niagara Region has been calculated to be \$17.99 per hour (The Niagara Poverty Reduction Network – Calculating the Living Wage in the Niagara Region 2018), and</p> <p>Whereas we, the Corporation of the City of Port Colborne strive to make decisions and take actions that have a positive impact on our community, our staff, and the people we serve.</p> <p>Therefore Be It Resolved That:</p> <p>The Corporation of the City of Port Colborne becomes a Living Wage Employer at the Supporter Level immediately; and</p> <p>That Council directs Chief Administrative Officer Scott Luey to work with responsible departments to achieve Leader Level status at the time of the 2020 budget deliberations.</p> <p>Note: Notice of Motion was given at the July 22, 2019 Council Meeting.</p> | <p>9 & 21</p> |

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| | | | | | |
|-----------------|----------------|----------------|----|---|----|
| WCS RB AD | MB GB DK | EB FD HW | 2. | <p><u>Engineering and Operations Department, Engineering Division, Report 2019-124, Subject: Clarence Street Crosswalk, Investigation Regarding Safety Concerns</u></p> <p>That staff be directed to implement Option "A", the temporary installation of median delineators on Clarence Street, east and west of Catharine Street and to install additional signage stating "Stop for Pedestrians", at an estimated installation price of \$3,000, the funds to cover the cost of this works be taken from G/L # 0-500-74210-3215.</p> | 37 |
| WCS RB AD | MB GB DK | EB FD HW | 3. | <p><u>Chief Administrative Officer Department, Report 2019-126, Subject: Transit Update</u></p> <p>That Chief Administrative Officer Report 2019-126, Subject: Transit Update, be received for information.</p> | 47 |
| WCS RB AD | MB GB DK | EB FD HW | 4. | <p><u>Planning and Development Department, Planning Division, Report 2019-122, Subject: Recommendation Report: Proposed Expansion of the Downtown Central Business District Community Improvement Plan</u></p> <p>That the expansion of the project area for the Downtown Central Business District Community Improvement to include 176 Elm Street, be approved.</p> | 53 |
| WCS RB AD | MB GB DK | EB FD HW | 5. | <p><u>Planning and Development Department, Planning Division, Report 2019-123, Subject: Environmental Advisory Committee Memorandum on the Vale-Community-Based Action Plan</u></p> <p>That the Director of Planning and Development be directed to send a letter to the Ministry of the Environment, Conservation and Parks requesting clarification with respect to the safe soil levels of the Port Colborne Community Based Risk Assessment Chemicals of Concern and levels for use in Ontario Regulation 153/04.</p> | 61 |
| WCS RB AD | MB GB DK | EB FD HW | 6. | <p><u>Planning and Development Department, Planning Division, Report 2019-127, Subject: Proposed Development Agreements for Lawrence Barnai, 1628 Minor Road</u></p> <p>That two development agreements be entered into with Lawrence Barnai for 1628 Minor Road and that the Mayor and Clerk be authorized to sign and execute said agreements.</p> | 65 |

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| Miscellaneous Correspondence | | | | | | |
|------------------------------|----|----|----|--|----|--|
| WCS | MB | EB | 7. | <p>Memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee</p> <hr/> <p>That the memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee, be received for information; and</p> <p>That donation/sponsorship requests be approved for a total of \$10,325 for the second allocation for the year 2019 as follows:</p> <p>Community Living Port Colborne Wainfleet – to provide financial assistance to the children of Port Colborne who are unable to register for recreation programs due to lack of funds - \$1,700</p> <p>Friends of Port Colborne Lighthouses – to assist with the cost of insurance to allow tours of the Port Colborne Lighthouses - \$1,400</p> <p>Friends of Roselawn Centre – to assist with the cost of purchasing a new stove for the Roselawn Centre - \$1,200 (Note: these funds will only be disbursed if the City proceeds with the project)</p> <p>Niagara Nutrition Partners – to assist with the purchase of food to run the nutrition programs in Port Colborne schools - \$2,500</p> <p>Port Colborne Fair Trade Town Committee – to purchase a new banner, advertising and printing for the Fair Trade Crawl and a 10 year celebration cake - \$725</p> <p>Port Colborne Historical & Marine Museum Auxiliary – to assist with renovations to Arabella’s Tea Room - \$2,800.</p> | 77 | |
| RB | GB | FD | | | | |
| AD | DK | HW | | | | |
| WCS | MB | EB | 8. | <p>Bryan Elliott, Ice Dogs Game Coordinator Re: Request for Proclamation of Niagara Ice Dogs Day in Port Colborne</p> <hr/> <p>That Friday, August 30, 2019 be proclaimed as “Niagara Ice Dogs Day” in the City of Port Colborne, in accordance with the request received from Bryan Elliott, Ice Dogs Game Coordinator.</p> | 79 | |
| RB | GB | FD | | | | |
| AD | DK | HW | | | | |
| WCS | MB | EB | 9. | <p>Rankin Construction Inc. Re: Peer Review for Port Colborne Quarries Site Alteration Permit</p> <hr/> <p>That the correspondence received from Tom Rankin, P. Eng., CEO Rankin Construction Inc. Re: Peer Review for Port Colborne Quarries Site Alteration Permit, be received for information.</p> | 81 | |
| RB | GB | FD | | | | |
| AD | DK | HW | | | | |

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|---|----|----|-----|--|-----|
| WCS | MB | EB | 10. | <u>Vance Badawey, Member of Parliament, Niagara Centre Re: SME Project Stream of the Climate Action Incentive Fund for Small and Medium Sized Businesses</u> | 83 |
| RB | GB | FD | | | |
| AD | DK | HW | | That the correspondence received from Vance Badawey, Member of Parliament Niagara Centre Re: SME Project Stream of the Climate Action Incentive Fund for Small and Medium Sized Businesses, be received for information. Click on the attached link to view the news release and application details: https://www.canada.ca/en/environment-climate-change/news/2019/07/small-and-medium-sized-businesses-in-ontario-new-brunswick-manitoba-and-saskatchewan-can-now-apply-for-funding-for-energy-saving-projects.html | |
| WCS | MB | EB | 11. | <u>Niagara Housing Statement Final Summary Report (Report PDS 27-2019)</u> | 85 |
| RB | GB | FD | | | |
| AD | DK | HW | | That the correspondence received from the Niagara Housing Statement Final Summary Report, be received for information. | |
| WCS | MB | EB | 12. | <u>Ministry of Municipal Affairs and Housing Re: Provincial Policy Statement Review – Draft Policies</u> | 141 |
| RB | GB | FD | | | |
| AD | DK | HW | | That the correspondence received from Steve Clark, Minister, Ministry of Municipal Affairs and Housing Re: Provincial Policy Statement Review – Draft Policies, be received for information. | |
| Outside Resolutions – Requests for Endorsement | | | | | |
| WCS | MB | EB | 13. | <u>Town of Fort Erie Re: Whistleblowing Policy</u> | 143 |
| RB | GB | FD | | | |
| AD | DK | HW | | That the resolution received from the Town of Fort Erie Re: Whistleblowing Policy, be received for information. | |
| WCS | MB | EB | 14. | <u>City of Thorold Re: Bill 115 – Beer Retailing in Ontario</u> | 145 |
| RB | GB | FD | | | |
| AD | DK | HW | | That the resolution received from the City of Thorold Re: Bill 115 – Beer Retailing in Ontario, be received for information. | |
| Responses to City of Port Colborne Resolutions | | | | | |
| Nil. | | | | | |

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Storage Guyz Port Colborne
2250 Ramey Road · Port Colborne · Ontario · L3K 5V5 ·



August 5, 2019

City Of Port Colborne
66 Charlotte Street
Port Colborne, Ontario
L3K-3C8

To The City Of Port Colborne - City Council

I am contacting you on behalf of B.C. Investments Ltd. operating as Storage Guyz Port Colborne, owners of the self storage facility at 2250 Ramey Road, Port Colborne, owners of a 3.85 acre property (Roll Number: 271104000514830), and owners of a 13.65 acre property (Roll Number: 271104000513500) all situated on Ramey Road, Port Colborne. In addition, all of our properties are situated on the Ramey Road segment that is on the north side of HWY 140.

We would like to request a street name change for only our section of Ramey Road (street portion located north of HWY 140), there are two Ramey Roads on either side of HWY 140 and many of our customers get confused and end up on the wrong Ramey Road. We own majority of the lands fronting on the street we are requesting the name change and we are committed to investing and growing our business within the City of Port Colborne.

We are requesting a name change to better identify our location as well as our identity within the City of Port Colborne.

Thank you for your time in advance.

A handwritten signature in black ink, appearing to read 'Sandeep Chera'.

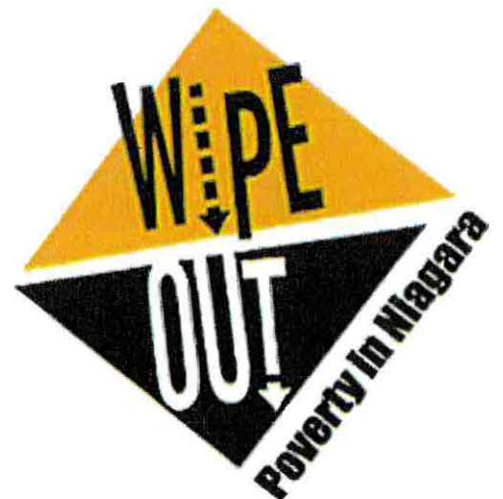
-Sandeep Chera
B.C. Investments Ltd.
Operations Manager

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CALCULATING THE LIVING WAGE IN NIAGARA REGION

2018

The Niagara Poverty Reduction Network



A living wage reflects what earners in a family need to be paid based on the actual costs of living and being included in a specific community.

The living wage is calculated as an evidence-based hourly rate at which a household (two adults working full-time, two children) can meet its basic cost of living needs, once government transfers have been added to the family's income and deductions have been subtracted. Included in this calculation are food, shelter, clothing, transportation, child care, non-OHIP medical insurance, continuing adult education, and items that allow for fuller participation in society, such as communication, family leisure outings, and local recreation.

In Canada, a living wage is a **VOLUNTARY COMMITMENT** that can be made by public, private, and not-for-profit sector employers to compensate directly-employed and contract-employed full-time and part-time workers.

Calculating a living wage provides an opportunity for a community to:

- discuss work, wages, and compensation in different ways;
- act as a guide for employers who want to ensure their workforce can adequately meet their family's basic household cost of living and community inclusion needs.

THE HOURLY LIVING WAGE FOR NIAGARA REGION WAS ESTABLISHED AS **\$17.99** FOR 2018.

ACKNOWLEDGEMENTS

This report was made possible through the valuable input and collaboration of the Niagara Poverty Reduction Network Wages and Work Task group. The methodology presented in this report was adapted from the Canadian Living Wage Framework: A National Methodology for Calculating the Living Wage in Your Community and the Canadian Centre for Policy Alternatives Ontario Family Expense Workbook to develop the living wage calculation. The Family Expense Workbook was updated by the Ontario Living Wage Network and the living wage calculation generated using the CCPA-Ontario Living Wage Calculator. The tool used to calculate community expenses, taxes and government transfers is updated on an annual basis. The 2018 calculator update was completed by Iglia Ivanova from the Canadian Centre for Policy Alternatives in British Columbia.

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| Summary of Annual Family Income | 6 |
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This brief provides context on the living wage calculation for Niagara region in 2018, a description of the methodology used to calculate a living wage, and a look at who could implement a living wage.

WHAT IS A LIVING WAGE?

In Canada, a living wage is currently a voluntary commitment that can be made by public, private and not-for-profit sector employers to compensate directly-employed and contract-employed full-time and part-time workers. It is a guide for employers who wish to pay fairer wages for work and labour. Fairer wages are wages that allow a family to be able to meet their basic household cost of living needs, as well as to be included in the mainstream community; in other words, an inclusive wage.

A living wage is not the same as the minimum wage, which is the legal minimum all employers must pay. The living wage sets a higher test - it reflects what earners in a family need to be paid on an hourly basis based on the actual costs of living and being included in a specific community. The living wage is calculated as an evidence-based hourly rate at which a household consisting of two working parents with two children can meet its basic needs, once government transfers have been added to the family's income and taxes and payroll deductions have been subtracted.

Included in this calculation are food, shelter, clothing, transportation, child care, private health insurance for prescription drugs, vision, and dental coverage, continuing education for adults to upgrade skills, and items that allow for fuller participation in society, such as communication, family leisure outings and local recreation. The calculation is neither national nor provincial – it is done for a municipality or region to reflect real and unique local living costs and the hourly wage required to meet those needs.

A living wage is by no means a luxury wage. Many items that could be considered as an important component of mainstream quality of life are not included in the reference calculation, including savings for a child's education, retirement, home ownership, or even debt repayment. It provides a conservative estimate of what that family needs to earn in order to meet basic day-to-day cost of living needs and to participate in the social life of their community¹.

Calculating a living wage provides an opportunity for a community to:

- discuss work, wages, and compensation in different ways;
- act as a guide for employers who want to ensure their workforce can adequately meet their family's basic household cost of living and community inclusion needs.

OF NOTE:

A living wage is just one of many tools in a tool-box to assist workers and employers in helping to meet a family's basic cost of living needs and opportunities for community participation – it is not a stand-alone policy or decision. It works more effectively when implemented in conjunction with increased availability of reasonably-priced housing, more accessible and affordable child care and public transit options, employee group benefit plans, skills training, economic development initiatives, and other broad public policies and programs.

HOW IS A LIVING WAGE CALCULATED?

A living wage calculation examines the expenditures necessary to meet basic needs and to participate both economically and socially in a community. The resulting hourly wage represents the income necessary to meet both family expenditures and pay taxes and payroll deductions. It is determined using the Ontario Living Wage Network's Living Wage calculator for Ontario, which is adapted from the National Living Wage Framework², takes into account a conservative estimate of family expenses, as well as the tax, transfer, and payroll deduction rules for the province.

This framework incorporates a consistent definition and methodology that is being deployed across the country to ensure uniformity and credibility of approach. Taxes, transfers, and even hours of work vary widely from province to province. Cost of living, such as rent, and access to public services, such as child care and transit also vary. For this reason, there are variations in the living wage calculation from community to community and province to province.

In 2018, the Ontario Living Wage Network reviewed and updated the methodology for calculating the cost of living in Ontario. The key methodology change is an adjustment of work hours per week for each adult. In the past, Ontario communities have calculated the cost of living based on a 37.5-hour work week. In reviewing the methodology, the decision was made to move to a 35-hour work week. According to Statistics Canada, the average usual hours for workers 15 years and older in Canada is 35 hours per week³.

The living wage calculation starts with a list (and accompanying estimated cost) of necessary expenses for a standard reference family of four (two adults both aged 35 and both working full-time jobs (35 hours/week each), a three-year old child and a seven-year old child) to:

- meet basic needs (i.e. housing, nutritious food, transportation);
- participate in the economic and social fabric of their community (i.e. recreational opportunities);
- purchase items that can help them escape marginal subsistence (i.e. household items)

The list of family expenses contains no extravagances. It does not allow families to save for their children's post-secondary education. It does not acknowledge that many working families carry debt obligations, such as student loans. It does not allow for home ownership and its many additional expenses. But it does recognize that assets, resources, and services such as rent, transportation, child care, food, clothing, internet, telephone, and laundry are essential items that every family requires to meet basic needs in an advanced economy and developed country such as Canada in the 21st century.

In calculating the living wage for Niagara region, expenses were determined from credible and reliable sources such as Niagara Region Public Health, Canada Mortgage and Housing Corporation

OF NOTE:

Although lowest consistent cost alternatives were presented when possible, bargains, sales, coupons, and other price-lowering measures cannot be consistently relied upon by any family and thus form no part of this calculation.

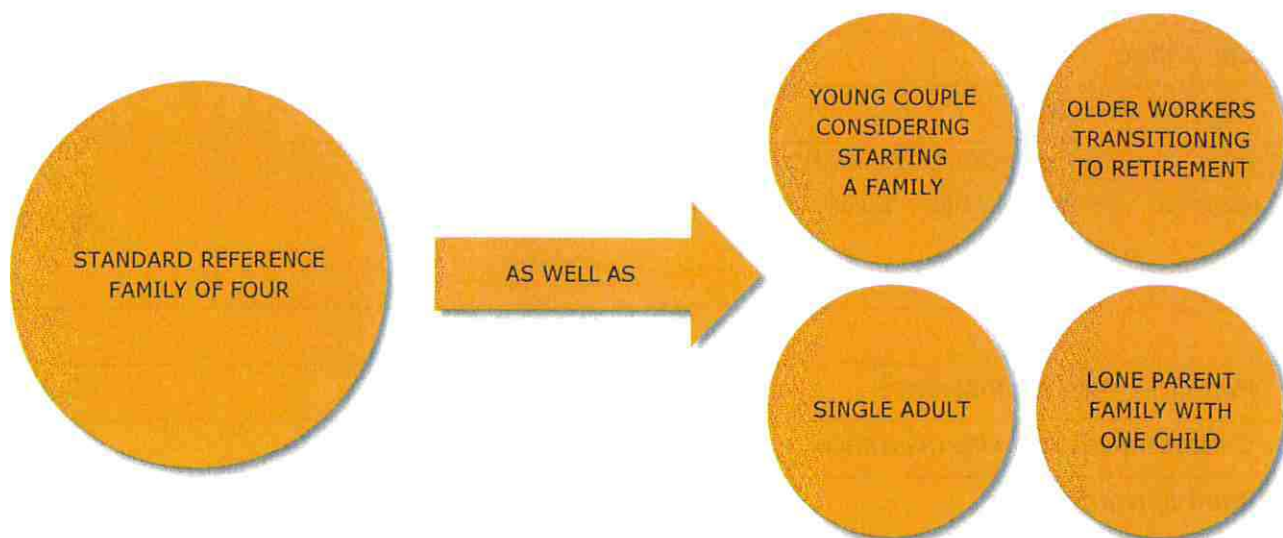
(CMHC), and Statistics Canada’s Market Basket Measure (MBM). Some expenses are eligible for subsidies, such as child care available through Niagara Region Community Services.

Once total family expense has been added up, the calculation moves to the income side of the equation, to incorporate applicable employment income and government transfers. The living wage incorporates relevant government assistance, such as child benefits.

The final step in calculating a community or region’s living wage is to calculate the employment income this family needs to meet both household expenses and to pay taxes and payroll deductions. This is done by dividing total employment income by the annual number of hours worked (3,640 hours, based on two adults each working a 35-hour work week for 52 weeks).

The living wage calculation covers the basic needs and social inclusion of a majority of its family units living in its communities. Although a standard reference family of four is used for calculation purposes, a living wage supports the diversity of families in our community through the life cycle, so that young adults are in a position to consider starting a family and older workers have some extra income as they age and require different supports. A living wage is also sufficient to meet the needs of a single adult or a lone parent with one child.

FIGURE 1: WHO A LIVING WAGE CAN SUPPORT



The methodology for calculating Niagara region’s living wage includes the following scenario:

- A healthy family of four – two parents, both aged 35, and two children, one aged three and one aged seven
- One child in full-time daycare
- One child in before and after-school care and in camps during summer and school breaks
- Full-time hours of employment per week (35) for each of the two parents
- Each parent taking one college course per year to improve skills and employment capacity
- Cost of living including rental housing, transportation, food, clothing, child care, laundry, telephone, medical and life insurance, and other reasonable social inclusion expenses
- Inclusion of any applicable tax credits, returns, government benefits, and subsidies

SUMMARY OF ANNUAL HOUSEHOLD EXPENSES

TABLE 1: NIAGARA REGION'S 2018 LIVING WAGE: SUMMARY OF ANNUAL HOUSEHOLD EXPENSES

| ITEM | ANNUAL AMOUNT (rounded to the nearest dollar figure) |
|--|---|
| Food | \$8,786 |
| Clothing/Footwear | \$3,201 |
| SHELTER | |
| <i>Rent, 3 bedroom apartment</i> | \$13,692 |
| <i>Utilities</i> | \$1,316 |
| <i>Tenant Insurance</i> | \$191 |
| Transportation/Vehicle | \$13,196 |
| CHILD CARE (before subsidy) | |
| <i>Daycare/Camps</i> | \$14,125 |
| ECONOMIC AND COMMUNITY PARTICIPATION/INCLUSION | |
| <i>Cell Phone</i> | \$678 |
| <i>Internet and Cable</i> | \$650 |
| <i>Other – Includes Family Outings, Personal Care, Laundry, Recreation, Household Items/Furnishings, School Supplies/Fees, Reading Materials, Bank Fees, Birthday Presents</i> | \$9,038 |
| OTHER | |
| <i>Non-OHIP Medical Insurance</i> | \$2,719 |
| <i>Critical Illness and Life Insurance</i> | \$510 |
| <i>Adult Education</i> | \$632 |
| <i>Contingency</i> | \$2,749 |
| TOTAL FAMILY HOUSEHOLD EXPENSES | \$71,483 |

SUMMARY OF ANNUAL FAMILY INCOME

TABLE 2: NIAGARA REGION'S 2018 LIVING WAGE – SUMMARY OF ANNUAL FAMILY INCOME

| HOUSEHOLD INCOME, TAXES, & PAYROLL DEDUCTIONS* | ANNUAL AMOUNT |
|---|---------------------------------------|
| Total Household Employment Income Required | \$65,474 (or \$32,737 per job) |
| 2018 Hourly Living Wage | \$17.99 |
| GOVERNMENT TRANSFERS & SUBSIDIES | |
| Canada Child Benefit (CCB) | \$8,262 |
| Child Care Subsidy | \$6,735 |
| Ontario Trillium Benefit | \$43 |
| Total Transfers/Subsidies | \$15,040 |
| Total Household Income Before Deduction (Household Employment Income + Transfer/Subsidies) | \$80,514 |
| Government Taxes & Payroll Deductions | |
| Federal and Provincial Tax after Credits | \$5,050 |
| CPP and EI Contributions | \$3,981 |
| Total Taxes/Deductions | \$9,031 |
| Total Household Income After Deductions (Household Employment Income + Transfer/Subsidies - Tax/Payroll Deductions) | \$71,483 |
| (Total Family Household Expenses - Table 1) | (\$71,483) |

*Appendix A provides a detailed description of the government benefits, taxes, transfers, and other payroll deductions associated with the 2018 Niagara region living wage calculation.

OF NOTE:

Table 1 itemizes each household expense and estimated cost. The detailed breakdown of the "Annual Household Expenses" calculation, methodology, and rationale can be found in the "**Calculating the Cost of Living in Niagara Region, 2018**" report, located on the Niagara Poverty Reduction Network website: www.wipeoutpoverty.ca

WHO COULD IMPLEMENT A LIVING WAGE IN NIAGARA?

There are a range of possibilities:

- **Municipal/Regional government:** The Region of Niagara, as well as its 12 municipal governments, could adopt a living wage strategy in all employment and procurement policies to ensure that all staff and contract workers are paid Niagara region's living wage. The City of Cambridge, Ontario³ is one example of a municipal government that recently passed a motion to become a living wage employer, while the City of Toronto is considering living wage recommendations in its Municipal Poverty Reduction Strategy⁴.
- **Broader public service sector:** The broader public service, including hospitals and post-secondary institutions, could adopt an organization-wide living wage policy that would ensure all staff and contract workers are paid Niagara region's living wage. The Hamilton-Wentworth District School Board is one example of a public sector employer that has adopted a living wage policy as a way to send a strong message on the importance of inclusive wages to reduce poverty⁵.
- **Social profit/social service sector and granting agencies:** Many employers in Niagara region, including many non-profit organizations, offer employment opportunities that are funded by some combination of government institutions and community foundations. These granting organizations have considerable influence over the pay offered through their grants as they seek to support programs that provide the highest level of service for the lowest cost possible. Moving forward, grantors could consider the quality of the jobs supported by the funding and move to ensure that employment opportunities consider including Niagara region's living wage. Positive Living, located in St. Catharines, is an example of a non-profit certified living wage employer.
- **Private sector:** There is a growing and strong argument that private sector employers have much to gain by embracing the living wage movement and a good jobs strategy. Although public debate over a higher minimum wage is often subject to objections that the demands are too great, there is much evidence to suggest that the choice to pay low-paid workers higher wages is good for business of all sizes, good for the community, and good for the employees. Waterloo, Ontario has several private sector living wage champions, including GCP Industrial Products and Grosche International and Pen Financial Credit Union.

OF NOTE:

If an employer in Niagara region provides comparable or better non-OHIP medical coverage and/or disability/life insurance coverage as part of an overall compensation package, the hourly living wage would be lowered by at least one dollar/hour. This can be taken into account in the Ontario Living Wage Network Employer Certification Program³. Learn more about the certification program at www.ontariolivingwage.ca

As the amount of family living expenses is reduced, child care subsidy rates, taxes, and other deductions fluctuate, thus impacting the hourly wage rate.

To date, seven employers based in Niagara region have become recognized as certified Living Wage employers.

Regardless of the sector, the fundamental principles and implications of a living wage remain the same:

- Income is the most important determinant of one's health. Higher wages mean healthier workers and healthier workers are more productive and absent less often;
- Higher wages lead to reduced staff turnover, which means lower training and recruitment costs for employers;
- Recognizing employees' contribution to the employer's bottom line by compensating them with competitive, inclusionary wages to meet the needs covered in a living wage calculation enhances reputation among consumers and the community⁶.
- A living wage is one of many tools in a toolbox to assist in helping to meet a family's basic cost of living needs and opportunities for community participation – it is not a stand-alone policy or decision. It works more effectively when implemented in conjunction with increased availability of reasonably-priced housing, more accessible and affordable child care and public transit options, employee benefit plans, skills training, economic development initiatives, and other broad public policies and programs.

APPENDIX A

The following section provides a detailed description of the government benefits, taxes, transfers, and other payroll deductions associated with the 2018 Niagara region living wage calculation and income level:

CANADA CHILD BENEFIT

The Canada Child Benefit (CCB) is a tax-free monthly payment made to eligible families to help them with the cost of raising children under 18 years of age¹⁰. The CCB might include the child disability benefit and any related provincial and territorial programs.

CHILD CARE SUBSIDY

In Ontario, the provincial government provides lump sum funding to municipalities across the province to provide child care subsidies for families in financial need. The subsidy works on a sliding scale, offering greater support for families with the lowest incomes.

ONTARIO TRILLIUM BENEFIT

The Ontario Trillium Benefit (OTB) combines the following three credits to help pay for energy costs as well as sales and property tax: Northern Ontario Energy Credit, Ontario Energy and Property Tax Credit, and Ontario Sales Tax Credit.¹¹

FEDERAL AND PROVINCIAL INCOME TAX

Each living wage calculation takes into account the amount of money an income earner pays in federal and provincial taxes, after all government credits and deductions.

CANADA PENSION PLAN AND EMPLOYMENT INSURANCE CONTRIBUTIONS

With few exceptions, every person who is employed and earns over \$3,500 per year in Canada must contribute to the Canada Pension Plan (CPP)¹². Workers must also contribute to the Employment Insurance (EI) fund. Both contributions are subject to a yearly maximum. Generally, both contributions are deducted from one's paycheque.

SOURCES

1. Richards, T., Cohen, M., Klein, S., and Littman, D (2008) - *Working for a Living 2008: Making paid work meet basic family needs in Vancouver and Victoria* Vancouver: CCPS-BC – policyalternatives.ca
2. *National Living Wage Framework (2015)* - livingwagecanada.ca
3. *Ontario Living Wage Network (2018), Employer Certification Program* - ontariolivingwage.ca
4. *Waterloo Record (2016), Cambridge Becomes First in Ontario to Endorse Living Wage Policy* - therecord.com
5. *City of Toronto (2015), Interim Poverty Reduction Strategy* - toronto.ca
6. *Hamilton Spectator (2013), School board sends message on poverty* - thespec.com
7. *Living Wage Canada (2015), Two new living wage giants in Hamilton* - livingwagecanada.ca
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A Guide to Becoming a **Living Wage Employer**



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▶ WHY BECOME A LIVING WAGE EMPLOYER?

Living Wage Employers are responsible employers who care about their employees and the community. They recognize that paying a living wage constitutes a critical investment in the long-term prosperity of the economy by fostering a dedicated, skilled and healthy workforce. **The Living Wage Employer Program** recognizes and celebrates employers that pay their direct and indirect employees a living wage.

▶ BENEFITS OF BECOMING A LIVING WAGE EMPLOYER

- ▶ Employees who earn a living wage experience increased mental and physical health, and economic well-being.
- ▶ Living Wage Employers receive public recognition for demonstrating a commitment to socially responsible practices, making them more attractive to potential employees and customers.
- ▶ Employers paying a living wage experience a decrease in employee turnover and absenteeism, increased retention and productivity, and savings on rehiring and retraining.
- ▶ Employers can use the living wage as a tool within their recruitment strategy for lower paying occupations.

▶ WHAT IS THE LIVING WAGE?

A living wage is **the hourly wage a worker needs to earn to cover their basic expenses and participate in their community**. It is re-calculated periodically to ensure that it accurately reflects changing living expenses. Living wage rates are based on the National Living Wage Framework.

▶ WHY IS IT NECESSARY?

More and more people are working for low wages. They are facing impossible choices — buy food or heat the house, feed the children or pay the rent. The result can be spiralling debt, constant anxiety, and long-term health problems. In many cases it means that the adults in a family are working long hours, often at two or three jobs, just to pay for basic necessities.

▶ CURRENT LIVING WAGE RATES

Current living wage rates for employees not receiving any non-mandatory benefits can be found by visiting:

www.ontariolivingwage.ca/living_wage_by_region

If an organization provides any benefits such as health, dental and prescription drug coverage please contact the Living Wage program for a personalized calculation for the organization.

▶ CONDITIONS FOR BECOMING A LIVING WAGE EMPLOYER

- ▶ Employers agree to ensure that all direct full time, part-time and contract employees are paid the living wage rate for their area. If employees are paid relevant non-mandatory benefits, the living wage hourly rate that must be paid will take account of this.
- ▶ Employers agree to insert a living wage clause (stipulating that contracted workers and subcontracted workers are to be paid a living wage) in all future contracts where staff who are not direct employees are contracted to provide services to their organization on a regular, ongoing basis.

▶ PHASED IMPLEMENTATION

The Living Wage Employer Program currently provides phased implementation with three levels of certification for organizations:

SUPPORTER: All direct full-time employees are paid a living wage. Committed to begin raising the pay of all direct part-time employees to the living wage rate.

LEADER: All direct full-time and part-time employees are paid a living wage. Committed to including living wage in service contracts for externally contracted (third party) employees that provide service on a regular basis.

CHAMPION: All direct full-time and part-time employees are paid a living wage, and all externally (third party) contracted staff that provide service on a regular basis are



paid a living wage or will be when the contract renews.

APPLYING TO BECOME A LIVING WAGE EMPLOYER

Employers prepare and submit a draft Living Wage Employer Implementation Plan that should include the following details:

1. Employer details

- ▶ Employer name and addresses of all offices/worksites/premises
- ▶ Basic description of company, nature of the workplace
- ▶ Contact person's details in relation to this application

2. Direct employees

- ▶ Approximate number of direct staff that will be affected by Living Wage Employer status
- ▶ For organizations that have collective agreements in place, it is expected that they will inform the relevant union(s) of their intention to apply for living wage status.
Confirmation of this should be included in the plan
- ▶ Initial timeline for bringing all direct employees to a living wage rate
- ▶ Mechanism that will be used internally to ensure that all staff are maintained at a living wage rate on an annual basis as per conditions

3. Contracted service staff

- ▶ Brief description of your current service contracting process
- ▶ Estimated number and type of service contracts that will be affected by your certification as a Living Wage Employer
- ▶ Mechanism that will be used internally to ensure that all relevant service contracts will include a relevant living wage clause at time of renewal or initial awarding

4. Overseeing the plan

- ▶ How this plan will be overseen
- ▶ Who has responsibility for overseeing the plan

SUPPORT

Ontario Living Wage Network will provide advice and support to employers implementing the Living Wage including best practice guides, case studies from leading employers, a business case, presentations, and model procurement frameworks.

UPDATING OF THE LIVING WAGE

Local Living Wage rates are updated annually or bi-annually to take into account living expense changes and changes to government transfers and deductions. Living Wage Employers will be notified of changes to the Living Wage rate. Employers agree to align their current living wage rates to the new calculation within six months.

EMPLOYER PAID BENEFITS AND THE LIVING WAGE

To calculate the living wage rate for an employer we take into account their employees' total compensation package (wages + benefits). If employees receive non-mandatory benefits, the living wage rate is adjusted to take this into account.

TRAINEES, INTERNS, CO-OP AND PRACTICUM PLACEMENTS

Employers are allowed to have a small number of trainees, students in practicum or co-op placements or interns that are paid below the living wage as long as they don't represent a core part of the total staff makeup (no more than 10% for most employers; in the case of small not-for-profits where the total staff complement is five workers, no more than 20%). Staff that are on probation are not counted as part of the living wage determination process but once their probation period is over, they must receive a living wage.

Notwithstanding the 10% exemption for trainees, interns, co-op and practicum positions, living wage employers are encouraged to pay a living wage to these employees if they are able or as close to the living wage as possible.

UNPAID INTERNS AND THE LIVING WAGE

Under Ontario's Employment Standards Act, unpaid internships are only permitted if the internship falls under one of the three narrow exceptions:

1. Internships that are part of a program approved by a secondary school board, college, or university; or
2. Internships that provide training for certain professions (e.g. architecture, law, public accounting, veterinary science, dentistry, optometry); or
3. Internships that meet all six conditions required for the intern to be considered a "trainee":
 1. The training is similar to that which is given in a vocational school
 2. The training is for the benefit of the individual
 3. The person providing the training derives little, if any, benefit from the activity of the individual while he or she is being trained
 4. The individual does not displace employees of the person providing the
 5. The individual is not accorded a right to become an employee of the person providing the training
 6. The individual is advised that he or she will receive no remuneration for the time that he or she spends in training.

Ontario Living Wage Network expects enrolled employers to comply with the Employment Standards Act in their use of unpaid interns.

▶ EXTERNALLY CONTRACTED (THIRD-PARTY) STAFF AND THE LIVING WAGE

Externally contracted staff refers to staff that many businesses use to provide services such as janitorial, security, or catering. This clause covers external (third-party) contracts that provide services for the organization on a regular ongoing basis, that is, for at least 120 hours of labour per year. Ad hoc contract work (for repairs or maintenance, for example) is exempted from this clause.

Living Wage Employers are encouraged to inform contractors about the Living Wage Program and how it may affect the terms of their agreements. A Living Wage clause

should be included in all future agreements and renegotiated agreements with hired contractors. Organizations do not need to renegotiate existing contracts before they come up for renewal in order to be compliant. All future agreements, whether new or being renewed, must incorporate the Living Wage standards. Living Wage Champions need to undertake the following:

A. If the staff are directly contracted by the organization. When the contract comes up for renewal the organization should include a living wage clause as part of its Request for Proposals (RFP). It is expected that, after selecting a suitable contractor, a living wage clause will be inserted in the contract as per the RFP.

B. If the staff are not directly contracted by the organization, but do provide services - for example, as part of a tenancy agreement. The organization should advocate for a living wage clause to be included in the agreement/contract when it comes up for renewal.

BEST EFFORT CLAUSE

If an organization can clearly show that it made its best efforts to fulfil this clause it will be allowed to keep its Living Wage Champion status. (For example if an organization received no responses to a RFP that included a Living Wage Clause.)

▶ COLLECTIVE AGREEMENTS

It is expected that Organizations that have collective agreements in place will inform the relevant union(s) of their intention to apply for living wage status. Collective agreements will be treated as contracts, as per above.

▶ MONITORING

If an employer is found to have not fulfilled the criteria within their Living Wage Declaration, the Living Wage Program will work with the employer to identify whether



continued involvement in the program is possible.

▶ **LIVING WAGE EMPLOYER CERTIFICATION**

Once the employer has been certified as a Living Wage employer, it becomes entitled to:

- ▶ Living Wage Employer window decals for store front display where appropriate,
- ▶ A Living Wage Employer electronic logo for use on websites and print materials,
- ▶ Recognition on our website and any of our periodic publications.

We encourage new Living Wage Employers to celebrate their certification as a Living Wage Employer with staff and board members, as well as announcing their status in local media and trade publications.

▶ **ABOUT THE ONTARIO LIVING WAGE NETWORK**

The Ontario Living Wage Network is a collaborative of employers, employees, non-profit organizations, community groups, researchers and proponents of decent work standards for all Ontario workers. The purpose of the Ontario Living Wage Network is to strengthen and support local community efforts and provincial initiatives to encourage employers across Ontario to provide decent work that pays a living wage for all of their employees.

▶ **DEFINITIONS**

- ▶ **Direct employees.** Direct employees include permanent employees and contract staff who are on the payroll of the employer.
- ▶ **Indirect employees.** Indirect or externally contracted staff refers to staff that many businesses use to provide services such as janitorial, security, or catering. It includes contractors working on their own account, such as an independent cleaner or bookkeeper, and staff of a business contracted to do regular work for the organization on site.
- ▶ **Full-time.** For the purposes of the living wage employer program, full-time staff refers to employees working 35 or more hours a week.
- ▶ **Part-time.** For the purposes of the living wage employer program, part-time staff refers to employees working fewer than 35 hours a week.

▶ **APPENDIX 1:**

LIVING WAGE EMPLOYER IMPLEMENTATION PLAN FOR COMPANY X

1. Introduction

Company X is proud of its record as a responsible employer. To date, it has won numerous awards recognizing this commitment. Company X provides a wide range of eye care solutions. It was founded in 1970 and we currently have 7 retail outlets throughout Ontario. We currently employ 85 staff, 50 full-time and 35 part-time.

2. Direct Employees

Based on an analysis undertaken by our HR Manager, we currently have 5 full-time and 10 part-time staff that are below the current living wage rate. These positions are all retail assistant positions. The five fulltime staff receive full Health benefits and when this is taken into account, we need to increase their base hourly wage by \$0.75/hr to reach the living wage rate. The 10 part-time positions are not paid benefits and thus, their base hourly wage needs to be increased by \$2.10/hr to reach the living wage rate. This provides us with an equity challenge as it would mean that similar positions would be paid quite different base hourly wage rates. To address this, we have decided to provide benefits to all part time staff and increase their base hourly wage by \$1.00 to bring them up to a living wage rate.

The company's HR manager will be responsible for making these changes within 3 months of being declared a Living Wage employer. In June of every year, the HR manager undertakes a comprehensive wage review for all staff members and our Living Wage Employer commitments will be included as part of this review.

Our staff is non-unionized so we have no collective agreements.

3. Contracted Service Staff

We currently lease all our premises and security services are provided as part of these leasing arrangements. Our leases vary from 1 to 10 years. As we don't directly contract security services we can't guarantee that we will be able to ensure a living wage clause, but we will endeavour to follow the criteria +in the 'best effort clause' set out in the Living Wage Employer conditions.



We have 3 service contracts that fall under Living Wage criteria.

- ▶ Computer System Maintenance and support. This contract is an annual contract renewed at the start of every year. We commit to include an appropriate living wage clause when it is next renewed. However we estimate that no workers will be affected by this.
- ▶ Eye Equipment Maintenance. We have a three-year contract which is due for renewal in Oct. 2017. We commit to include an appropriate living wage clause in the new contract at this date. Again, we estimate that no workers will be affected by this as it is highly specialized work.
- ▶ Janitorial/Cleaning. This contract covers all our premises and is due for renewal in Nov. 2017. We commit to include an appropriate living wage clause in the new contract at this date. We estimate that this will affect 15-20 workers.

4. Implementation

This plan was developed by the HR Manager and has been approved by the CEO and Board of the Company. The HR Manager will be responsible for its implementation. A section on our Living Wage Employer commitments will be included in the annual HR report to the Board.

Signed _____

Date _____

▶ **APPENDIX 2:**

EXAMPLE OF INTERNAL LIVING WAGE POLICY

Purpose

At [Name of Employer], it is important to us to be aware of, and maintain, corporate social responsibility.

We strive to make decisions and take actions that have a positive impact on our community, our staff, and the people we serve. As a responsible employer, we believe that our employees need to earn a wage that sustains a lifestyle that meets the needs of daily living and provide some discretionary income. We recognise that paying a living wages constitutes a critical investment in the long-term prosperity of our organization by fostering a dedicated, skilled and healthy workforce.

Definition

The living wage is the hourly rate of pay that enables wage earners living in a household to:

- ▶ Feed, clothe and provide shelter for their family
- ▶ Promote healthy child development
- ▶ Participate in activities that are an ordinary element of life in the community
- ▶ Avoid the chronic stress of living in poverty

This hourly rate is calculated every two years by the Ontario Living Wage Network, based on the living expenses of a family of four with two children aged 3 and 8, with both parents working full-time. Local living expenses are calculated for Food, Clothing and Footwear, Shelter, Transportation, Child Care, Non-OHIP Health Care, Parents' education, Contingency Fund and Other (such as personal care, furniture, household supplies). The cost of government deductions (provincial and federal taxes, Employment Insurance and Canada Pension contributions) and the value of government transfers like the Canada Child Tax Benefit are also factored into the calculation.

Application (Dependent on level of recognition)

The policy applies to all employees employed by [Name of Employer], as well as all employees employed by a contractor or sub-contractor who perform services directly or indirectly for [Name of Employer] on a regular ongoing basis.

Direct Staff

▶ Staff earning only a salary or wage will earn at least a Living Wage. When the living wage is recalculated, any increases in the living wage will be passed onto staff within 6 months of the new calculation.

Contracted Staff

- ▶ Where services are contracted, e.g. food service, cleaning, etc., we choose vendors/ service providers that pay a living wage to their staff. This clause covers external contracts that provide services for our company on a regular, ongoing basis; that is, for at least 120 hours of labour per year.
- ▶ Living Wage clauses are included in all agreements and renegotiated agreements with contractors we hire.

Benefits in Consideration

- ▶ In instances where non-mandatory benefits are provided to staff, the basic hourly wage due to staff may be adjusted to reflect the positive impact these benefits have on the employee's ability to meet basic needs and have some discretionary income.
- ▶ These benefits include health, dental, vision and prescription coverage for staff covered by this policy.

Benefits may be provided on a cost shared basis; however, the premiums paid by the employee cannot reduce the wage to below an acceptable level with respect to a Living Wage.

Accountability

[Name of Company] maintains its participation in this policy through the Living Wage Employer Program. We are accountable for upholding and keeping current with this policy. [Name of Company] will ensure that a relevant process is in place for employees to raise any issues relating to the Living Wage Policy in a safe and confidential manner.

▶ **APPENDIX 3:**

EXAMPLE OF LIVING WAGE CLAUSE FOR SERVICE PROVIDER CONTRACTS

The following is an example of a Living Wage contract clause for insertion into contracts with service providers to guarantee Living Wage provision. These contract clauses are offered as starting points in order to assist drafting of appropriate provisions. These contract clauses are not recommended clauses, nor do they substitute the requirement to seek legal advice.

The Ontario Living Wage Network is not responsible for the use or operation of any or all of these clauses and accepts no liability arising out of such use or operation.

.....

▶ **General**

1.1 It is a condition of this Agreement that, for the duration of this Agreement:

(a) the Contractor pays all employees who are employed by the Contractor to perform services pursuant to this agreement not less than the Living Wage, as set by the Ontario Living Wage Network; and

(b) notwithstanding 1.1 (a), the contractor has up to 6 months from the date on which any increase in the Living Wage is adjusted by Ontario Living Wage Network, to increase any or all wages such that the Contracted Employees continue to be paid not less than the Living Wage.

Sub Contracting

1.2 If the Contractor sub-contracts all or part of the provision of the Services to a sub-contractor pursuant to clause [1.1], the Contractor shall ensure that any sub-contractor adheres to clause 1.1 as though it were the contractor.

Termination of Contract

A breach by the Contractor of its obligations pursuant to clauses 1.1 and 1.2 shall constitute a material breach by the Contractor of this Agreement which shall entitle the client to terminate this Agreement.

▶ CONTACT US

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manager@livingwagewr.org

Financial support for the Living Wage Employer Program comes from Kindred Credit Union.



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Report Number: 2019-124

Date: August 12, 2019

Subject: Clarence Street Crosswalk, Investigation Regarding Safety Concerns

1) PURPOSE

This report was prepared by Gimuel Ledesma and Kyle Rutter, Engineering Students, at the Direction of Chris Lee, Director of Engineering and Operations, in response to the safety concerns received by City Council about the Clarence and Catharine Street intersection crossover. City Council directed staff to investigate the concerns and to provide options with respect to safety at the intersection.

2) HISTORY/BACKGROUND

Clarence Street is a two-lane, two-way arterial road having a legal speed limit of 50 km/h. The area of study extends from Elm Street in the west to King Street in the east, with a predominantly straight alignment. The section in question has a 13.5 metre road width, with on-street parking and sidewalks located on both sides of the road. The properties on both blocks leading up to the crossover have predominantly commercial uses. The crossover is located on the east leg of the Clarence and Catharine Streets intersection. Catharine Street is one way only traffic heading south and two way traffic heading north.

The Clarence Street crossover was installed late 2018, with the intent to safely assist pedestrian traffic within the intersection traveling north to south across Clarence Street.

Through field observations, the intersection is notably congested on Fridays during Market Square activities between the hours of 6:00 a.m. and 1:00 p.m., with heavy concentrations of both vehicles and pedestrians. This is a definite outlier compared to all other days of the week.

3) STAFF COMMENTS AND DISCUSSIONS

City staff conducted field observations on Wednesday, July 3, 2019 and on Friday, July 5, 2019, at two separate times during the day, once in the morning and once in the afternoon. Listed below are noted observations:

Wednesday, July 3, 2019 – a.m. and p.m.

- The morning and afternoon operations at the study area were observed by staff to be normal. Their observations revealed that motorists were yielding to pedestrians and pedestrians were operating the crossover and the associated signals in proper fashion. There appeared to be no operational nor conflicting issues between vehicles and pedestrians at the said crossover and study area in general during these noted

times. It should be noted, that a number of pedestrians did “jaywalk” between intersections.

On Friday, July 5, 2019, staff noted that the following problems are present at the crossover location:

- Motorists fail to yield to pedestrians
- It is noted that vehicles are stopping in the middle of the intersection seemingly not knowing where to stop
- Pedestrians were crossing on the west side of the intersection and not at the delineated crossover
- Pedestrians failed to activate the crossover button
- Signs can be obstructed by illegal loading and unloading activities at the intersection

Niagara Regional Police Staff (NRP) also conducted recent monitoring of the intersection. Their findings are summarized below:

- All motor vehicles observed were in compliance and slowed or stopped for pedestrians as required
- Many pedestrians failed to activate the lights prior to entering the intersection.

They also stated that the signage may be confusing to some drivers, that all signs should say “Stop for Pedestrians” and that additional pedestrian signage stating “Wait for Traffic to Stop” could be helpful.

As background to the study, staff also performed a 5 year collision report investigation along the study area and found that there were a total of 16 reported incidents recorded from January 2014 to December 2018.

- Clarence Street at Catharine Street (**crossover location**) - 6
- Clarence Street Between Elm Street and Catharine Street - 7
- Clarence Street Between Catharine Street and King Street - 3

Staff were also able to determine that there are no reported incidents in the study area following the Clarence and Catharine Street pedestrian crossover installation. However, due to indicated operational issues and previously mentioned safety concerns, staff wish to present a number of possible actions/options:

Staff Suggestions/Possible Options:

a) As an interim (August – October) – flexible delineator posts

To properly manage traffic, flexible delineator posts can be installed to channel traffic and slow vehicle speeds, all in an attempt to prevent collision. Flexible delineator posts can be erected for the duration of August to November (balance of summer/fall of 2019), with installation again in 2020 for the spring/summer/fall season. (Note, issues regarding posts

being swiped/damaged by vehicles or snow plows during winter months in other municipalities is the reason for this). It is recommended that they be installed and removed seasonally, until such time as the public gains familiarity on how to properly operate and interact with the crossover. It is estimated that this option will cost approximately \$3,000 to install initially.

In addition, continual monitoring of the condition of the painted stop bars is required in both west and east approaches of the intersection, as they clearly indicate the location of the crossover.

It is also recommended that staff investigate the possibility of increasing the size of the warning signs currently indicating the crossover location.

b) Pavement markings to delineate traffic

Pavement markings can also be used to channel traffic and slow vehicle speed, but can be easily ignored at times by motorists. These markings are also not visible during any winter months, therefore this is not a recommended option.

c) As an interim, stationing of a crossing guard on Farmers' Market days (Fridays)

Staff reviewed the possibility of posting crossing guards at the intersection. As per the guidelines from the Ontario Traffic Council, crossing guards are used in school zones and construction zones. The Clarence Street crosswalk is neither of these zones. A crossing guard only has the authority to interfere with traffic or assist pedestrians at those designated locations.

As a note, the intersection currently does not meet any of the warrants for a crossing guard, therefore posting a crossing guard at this location is not an option.

d) As an interim, stationing of a traffic/police officer on Farmers' Market days: (Fridays)

Due to the high congestion of pedestrians and vehicles on Fridays as discussed above, posting a police officer to direct traffic on Fridays is an option staff investigated.

As per the Niagara Regional Police, if a police officer is to be hired on Special Duty (for traffic control), first, there is no guarantee that an officer will accept/sign up for the task. Secondly, cost must be taken into consideration. There is a minimum billing requirement for 3 hours for a Special Duty Police Officer at a cost of approximately \$100 per hour. They can be posted between August to November or until such time that the public would gain familiarity with how to properly operate the new crosswalk. That approximate cost would be \$600 per day on Farmers' Market day (+/- \$25,000 annually – 40 Weeks)

Conclusion

Based on the review of the suggestions provided by staff, it is recommended that flexible delineator posts be installed along the centreline of the roadway on both sides leading up to the crossover. It is further recommended that visible lines be painted to aid motorists and pedestrians and assist with the functionality of the crossover.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do Nothing

Leave current existing controls in place at the intersection of Clarence Street at Catharine Street.

b) Other Options

Flexible delineator posts installed with additional "Yield for Pedestrians" signage, at an estimated cost of \$3,000.

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

None.

6) ATTACHMENTS

Proposed Plan
Collision Report Details for the study area.

7) RECOMMENDATION

That staff be directed to implement Option "A", the temporary installation of median delineators on Clarence Street, east and west of Catharine Street and to install additional signage stating "Stop for Pedestrians", at an estimated installation price of \$3,000, the funds to cover the cost of this works be taken from G/L # 0-500-74210-3215

8) SIGNATURES

Prepared on July 30, 2019 by:

Gimuel Ledesma and Kyle Rutter
Engineering Students

Reviewed by:



Chris Lee
Director of Engineering and Operations

Reviewed by:

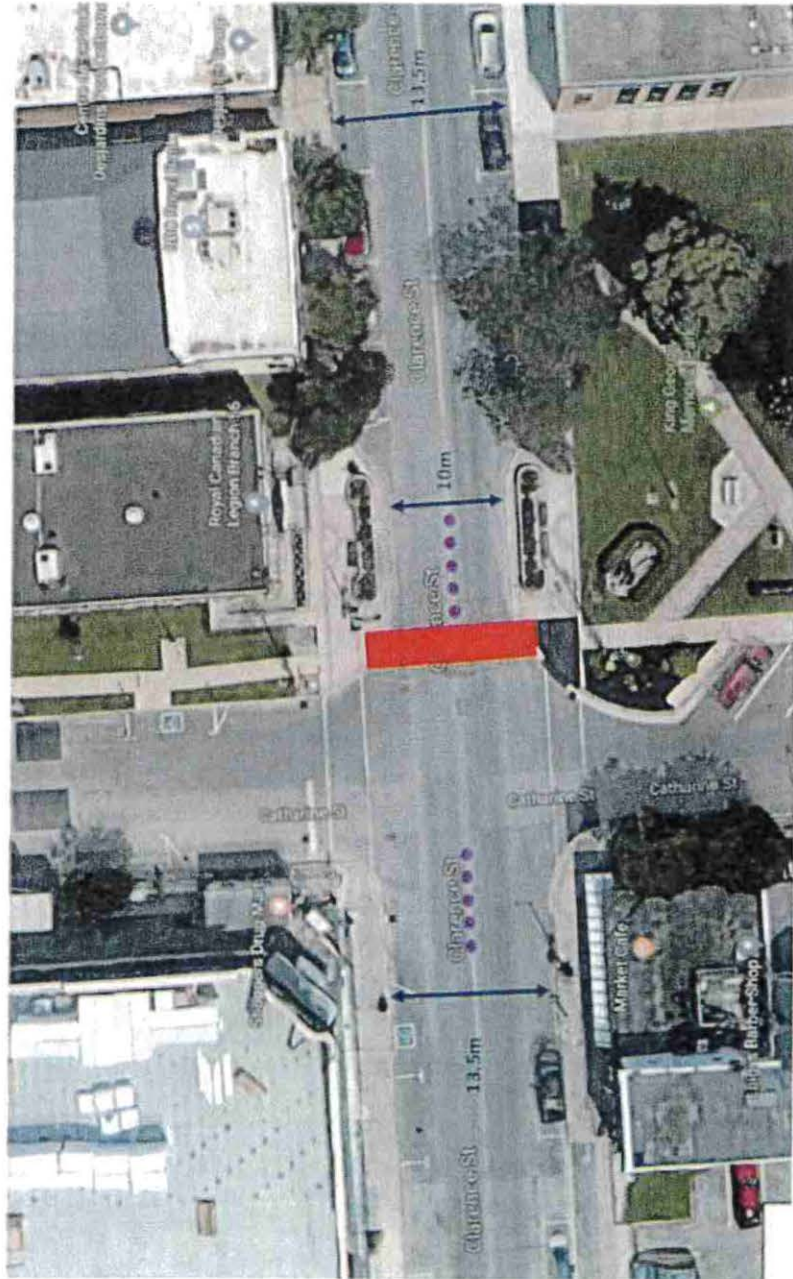


Brenda Garrett
Director of Corporate Services

Reviewed and respectfully submitted by:



C. Scott Luey
Chief Administrative Officer



Temporary Flexi Delineators

Crosswalk Location





Collision Details Report

From: January 1, 2014 To: December 31, 2018

Location Catharine Street @ Clarence Street
 Traffic Control.... Unknown

Municipality..... PORT COLBORNE
 Total Collisions.... 6

| Collision ID | Date/Day/Time | Environment | Impact Type | Classification | Direction | Surface Cond'n | Vehicle Manoeuvre | Vehicle type | First Event | Driver Action | No. Ped |
|--------------|-------------------------|-------------|------------------------|------------------|-----------|----------------|------------------------------------|---------------------------|---------------------|------------------------------|---------|
| 14-47171 | 2014-Jun-10, Tue, 10:32 | Clear | Angle | P.D. only | South | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| | | | | | East | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 15-105343 | 2015-Dec-06, Sun, 13:50 | Clear | Sideswipe | P.D. only | North | Dry | Pulling away from shoulder or curb | Passenger van | Other motor vehicle | Failed to yield right-of-way | |
| | | | | | North | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 1829874 | 2018-Apr-17, Sun, 14:14 | Clear | Angle | Other | South | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| | | | | | West | Dry | Going ahead | Motorcycle | Other motor vehicle | Driving properly | |
| 1754205 | 2017-Jun-19, Mon, 09:50 | Clear | Rear end | Non-fatal injury | East | Dry | Going ahead | Passenger van | Other motor vehicle | Following too close | |
| | | | | | East | Dry | Stopped | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 17102795 | 2017-Oct-23, Mon, 18:58 | Clear | Rear end | Non-reportable | West | Dry | Stopped | Automobile, station wagon | Other motor vehicle | Driving properly | |
| | | | | | West | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Following too close | |
| 18117139 | 2018-Nov-27, Tue, 19:30 | Snow | SMV unattended vehicle | | | Slush | Parked | Automobile, station wagon | Other motor vehicle | | |



Collision Details Report

From: January 1, 2014 To: December 31, 2018

Location Clarence Street btwn Catharine Street & Elm Street

Municipality..... PORT COLBORNE

Traffic Control.... Unknown

Total Collisions.... 7

| Collision ID | Date/Day/Time | Environment | Impact Type | Classification | Direction | Surface Cond'n | Vehicle Manoeuvre | Vehicle type | First Event | Driver Action | No. Ped |
|-------------------------|-------------------------|-------------|-------------|------------------|-----------|----------------|------------------------------------|---------------------------|---------------------|------------------------------|---------|
| 14-15127 | 2014-Feb-24, Mon, 12:40 | Clear | Angle | P.D. only | East | Wet | Going ahead | Truck - tractor | Other motor vehicle | Improper turn | |
| Comments: d1 charged | | | | | South | Wet | Turning left | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 14-88534 | 2014-Oct-31, Fri, 11:55 | Rain | Angle | P.D. only | East | Wet | Going ahead | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| Comments: | | | | | North | Wet | Turning right | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 15-7888s | 2015-Jan-14, Wed, 09:15 | Clear | Sideswipe | Non-reportable | West | Ice | Turning right | Automobile, station wagon | Other motor vehicle | Driving properly | |
| Comments: | | | | | West | | Stopped | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 15-7489 | 2015-Jan-28, Wed, 13:08 | Clear | Angle | P.D. only | West | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| Comments: | | | | | North | | Turning right | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 15-88624 | 2015-Oct-12, Mon, 16:20 | Clear | Rear end | P.D. only | North | Dry | Turning right | Automobile, station wagon | Other motor vehicle | Following too close | |
| Comments: | | | | | North | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Driving properly | |
| 167608D | 2016-Aug-31, Wed, 13:18 | Clear | Angle | Non-fatal injury | North | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| Comments: d1 d2 charged | | | | | East | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Speed too fast for condition | |
| 1889837 | 2018-Oct-07, Sun, 15:35 | Clear | Sideswipe | P.D. only | East | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Driving properly | |
| Comments: d2 charged | | | | | East | | Pulling away from shoulder or curb | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |



Collision Details Report

From: January 1, 2014 To: December 31, 2018

| Location Clarence Street btwn King Street & Catharine Street | | | | | | | Municipality PORT COLBORNE | | | | |
|---|------------------------|-------------|-------------|------------------|-----------|----------------|---|---------------------------|---------------------|------------------------------|---------|
| Traffic Control Unknown | | | | | | | Total Collisions 3 | | | | |
| Collision ID | Date/Day/Time | Environment | Impact Type | Classification | Direction | Surface Cond'n | Vehicle Manoeuver | Vehicle type | First Event | Driver Action | No. Ped |
| 15100123 | 2015-Nov-19, Thu,13:35 | Clear | Sideswipe | P.D. only | East | Dry | Going ahead | Automobile, station wagon | Other motor vehicle | Driving properly | |
| Comments: Unknown Offence | | | | | East | | Merging | Automobile, station wagon | Other motor vehicle | Failed to yield right-of-way | |
| 1812811 | 2018-Feb-11, Sun,14:40 | Rain | Other | | East | Wet | Reversing | Pick-up truck | Other motor vehicle | Driving properly | |
| Comments: | | | | | West | | Going ahead | | | | |
| 18100083 | 2018-Oct-26, Fri,11:46 | Clear | Sideswipe | Non-fatal injury | West | Dry | Other | Automobile, station wagon | Cyclist | Other | |
| Comments: d1 charged | | | | | West | | Going ahead | Bicycle | Other motor vehicle | Driving properly | |

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Report Number: 2019-126

Date: August 12, 2019

Subject: Transit Update

1) PURPOSE

This CAO generated report is provided as an update for the Mayor and Council on developments with the City's transit service and the Region's Inter-municipal Transit initiative.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

Municipal transit services in Port Colborne are provided by Welland Transit through a contract between the City and Welland Transit. Currently, the City provides a "Community Bus" that operates daily from 7 a.m. to 6 p.m. (Schedule 1) and the "Port Colborne Link" (PC Link) that provides ten trips from Port Colborne to Welland and nine trips from Welland to Port Colborne daily (Schedule 2).

In 2017, Niagara Region Council approved a staff report that, among other actions, created an Inter-Municipal Transit Working Group that consists of Regional staff and a staff member from Niagara's twelve area municipalities. The City's Chief Administrative Officer was appointed by Council to represent Port Colborne on the working group.

3) STAFF COMMENTS AND DISCUSSIONS

The purpose of this report is to provide Council with an update in three key areas: the activities of the Inter-Municipal Transit Working Group, the Provincial Gas Tax funding for transit, and the status of the Port Colborne Welland Link.

Inter-Municipal Transit Working Group

Since its creation in 2017, the Inter-Municipal Working Group has been meeting regularly to implement a workplan based on the service delivery strategy for Niagara that was prepared by Dillon Consulting.

Key components of the workplan include milestones in the areas of governance, operations, and system planning and service expansion. Progress has already been made in the areas of:

- Customer service policies
- Customer service
- Provincial Gas Tax analysis
- Common Digital Platform – Transit App
- Implementing a Universal Support Person Pass for all transit systems

The working group has plans to continue to implement the work plan including, most relevant to Port Colborne, the implementation of a common fare strategy – meaning all ridership classes will pay the same fares in each jurisdiction.

Provincial Gas Tax

As part of the mandate of the working group, Regional staff have conducted an analysis of the Provincial Gas Tax funding that is provided to Port Colborne. The province currently provides two cents per litre of Provincial Gas Tax to expand and improve transit in Ontario. This amount is calculated based on population and transit ridership. There is a maximum entitlement based on the amount the municipality spends on transit. In Port Colborne, the municipality does not spend enough annually to be entitled to the entire allocation. The Region does qualify for the allocation that is available to the City based on the population, ridership, and annual transit spending for Regional Transit. In 2019, the Region proposed a memorandum of understanding (MOU) that will allow the Region to collect the amount of Gas Tax that Port Colborne is ineligible to collect. The MOU was approved by the City's Transit Advisory Committee at its May 2019 meeting and approved by Council at the July 22, 2019 Council meeting.

Port Colborne Welland Link

The City's inter-municipal route between Port Colborne and Welland is operated by Welland Transit and is funded by both the City and the Region. When service enhancements take place the cost of the additional services are borne by both the City and the Region. The service level was increased in September 2018 and will be increased again in September of this year. Welland Transit reports that there have been increases in ridership commensurate with the increased investment in this transit route.

The Port Colborne Welland Link (PC Link) is an inter-municipal route and, as such, staff have held the opinion that it should be funded as part of the Region's budget for Regional Transit. In its 2019 budget, Regional Council approved funding of the PC Link as a Regional Transit route with the proviso that Port Colborne will continue to invest the same amount in local transit that was previously spent on the PC Link route annually. The Region will fund the PC Link beginning in 2019. Staff intend to bring forward proposals for local service enhancement to the City's Transit Advisory Committee in the future in order to fulfill the requirement to maintain the City's annual transit spending.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

There are no immediate financial considerations associated with this update. The City will have a decision to make as far as allocating the additional transit spending that is available as a result of the Region uploading the cost of the PC Link service. This decision will be made at a later date.

a) **Do nothing.**

This report is prepared as an update only, no action is required by Council. It is recommended that Council receive this report for information. (RECOMMENDED).

b) **Other Options**

Council could choose to consider changes to the level of transit service provided in the City. (NOT RECOMMENDED).

5) **COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

Not Applicable.

6) **ATTACHMENTS**

Schedule 1 – Port Colborne Community Bus Schedule and Route Map
Schedule 2 – Port Colborne Welland Link Schedule and Route Map

7) **RECOMMENDATION**

That Chief Administrative Officer Report 2019-126, Subject: Transit Update be received for information.

8) **SIGNATURES**

Prepared on July 31, 2019 and respectfully submitted by:



C. Scott Luey
Chief Administrative Officer

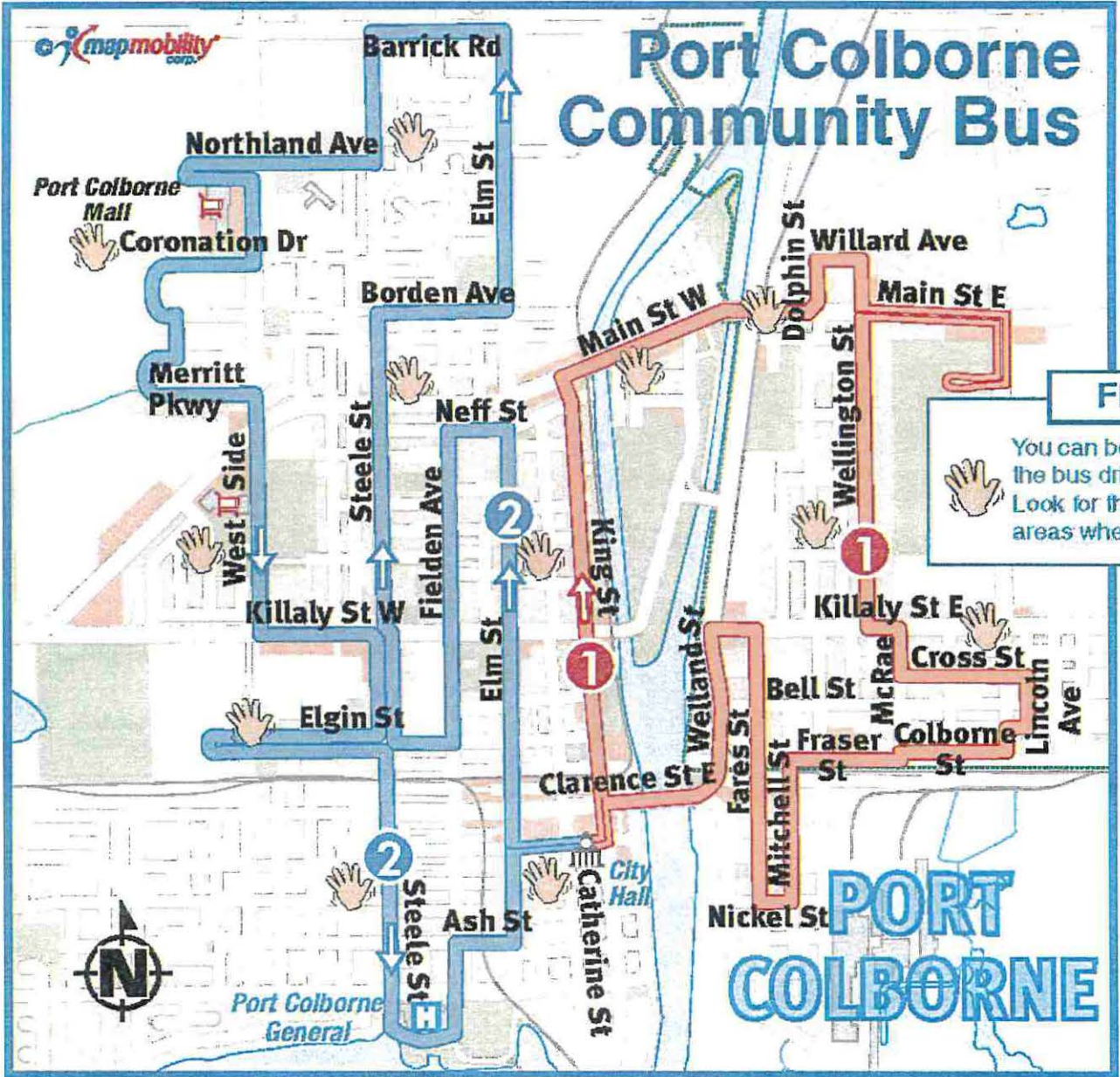
Port Colborne Community Bus

ROUTE SCHEDULES

| 1 - PORT COLBORNE EAST | | | | |
|-------------------------------------|----------------------------------|------------------------------|---------------------------|-------------------------------------|
| Flag Stop Bus Route | | | | |
| Port Colborne City Hall (depart) | Vale Health & Wellness Centre | Colborne St. & McRae Ave. | Fares St. & Bell St. | Port Colborne City Hall (arrive) |
| Monday To Friday | | | | |
| 7:00 am | 7:11 am | 7:17 am | 7:22 am | 7:27 am |
| 8:00 am | 8:11 am | 8:17 am | 8:22 am | 8:27 am |
| 9:00 am | 9:11 am | 9:17 am | 9:22 am | 9:27 am |
| 10:00 am | 10:11 am | 10:17 am | 10:22 am | 10:27 am |
| 11:00 am | 11:11 am | 11:17 am | 11:22 am | 11:27 am |
| 1:00 pm | 1:11 pm | 1:17 pm | 1:22 pm | 1:27 pm |
| 2:00 pm | 2:11 pm | 2:17 pm | 2:22 pm | 2:27 pm |
| 3:00 pm | 3:11 pm | 3:17 pm | 3:22 pm | 3:27 pm |
| 4:00 pm | 4:11 pm | 4:17 pm | 4:22 pm | 4:27 pm |
| 5:00 pm | 5:11 pm | 5:17 pm | 5:22 pm | 5:27 pm |
| 2 - PORT COLBORNE WEST | | | | |
| Flag Stop Bus Route | | | | |
| Port Colborne City Hall (depart) | Killaly St. & Steele St. | Port Colborne Mall | Elgin St. & Steele St. | Port Colborne City Hall (arrive) |
| Monday To Friday | | | | |
| 7:30 am | 7:37 am | 7:42 am | 7:50 am | 7:57 am |
| 8:30 am | 8:37 am | 8:42 am | 8:50 am | 8:57 am |
| 9:30 am | 9:37 am | 9:42 am | 9:50 am | 9:57 am |
| 10:30 am | 10:37 am | 10:42 am | 10:50 am | 10:57 am |
| 11:30 am | 11:37 am | 11:42 am | 11:50 am | 11:57 am |
| 1:30 pm | 1:37 pm | 1:42 pm | 1:50 pm | 1:57 pm |
| 2:30 pm | 2:37 pm | 2:42 pm | 2:50 pm | 2:57 pm |
| 3:30 pm | 3:37 pm | 3:42 pm | 3:50 pm | 3:57 pm |
| 4:30 pm | 4:37 pm | 4:42 pm | 4:50 pm | 4:57 pm |
| 5:30 pm | 5:37 pm | 5:42 pm | 5:50 pm | 5:57 pm |



Port Colborne Community Bus



Flag Stop

You can board the bus by waving to the bus driver as the bus approaches. Look for this symbol which highlights areas where Flag Stop is in effect.



PORT COLBORNE

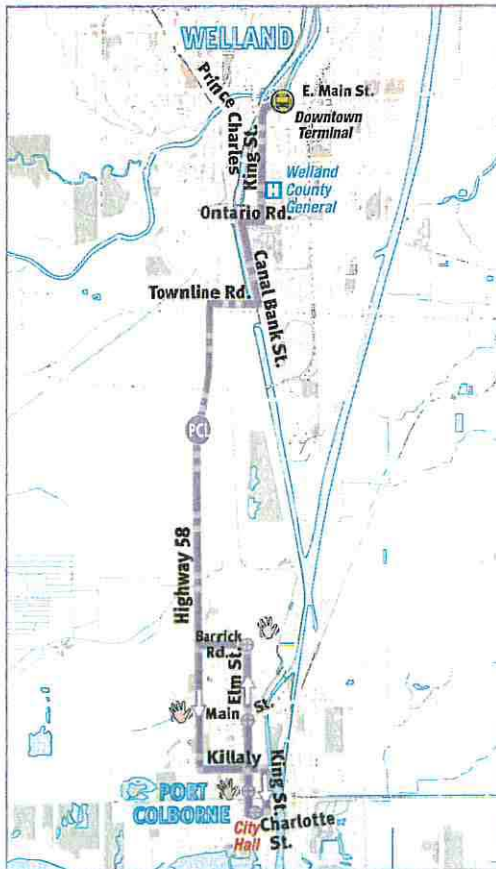
| 25 PORT COLBORNE LINK | | | | |
|--------------------------|----------------------------------|------------------------------|------------------------------|----------------------------------|
| Flag Stop Bus Route | | | | |
| Time of Day | Port Colborne City Hall (Depart) | Welland DT Terminal (Arrive) | Welland DT Terminal (Depart) | Port Colborne City Hall (Arrive) |
| MONDAY - SATURDAY | | | | |
| AM | 6:30 | 7:00 | 7:00 | 7:30 |
| | 7:30 | 8:00 | 8:00 | 8:30 |
| | 8:30 | 9:00 | 9:00 | 9:30 |
| | 9:30 | 10:00 | - | - |
| PM | 12:30 | 1:00 | 1:00 | 1:30 |
| | 1:30 | 2:00 | 2:00 | 2:30 |
| | 2:30 | 3:00 | - | - |
| | - | - | 4:30 | 5:00 |
| | 5:00 | 5:30 | 5:30 | 6:00 |
| | 6:00 | 6:30 | 6:30 | 7:00 |
| | 7:00 | 7:30 | 7:30 | 8:00* |

*Travels to Canal Bank & Ontario Rd. then out of service.



Flag Stop for Port Colborne only

You can board the bus by waving to the driver as the bus approaches. Look for the waving hand symbol on the maps, which highlights areas where Flag Stop is in effect.



Transit Information:
 905-735-1700 ext. 2291
www.welland.ca



Report Number: 2019-122

Date: August 12, 2019

**SUBJECT: Recommendation Report: Proposed Expansion of the Downtown
Central Business District Community Improvement Plan**

1) PURPOSE:

The purpose of this report is to obtain Council's approval of the proposed expansion of the project area for the Downtown Central Business District Community Improvement Plan (CBD CIP) project area to include 176 Elm Street.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

On July 22, 2019, Council received Planning and Development Department, Planning Division Report 2019-115, a Public Meeting Report for a Proposed Amendment to the CBD CIP that would include 176 Elm Street.

The statutory public meeting pursuant to Sections 17 and 28 of the *Planning Act* was held on July 22, 2019 and the draft minutes of the meeting are attached hereto as Appendix A.

An Open House was held on June 27, 2019 that was open to all members of the public. 3 people (Mike Smith, Nicholas Smith and Councillor Bagu) attended the Open House and were supportive of the inclusion.

3) STAFF COMMENTS AND DISCUSSIONS

As no members of public submitted comments or spoke at the public meeting, staff can provide the following review as it relates to the inclusion of 176 Elm Street:

- The rationale for needs: The existing building requires renovations/structural changes to permit new residential units to be created.
- The goals of the existing CBD CIP: focus public attention on local priorities and municipal initiatives; target areas in transition or in need of repair, rehabilitation and redevelopment; facilitate and encourage community change in a coordinated manner; and stimulate private sector investment through municipal incentive based programs.
- A description of the project area characteristics: Great physical form and setting, relatively healthy downtown, connected grid pattern of streets, strong street presence of buildings, good supply of parking, buildings in very good condition but lacking a high quality visual character, worn building facades and signs, little visual interest along the street, inconsistent and worn streetscape, and no strong first impression.
- Is the property near the CBD CIP project area? Yes, it is across the street from other properties on the north side of Charlotte Street that are in the project area.

- Does it have potential for conversion to commercial or mixed use? Yes subject to a zoning change new residential units can be permitted in addition to business office use.
- Is it in need of improvement? The existing building requires renovations/structural changes to permit new residential units to be created.

Therefore, based on the above, staff can support the inclusion of 176 Elm Street to the Project Area for the CBD CIP.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do nothing.

Council can choose to do nothing and not leave the Project Area CBD CIP as is.

b) Other Options

Council can request further justification be completed.

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

Not applicable.

6) ATTACHMENTS

- Appendix A: Draft Public Meeting Minutes
- Appendix B: Proposed CBD CIP Project Area

7) RECOMMENDATION

That the expansion of the project area for the Downtown Central Business District Community Improvement to include 176 Elm Street, be approved.

8) SIGNATURES

Prepared on July 23, 2019 by:

Reviewed and respectfully submitted by:



Dan Aquilina, MCIP, RPP, CPT
Director of Planning and Development



C. Scott Luey
Chief Administrative Officer

**City of Port Colborne
Special Council Meeting 20-19
Minutes**

Date: July 22, 2019

Time: 6:30 p.m.

Place: Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne

Members Present: M. Bagu, Councillor
E. Beauregard, Councillor
G. Bruno, Councillor
R. Bodner, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
D. Kalailieff, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor

Staff Present: D. Aquilina, Director of Planning & Development
B. Garrett, Director of Corporate Services
A. LaPointe, Manager of Legislative Services/City Clerk
C. Lee, Director of Engineering & Operations
S. Luey, Chief Administrative Officer
H. Mahon, Planning Technician/Clerk (minutes)

Also in attendance were interested citizens, members of the news media and WeeStream.

1. Call to Order:

Mayor Steele called the meeting to order.

2. National Anthem:

Those in attendance stood for O Canada.

3. Confirmation of Agenda:

No. Moved by Councillor Wells
Secoded by Councillor Bruno

That the agenda dated July 22, 2019 be confirmed, as circulated or as amended.
CARRIED.

4. Disclosures of Interest:

Nil.

5. Public Hearing Under the Planning Act:

Planning and Development Department, Planning division, Report No. 2019-115, Public Meeting Report for Proposes Amendment to include 176 Elm Street to the Downtown Central Business District Community Improvement Plan (CBD CIP) Project

(i) Purpose of Meeting:

Dan Aquilina advised that the purpose of this meeting, pursuant to Sections 17 & 28 of the Planning Act, is to present a proposed expansion to the Downtown Central Business District Community Improvement Plan.

ii) Method of Notice

Mr. Aquilina advised that Notice of the Public Meeting was administered in accordance with Section 17(15) and 22(1) of the Planning Act as amended, Section 3 of Ontario Regulation 543/06.

The Notice of Public Meeting was published in the Thursday June 20, 2019 edition of Niagara This Week. No written comments were received. Mr. Aquilina also advised that a Public Open House had been held on June 27 where a total of 3 people attended. Two of whom were the owners of the property and the third person being Councillor Bagu.

iii) Explanation of Procedure

Mr. Aquilina advised that the procedure to be followed this evening will be to present Planning and Development Services Department Report 2019-115, to hear any comments from Council to Planning Staff, to open the meeting to the public for comments and/or questions, and to announce the requirements of the Planning Act for written notice request of passage of the proposed addition to the Community Improvement Plan.

iv) Presentation of the Community Improvement Plan

Mr. Aquilina provided some background information and made reference to the Power Point presentation which identified the proposed expansion to include 176 Elm Street.

Mr. Aquilina noted that the Downtown Central Business District Community Improvement Plan (CBD CIP) was adopted in 2010. Prior to the adoption, the CBD CIP project area was approved in 2009 by By-law. In 2011 the CBD CIP was expanded to the northerly intersection of Sugarloaf Street and included the block of properties bounded by Kent and Victoria streets on the east side of King Street.

The expansion included to the south side of Princess Street between Elm Street and Fielden Avenue.

Mr. Aquilina noted that the CBD CIP has been the most successful to date of all the CIP's. There has been considerable investment made by the property owners which has resulted in significant façade improvements.

- v) Questions of Clarification to Planning Staff/Consultant

Nil.

- vi) Oral Presentations and/or Questions from the Public

Nil.

- vii) Announcement Respecting Written Notice of the expansion of the Community Improvement Plan

Mr. Aquilina advised that if anyone wishes "to be notified of the adoption of the proposed Community Improvement Plan they must make a written request to the clerk. Only those persons and public bodies that give the clerk a written request for the adoption by-law will be given notice."

- viii) Explanation of Future Meetings

Mr. Aquilina advised that this concludes the Statutory Public Hearing, held pursuant to Sections 17 and 28 of the Planning Act. The proposal will be placed on the August 12, 2019 Council Meeting for Council's consideration.

6. Adjournment:

No. Moved by Councillor Bodner
Seconded by Councillor Beauregard

That the Council meeting be adjourned at approximately 6:40 p.m.
CARRIED.

William C. Steele
Mayor

Amber LaPointe
City Clerk

Minutes prepared by the Department of Planning and Development.

/hm



Appendix B

Proposed CBD CIP PROJECT AREA

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SUBJECT: Environmental Advisory Committee Memorandum on the Vale-Community-Based Action Plan

1) PURPOSE:

The purpose of the report is to provide Council with information on the review of the Environmental Advisory Committee Memorandum on the Vale Community-Based Action Plan and a recommendation.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

On July 22, 2019, the following Memorandum from the Environmental Advisory Committee, Re: Vale Community-Based Action Plan was received by Council:

“That Council supports the recommendation of the Environmental Advisory Committee as follows; That whereas Vale and the Ministry of the Environment, Conservation and Parks (MECP) disagree on the application of Ontario Regulation 153/04 to lands where Vale's proposed action plan applies and this may have profound implications where landowners apply to develop their lands, and; The Port Colborne Environmental Advisory Committee, therefore, recommends to Council that staff be directed to examine the additional planning and design requirements, if any, where applications for approval under the Planning Act are concerned in the area to which the Vale's action plan applies. The review should determine what additional investigations and potential remedial actions the Region of Niagara, the Regional Health Department or its successor, and the MECP may require during the review of planning applications when a landowner makes application under the Planning Act to develop their lands. This review should also include comments from each of Regional Planning and Public Health staff and the MECP as to what their requirements may be and where they could apply these, if any are required, be supported, and that the Region be so notified.”

Community Based Risk Assessment (CBRA) History

In 2000, based on historic emissions (1914-1984) from Inco (now Vale), and at the request of the Ministry of Environment (MOE, now MECP), Vale and the City agreed to a CBRA process based on the Site Specific Risk Assessment Process described in the MOE's "Guidelines for Use at Contaminated Sites in Ontario." On October 1, 2004, the Guideline was replaced by Ontario Regulation 153/04 (Records of Site Condition).

It was agreed upon, through a "Scope of Work", that the CBRA process would be carried out to determine the potential risk associated with elevated levels of nickel, copper, cobalt and arsenic (the chemicals of concerns - CoCs) in soil to human health, agricultural crops and the natural environment. The CBRA would derive what levels of CoCs found in Port Colborne soils would be considered safe for human health, agricultural crops and the natural environment. The CBRA would also address remediation measures where required.

As part of the process, Council approved a Terms of Reference and authorized the creation of a volunteer Public Liaison Committee (PLC). Council also engaged the services of an independent consultant to provide professional services to the PLC and City. An arrangement was made so that Vale would pay for all professional services of the independent consultant at no cost to the City.

3) STAFF COMMENTS AND DISCUSSIONS

The CBRA has been a very lengthy process (19 years) that has involved members of the community, consultants, health care professionals, scientists, doctors, professors, various stakeholders, government agencies and employees. Given the amount of scientific research, analysis, complexities, technical matters, studies and peer reviews, the CBRA process has taken considerable time to complete. The MECP reported that in 2010 there were 231 public meetings covering more than 1,200 hours of public consultation.

Numerous studies, risk assessments and reports have been prepared by Vale's consultants to determine potential risks under the CBRA. Three major studies were completed as part of the CBRA by Vale, namely: a Human Health Risk Assessment (HHRA) at 20,000 parts per million (ppm), Ecological Risk Assessments (ERA) for Crops at 750-2300 ppm and the Natural Environment at 3000-3500 ppm. Other studies included a Community Health Monitoring Study (CHAP). A Technical Subcommittee (TSC) undertook the task to review technical matters to the PLC and experts (ECA) from the University of Toronto were involved in reviewing components of the CHAP study. An Integration Report was also completed by Vale to conclude Phase 1 of the CBRA and to address how remediation (Phase 2) would occur on a site by site basis. The Independent Consultant provided the PLC with technical review of Vale's reports. The Independent Consultant (Watters Environmental) prepared reports of their review and were forwarded to the MOE by the City.

On July 8, 2010, the PLC concluded its work under the CBRA and submitted the "The Final Public Liaison Committee Report on the Port Colborne Community Based Risk Assessment" to the MOE. The report remains at the City's Public Library. As previously reported to Council, members of the PLC, Harry Wells - Chairman (now Councillor), Vivian Moskalyk and Rosemari Poission are commended for their commitment to the CBRA.

Current CBRA Process

On June 10, 2019, Vale presented to City Council their Port Colborne Community-Based Action Plan. In reviewing their presentation, and the Ministry of the Environment, Conservation and Parks (MECP) comments, there appears to no disagreement on the application of Ontario Regulation 153/04.

Upon review of Vale's Community-Based Action Plan, its objective is to present a general outline on steps necessary and scientific foundations of the CBRA to conclude that there are no unacceptable health risks to individuals living in Port Colborne as a result of historical emissions of nickel, copper and cobalt.

It indicates their results of the CBRA process and that information was gathered through consultation with the MECP that helped guide the development of their framework. In short, Vale's goal is to reach a positive conclusion to the CBRA process.

Vale acknowledges that it is presenting a compromise position on a without prejudice basis to the MECP in an effort to resolve differing points of view on both regulatory matters and matters of science. Therefore, comments from the MECP are essential for the City and current and future landowners as it relates to the safe soil levels of the CBRA CoCs and levels for use in Ontario Regulation 153/04.

Staff recently met with George McKibbin, an Environmental Advisory Committee (EAC) member, to provide clarity on their concern to Council. Mr. McKibbin acknowledged that there was no disagreement per se but rather the EAC's concern centred around the fact that the CBRA never concluded with what level of contaminants found in soils were considered safe, that transfer of cleanup responsibility rests with the landowners when they make planning applications and to what level as the MECP has never provided that in writing.

In conclusion and review of the above, the recommendation below will provide the City and current and future landowners where the MECP stands on matters relative to the CBRA and Ontario Regulation 153/04.

4) OPTIONS AND FINANCIAL CONSIDERATIONS

a) Do Nothing

N/A

b) Other Options

N/A

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

N/A

6) ATTACHMENTS

N/A

7) RECOMMENDATION

That the Director of Planning and Development be directed to send a letter to the Ministry of the Environment, Conservation and Parks requesting clarification with respect to the safe soil levels of the Port Colborne Community Based Risk Assessment Chemicals of Concern and levels for use in Ontario Regulation 153/04.

8) **SIGNATURES**

Prepared on July 31, 2019 by:



Dan Aquilina, MCIP, RPP, CPT
Director of Planning and Development

Reviewed and respectfully submitted by:



C. Scott Luey
Chief Administrative Officer

Report Number: 2019-127

Date: August 12, 2019

SUBJECT: Proposed Development Agreements for Lawrence Barnai, 1628 Minor Road

1) PURPOSE:

This report has been prepared to recommend Council's approval to enter into a development agreement with Lawrence Barnai to ensure future development on Mr. Barnai's property on the Minor Road is completed in accordance with requirements of the Regional Municipality of Niagara (Region). A development agreement is a legal undertaking between the City and the other signing parties that work will be completed in a certain fashion or timeframe. Development agreements are registered on title for the property in perpetuity to ensure compliance.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

Lawrence Barnai obtained two consents to sever property on Minor Road from the Committee of Adjustment in applications B13-18-PC and B14-18-PC (Notices of Decision attached as Appendix A). One of the conditions that Mr. Barnai must clear before the severances are given final certification is "enter into a development agreement with the City of Port Colborne prior to any construction or site alteration, to address the Region's concerns". The Region's request for a development agreement will address a tree savings plan to demonstrate that building envelopes will be focused on areas outside of the woodland, the design of the new lots to ensure that they incorporate all mitigation measures, design of the new dwelling to mitigate impacts of light spillage, and cisterns and septic systems on the lots and the type of septic systems that must be installed on the lots.

3) STAFF COMMENTS AND DISCUSSIONS

Staff have prepared the draft development agreements (Appendix B). Staff recommends that Council approve these development agreements.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do Nothing

This option is not recommended as it would negatively impact development of Lawrence Barnai's property at 1628 Minor Road.

b) Other Options

That Council accepts this report as information and not take any further action at this time. This option is not recommended as it would negatively impact development of Lawrence Barnai's property at 1628 Minor Road.

Application B13-18-PC

December 13, 2018

IN THE MATTER OF The Planning Act, R.S.O., 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the property legally known as Part of Lot 33, Concession 2, former Township of Humberstone; now in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 1628 Minor Road.

AND IN THE MATTER OF AN APPLICATION by the owner Lawrence Barnai for a severance under Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, so as to permit the conveyance of Part 1 having a lot frontage of 68.58m (225ft) with a total lot area of 1.045 ha (2.58ac) for a proposed residential use. Part 3 will retain a lot frontage of 357.44m (1172.70ft) on Minor Road with a lot area of 18.769ha (46.37ac) for an existing residential and agricultural use.

That application B13-18-PC be **GRANTED** subject to the following conditions:

1. That the applicant enter into a Development Agreement with the City of Port Colborne to require the completion of a tree savings plan, implementation of mitigation measures, restriction on light spillage on to woodlands and installation of a tertiary septic system, as specified in correspondence from the Niagara Region dated December 11, 2018 referencing files D.06.07.CS-18-069 and D.06.07.CS-18-070.
2. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant.
3. That the owner submit a letter to the City indicating that (s)he is aware of the requirements of By-law 4748/130/05 which requires the collection of the parkland dedication at the time of the building permit application based on the value of the property the day before issuance of the permit and that (s)he will advise any future purchasers of this requirement.
4. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
5. That a final certification fee of \$200 payable to the City of Port Colborne be submitted to the Secretary-Treasurer.

For the following reasons:

1. The application conforms to the policies of the Official Plan and will comply with the provisions of Zoning By-law 6575/30/81, as amended.
2. This decision is rendered having regard to the provisions of subsection 51(24) of the Planning Act, R.S.O. 1990, c.P.13.

DATED AT PORT COLBORNE this 11th day of December, 2018.

FINAL AND BINDING


 SECRETARY-TREASURER

DECISIONS SIGNED:

| | | | | |
|---|--|--|---|---|
| "Dan O'Hara" _____ Signature of Member of Committee | "Bill Steele" _____ Signature of Member of Committee | "Bea Kenny" _____ Signature of Member of Committee | "Yvon Doucet" _____ Signature of Member of Committee | _____ Signature of Member of Committee |
|---|--|--|---|---|

CERTIFIED A TRUE COPY


 SECRETARY-TREASURER

Application B14-18-PC

December 13, 2018

IN THE MATTER OF The Planning Act, R.S.O., 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the property legally known as Part of Lot 33, Concession 2, former Township of Humberstone; now in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 1628 Minor Road.

AND IN THE MATTER OF AN APPLICATION by the owner Lawrence Barnai for a severance under Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, so as to permit the conveyance of Part 2 having a lot frontage of 68.58m (225ft) with a total lot area of 1.045 ha (2.58ac) for a proposed residential use. Part 3 will retain a lot frontage of 357.44m (1172.70ft) on Minor Road with a lot area of 18.769ha (46.37ac) for an existing residential and agricultural use.

That application B14-18-PC be **GRANTED** subject to the following conditions:

1. That the applicant enter into a Development Agreement with the City of Port Colborne to require the completion of a tree savings plan, implementation of mitigation measures, restriction on light spillage on to woodlands and installation of a tertiary septic system, as specified in correspondence from the Niagara Region dated December 11, 2018 referencing files D.06.07.CS-18-069 and D.06.07.CS-18-070.
2. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant.
3. That the owner submit a letter to the City indicating that (s)he is aware of the requirements of By-law 4748/130/05 which requires the collection of the parkland dedication at the time of the building permit application based on the value of the property the day before issuance of the permit and that (s)he will advise any future purchasers of this requirement.
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FINAL AND BINDING


 SECRETARY-TREASURER


For the following reasons:

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2. This decision is rendered having regard to the provisions of subsection 51(24) of the Planning Act, R.S.O. 1990, c.P.13.

CERTIFIED A TRUE COPY

DATED AT PORT COLBORNE this 11th day of December, 2018.

DECISIONS SIGNED:


 SECRETARY-TREASURER

| | | | | |
|--|--|--|-------------------------------------|--|
| "Dan O'Hara" | "Bill Steele" | "Bea Kenny" | "Yvon Doucet" | |
| Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee |

Application B13-18-PC

December 13, 2018

IN THE MATTER OF The Planning Act, R.S.O., 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the property legally known as Part of Lot 33, Concession 2, former Township of Humberstone; now in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 1628 Minor Road.

AND IN THE MATTER OF AN APPLICATION by the owner Lawrence Barnai for a severance under Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, so as to permit the conveyance of Part 1 having a lot frontage of 68.58m (225ft) with a total lot area of 1.045 ha (2.58ac) for a proposed residential use. Part 3 will retain a lot frontage of 357.44m (1172.70ft) on Minor Road with a lot area of 18.769ha (46.37ac) for an existing residential and agricultural use.

That application B13-18-PC be **GRANTED** subject to the following conditions:

1. That the applicant enter into a Development Agreement with the City of Port Colborne to require the completion of a tree savings plan, implementation of mitigation measures, restriction on light spillage on to woodlands and installation of a tertiary septic system, as specified in correspondence from the Niagara Region dated December 11, 2018 referencing files D.06.07.CS-18-069 and D.06.07.CS-18-070.
2. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant.
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4. That the applicant provides the Secretary-Treasurer with the deeds in triplicate for conveyance of the subject parcel or a registrable legal description of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
5. That a final certification fee of \$200 payable to the City of Port Colborne be submitted to the Secretary-Treasurer.

For the following reasons:

1. The application conforms to the policies of the Official Plan and will comply with the provisions of Zoning By-law 6575/30/81, as amended.
2. This decision is rendered having regard to the provisions of subsection 51(24) of the Planning Act, R.S.O. 1990, c.P.13.

DATED AT PORT COLBORNE this 11th day of December, 2018.

FINAL AND BINDING


 SECRETARY-TREASURER

DECISIONS SIGNED:

| | | | | |
|--|--|--|-------------------------------------|--|
| "Dan O'Hara" | "Bill Steele" | "Bea Kenny" | "Yvon Doucet" | |
| Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee | Signature of Member of Committee |

CERTIFIED A TRUE COPY


 SECRETARY-TREASURER

Application B14-18-PC

December 13, 2018

IN THE MATTER OF The Planning Act, R.S.O., 1990, Chapter P13, Section 53(1);

AND IN THE MATTER OF the property legally known as Part of Lot 33, Concession 2, former Township of Humberstone; now in the City of Port Colborne, Regional Municipality of Niagara; municipally known as 1628 Minor Road.

AND IN THE MATTER OF AN APPLICATION by the owner Lawrence Barnai for a severance under Section 53(1) of the Planning Act, R.S.O. 1990, Chapter P. 13, so as to permit the conveyance of Part 2 having a lot frontage of 68.58m (225ft) with a total lot area of 1.045 ha (2.58ac) for a proposed residential use. Part 3 will retain a lot frontage of 357.44m (1172.70ft) on Minor Road with a lot area of 18.769ha (46.37ac) for an existing residential and agricultural use.

That application B14-18-PC be **GRANTED** subject to the following conditions:

1. That the applicant enter into a Development Agreement with the City of Port Colborne to require the completion of a tree savings plan, implementation of mitigation measures, restriction on light spillage on to woodlands and installation of a tertiary septic system, as specified in correspondence from the Niagara Region dated December 11, 2018 referencing files D.06.07.CS-18-069 and D.06.07.CS-18-070.
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5. That a final certification fee of \$200 payable to the City of Port Colborne be submitted to the Secretary-Treasurer.

FINAL AND BINDING

N. Malon
 SECRETARY-TREASURER

For the following reasons:

1. The application conforms to the policies of the Official Plan and will comply with the provisions of Zoning By-law 6575/30/81, as amended.
2. This decision is rendered having regard to the provisions of subsection 51(24) of the Planning Act, R.S.O. 1990, c.P.13.

CERTIFIED A TRUE COPY

N. Malon
 SECRETARY-TREASURER

DATED AT PORT COLBORNE this 11th day of December, 2018.

DECISIONS SIGNED:

| | | | | |
|---|---|---|--|---|
| "Dan O'Hara" | "Bill Steele" | "Bea Kenny" | "Yvon Doucet" | |
| _____ Signature of Member of Committee | _____ Signature of Member of Committee | _____ Signature of Member of Committee | _____ Signature of Member of Committee | _____ Signature of Member of Committee |

THIS DEVELOPMENT AGREEMENT made this ____ day of _____, 2019.

BETWEEN:

LAWRENCE BARNAI

hereinafter referred to as the "OWNER";

and

THE CORPORATION OF THE CITY OF PORT COLBORNE

hereinafter referred to as the "CITY";

WHEREAS the Owner desires to develop the lands described in Schedule "A" attached hereto (hereinafter referred to as the "Lands");

AND WHEREAS on December 11, 2018 the Committee of Adjustment for the City approved the creation of one residential building lot (Application B14-18-PC);

AND WHEREAS the Regional Municipality of Niagara (hereinafter referred to as the "Region") requires a Development Agreement between the Owner and the City regarding specific conditions and processes to be followed during development of the Lands;

NOW THEREFORE the parties hereto agree as follows:

1. The Owner hereby warrants that it is the registered Owner of the Lands described in Schedule "A" to this Development Agreement.
2. The Owner agrees that upon the execution of this Development Agreement, the Lands shall be charged with the performance of the terms of this Development Agreement and that the performance of such terms shall be binding upon the Owner, its executors, administrators, successors, assigns, heirs, and successors in title.
3. The Owner shall indemnify and save harmless the City from and against all actions, causes of action, interest, claims, demands, costs, charges, damages, expenses, and loss, which the City may at any time bear, incur, be liable for, sustain or be put to for any reason of, or on account of, or by reason of, or in consequence of, the City, as the case may be, entering into this Development Agreement.
4. The Owner shall undertake or implement all requirements in Paragraphs 5, 6, 7 and 8 of this agreement prior to any tree removal, construction or site alteration to the satisfaction of the Regional Municipality of Niagara.
5. A Tree Savings Plan is to be completed in accordance with definition 1.36 of the Niagara Region Tree and Forest Conservation Bylaw (By-law No. 30-2008) and approved by Niagara Region. The Plan shall demonstrate that building envelopes will be focused on areas outside of the woodland, where possible. This is to be done in conjunction with the site plan and grading plan.
6. The design of the new lots shall incorporate all Mitigation Measures identified in section 7.0 (page 22) of the Environmental Impact Study (EIS) prepared by Colville Consulting Inc., dated October 2018 onto all applicable plans and drawings.
7. In addition to the Mitigation Measures identified in the EIS by Coleville Consulting, the design of the new dwellings shall mitigate any impacts of light spillage on the woodland through design of exterior lighting that is shielded to project light

downward instead of skyward.

8. All new lots shall include a tertiary septic system for denitrification and water supply by cistern.
9. The Owner agrees and acknowledges that the City shall register this Development Agreement on title to the Lands and that such registration may only be removed with the written consent of the City and the Region.

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

OWNER

Lawrence Barnai

**THE CORPORATION OF THE CITY
OF PORT COLBORNE**

William C Steele, Mayor

Amber LaPointe, Clerk

SCHEDULE "A" – THE LANDS

Part 2 on Plan 59R-16444
On the West Side of Minor Road
In the City of Port Colborne
In the Regional Municipality of Niagara

THIS DEVELOPMENT AGREEMENT made this ____ day of _____, 2019.

BETWEEN:

LAWRENCE BARNAI

hereinafter referred to as the "OWNER";

and

THE CORPORATION OF THE CITY OF PORT COLBORNE

hereinafter referred to as the "CITY";

WHEREAS the Owner desires to develop the lands described in Schedule "A" attached hereto (hereinafter referred to as the "Lands");

AND WHEREAS on December 11, 2018 the Committee of Adjustment for the City approved the creation of one residential building lot (Application B13-18-PC);

AND WHEREAS the Regional Municipality of Niagara (hereinafter referred to as the "Region") requires a Development Agreement between the Owner and the City regarding specific conditions and processes to be followed during development of the Lands;

NOW THEREFORE the parties hereto agree as follows:

1. The Owner hereby warrants that it is the registered Owner of the Lands described in Schedule "A" to this Development Agreement.
2. The Owner agrees that upon the execution of this Development Agreement, the Lands shall be charged with the performance of the terms of this Development Agreement and that the performance of such terms shall be binding upon the Owner, its executors, administrators, successors, assigns, heirs, and successors in title.
3. The Owner shall indemnify and save harmless the City from and against all actions, causes of action, interest, claims, demands, costs, charges, damages, expenses, and loss, which the City may at any time bear, incur, be liable for, sustain or be put to for any reason of, or on account of, or by reason of, or in consequence of, the City, as the case may be, entering into this Development Agreement.
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7. In addition to the Mitigation Measures identified in the EIS by Coleville Consulting, the design of the new dwellings shall mitigate any impacts of light spillage on the woodland through design of exterior lighting that is shielded to project light

downward instead of skyward.

8. All new lots shall include a tertiary septic system for denitrification and water supply by cistern.
9. The Owner agrees and acknowledges that the City shall register this Development Agreement on title to the Lands and that such registration may only be removed with the written consent of the City and the Region.

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

OWNER

Lawrence Barnai

**THE CORPORATION OF THE CITY
OF PORT COLBORNE**

William C Steele, Mayor

Amber LaPointe, Clerk

SCHEDULE "A" – THE LANDS

Part 1 on Plan 59R-16444
On the West Side of Minor Road
In the City of Port Colborne
In the Regional Municipality of Niagara



MEMORANDUM

MAYOR'S OFFICE

905-835-2900 Ext. 301

TO: Members of Port Colborne City Council

FROM: Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee

DATE: August 1, 2019

RE: Recommendations of Grant Policy Committee

The Grant Policy Committee met to review applications for the second intake of 2019. In accordance with Section 4.3(e) – "During a regular meeting of the Corporation, Council will approve all final recommendations," we bring forward the following recommendations for consideration by Council.

Moved by G. Bruno
Seconded by B. Haymes

That donation/sponsorship requests be approved for a total of \$10,325 for the second allocation for the year 2019 as follows:

Community Living Port Colborne Wainfleet – to provide financial assistance to the children of Port Colborne who are unable to register for recreation programs due to lack of funds - **\$1,700**

Friends of Port Colborne Lighthouses – to assist with the cost of insurance to allow tours of the Port Colborne Lighthouses - **\$1,400**

Friends of Roselawn Centre – to assist with the cost of purchasing a new stove for the Roselawn Centre - **\$1,200** (Note: these funds will only be disbursed if the City proceeds with the project)

Niagara Nutrition Partners – to assist with the purchase of food to run the nutrition programs in Port Colborne schools - **\$2,500**

Port Colborne Fair Trade Town Committee – to purchase a new banner, advertising and printing for the Fair Trade Crawl and a 10 year celebration cake - **\$725**

Port Colborne Historical & Marine Museum Auxiliary - to assist with renovations to Arabella's Tea Room - **\$2,800**

Respectfully submitted.

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PORT COLBORNE GIRLS HOCKEY ASSOCIATION
PORT COLBORNE WAVE

City of Port Colborne

66 Charlotte Street,

Port Colborne

Ontario, L3K 3C8

To: Mayor and City Councillors

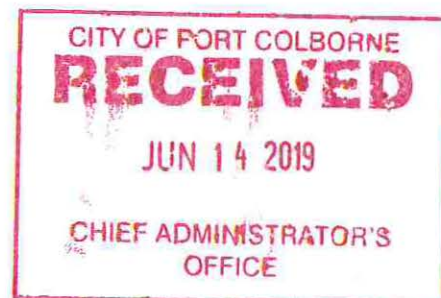
Friday, August 30th will be a significant day in Port Colborne as we will be hosting a hockey game between the Niagara Ice Dogs and the Barrie Colts. This will be the first Major Junior Hockey game in Port Colborne since the late 60s. **We ask the Mayor and the City Council to declare Friday, August 30, 2019 as “Niagara Ice Dogs Day in Port Colborne.”** Along with the game, there will be a Free Skate, Free Swim and the chance for people to learn on to play Sledge Hockey. Prior to the game, there will be a free concert at the Vale Centre with the “Rock of 80s” band.

It is significant that we put on a great show for all those who will be attending from near and far. It will be the first exposure to many to the Vale Centre and to the City of Port Colborne. It is anticipated that this event will be a sell out and we are hoping the Ice Dogs will see the effort that we have put into this event, so that they will want to come back in future.

Thank you for your consideration.

Bryan Elliott

Ice Dogs Game Coordinator



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Rankin Construction Inc.

CONTRACTORS & ENGINEERS

City of Port Colborne
RECEIVED
JUL 25 2019
CORPORATE SERVICES
DEPARTMENT

Rankin Construction Inc.
222 Martindale Rd.
St. Catharines, Ontario
L2R 7A3

June 18, 2019

Members of Council
City of Port Colborne
66 Charlotte Street
Port Colborne, ON L3K 3C8

Dear Members of Council:

Re: Peer Review for Port Colborne Quarries Site Alteration Permit

On behalf of Rankin Construction Inc., the parent company of Port Colborne Quarries Inc. (PCQ), I would like Council to know that we have been reflecting on concerns raised by some members of the community regarding our rehabilitation plan for Pit One at the quarry and as a result have initiated a series of steps to ensure that the community's concerns are addressed.

We have developed several pieces of information for councillors and residents to further understand the quarry rehabilitation efforts. This includes an information brochure to be delivered to residents, a Frequently Asked Questions document, and a publicly accessible website with resources like:

- Rehabilitation project background
- Government of Ontario resources on:
 - Management of Excess Soil – A Guide for Best Management Practices
 - Soil, ground water and sediment standards for use under Part XV.1 of the Environmental Protection Act
 - Aggregate resources – How to Rehabilitate Pits and Quarries
 - Importation of Inert Fill for the Purpose of Remediation
- Expert third-party rehabilitation assessments from IBI Group and Golder Associates Inc.
- The list of Frequently Asked Questions about the project

The website can be found at <http://www.portcolbornequarries.ca/>

As well, we understand the report that was to go to Council June 24, 2019 will be deferred pending a peer review of all relevant documents related to the rehabilitation program. We welcome Council's motion to engage an independent qualified consultant to perform a peer review of our site alteration permit application and supporting consultants' studies.

As an organization committed to environmental stewardship, professionalism and a genuine spirit of community involvement, in working with all stakeholders, we want to ensure that you and your constituents have confidence in our rehabilitation plans for Pit One.

We trust that the matrix scoring developed to choose the qualified consultant to conduct the peer review will be appropriately weighted toward related experience and professional qualifications and that it will carry no bias or conflict of interest. I am sure you agree that ensuring confidence from all parties, including Rankin Construction, in the peer review process will help ensure an outcome we can all support. With this in mind, I would formally request that the companies sought out possess the following:

- Experience throughout the province of Ontario, not just locally in Niagara;
- Specific soil management expertise;
- A qualified hydrologist as part of the consultant team, to ensure proper analysis on the aquifer;
- No bias or relationship, previous or current, with any interested parties.

Without the requirements referred to above, the peer review will lack credibility as well as the confidence all stakeholders need in the review outcome and Council will continue to struggle with our application.

Finally, be assured we will make our expert consultant team available to the qualified peer reviewer to seek clarification, discuss any items and answer any questions they may have regarding our studies and rehabilitation plan.

Please keep us informed of the timelines on the peer consultant selection process.

Sincerely,



Tom Rankin, P. Eng., CEO

c. His Worship William C. Steele & Port Colborne City Council,
c/o Amber LaPointe, City Clerk

JUL 22 2019

CORPORATE SERVICES
DEPARTMENT

From: <Vance.Badawey.P9@parl.gc.ca>
To: <clerks@stcatharines.ca>, <clerk@thorold.com>, <clerk@welland.ca>, <cityclerk@portcolborne.ca>
Date: 2019-07-22 12:02 PM
Subject: Attention: Mayor & Members of City Council

Mayor and Members of City Council,

The Minister of Environment and Climate Change, Catherine McKenna, announced that small- and medium-sized businesses in Ontario, New Brunswick, Manitoba, and Saskatchewan can now apply to the SME Project stream of the Climate Action Incentive Fund.

Small and medium-sized businesses in these provinces will be eligible to receive funding of up to 25 percent of the cost of projects that will make their businesses more productive and competitive as they reduce energy use, save money, and cut greenhouse gas pollution.

This is the Project fund for larger projects. A second fund for rebates on specific energy-efficient equipment, likely of more interest to smaller SMEs, will be launched in the coming weeks.

- Applications will be accepted for 90 days starting July 17, 2019, or until funding exhausted. Eligible recipients and Small and medium-sized businesses, with up to 499 employees.
- News Release & application details: <https://www.canada.ca/en/environment-climate-change/news/2019/07/small-and-medium-sized-businesses-in-ontario-new-brunswick-manitoba-and-saskatchewan-can-now-apply-for-funding-for-energy-saving-projects.html>

Eligible project categories include:

Agricultural retrofits

- Changes to agricultural processes to improve energy efficiency
- Fuel switching to lower emitting energy sources in agricultural operations
- Other energy efficiency measures in the agricultural sector

Building retrofits

- Enhancements to building envelope (with direct energy savings), including energy efficient windows/doors/skylights, increased insulation, weatherproofing, and glazing;
- Energy efficient lighting system;
- Heating, ventilation, and air conditioning (HVAC) equipment/systems/controls;
- Water heating retrofits, including high efficiency condensing water heating;
- High-efficiency motors and controls;
- Energy management controls, including building automation systems; and
- Fuel switching to lower emitting energy sources in existing buildings.

Electricity, energy or fuel production

- District energy (heating and/or cooling);
- Combined heat and power for own use;
- Renewable energy systems (e.g. solar photovoltaic, wind energy, micro-hydro, stand-alone storage systems) on-site and for own-use; and
- Low-emission fuel production for own-use.

Industrial process improvements

- Retrofitting and upgrading of existing equipment used for industrial processes;
- Fuel switching to lower emitting energy sources;
- Process changes; and
- Waste-heat recovery.

Transportation retrofits

- Heavy-duty vehicle retrofits, including energy efficiency and/or fuel switching to lower emitting sources; and
- Marine vehicle retrofits, including energy efficiency and/or fuel switching to lower emitting sources.

Waste

- Energy efficiency measures in waste management.

Please don't hesitate to reach out if you have any questions or comments.

Kind regards,

Vance



Vance Badawey

Member of Parliament
Niagara Centre
Valour Bldg, Room 1170
Ottawa, Ontario K1A 0A6
Tel. (613) 995-0988
Fax. (613) 995-5245
vance.badawey@parl.gc.ca

July 19, 2019

CL 13-2019, July 18, 2019
PEDC 7-2019, July 10, 2019
PDS 27-2019, July 10, 2019

AREA MUNICIPAL CLERKS

SENT ELECTRONICALLY

**Re: Niagara Housing Statement Final Summary Report
PDS 27-2019**

Regional Council, at its meeting of July 18, 2019, approved the following recommendation of its Planning and Economic Development Committee:

That Report PDS 27-2019, dated July 10, 2019, respecting Niagara Housing Statement Final Summary Report, **BE RECEIVED** and **BE CIRCULATED** to the Local Area Municipalities.

A copy of Report PDS 27-2019 is enclosed for your information.

Yours truly,



Ann-Marie Norio
Regional Clerk
:me

CLK-C 2019-181

Subject: Niagara Housing Statement Final Summary Report

Report to: Planning and Economic Development Committee

Report date: Wednesday, July 10, 2019

Recommendations

1. That Report PDS 27-2019 **BE RECEIVED** for information; and,
2. That a copy of Report PDS 27-2019 **BE CIRCULATED** to the Local Area Municipalities.

Key Facts

- The purpose of this report is to inform Council of the *Niagara Housing Statement Final Report* (“the Report”) which outlines the results of the data collected, known as the “Niagara Housing Statement Database”.
- The Report provides a summary analysis of population, demographic and housing characteristics, core housing need, and key population sub-groups, including older adults, immigrant populations, and aboriginal identity, through the use of graphics, geographical mapping at the sub-municipal level, and other visual aids intended to assist in the interpretation of the data collected.
- The Niagara Region hosted a training and facilitation session for local municipal planners on June 7th, 2019 in order to provide information regarding the contents and capabilities of the Niagara Housing Statement Database, as well as to explore the use of an agent-based analysis platform to gain insight into the risks and rewards of various housing scenarios.
- Staff will work to ensure that the Niagara Housing Statement Database is hosted on the Niagara Region’s Open Data portal and website for use by the public. Additionally, Regional staff will be determining the extent to which further analysis is required to inform the various studies and projects currently being undertaken across the Corporation to address housing need and affordability.

Financial Considerations

The Niagara Housing Statement project was funded through the 2018 Council Approved Operating Budget with contributions from the Planning and Development Services Department, and the Community Services Department. There are no direct financial implications arising from this report.

Analysis

Niagara Region Housing Market Analysis Report

In December 2018, the Canadian Centre for Economic Analysis (CANCEA), was retained by the Niagara Region for the preparation of a database to inform the comprehensive review of the Niagara Region 10-Year Housing and Homelessness Action Plan and the development of a Regional Housing Strategy. Overseen by the Planning and Development Services and the Community Services Departments, the final dataset provides an accurate assessment of the current and future demand for ownership, rental, and affordable housing within the Niagara Region, including detailed demographic and housing trends, income levels, and demographic and housing characteristics at the sub-municipal levels.

In order to verify and discuss the specific data procured for each of the twelve (12) local area municipalities, a series of one-on-one consultation meetings were held in March 2019 with local planning staff. The feedback received identified few corrections or gaps in the data presented, and as such, these consultation sessions were followed by a presentation from the CANCEA Project Team at the April 17th Planning and Economic Development Committee meeting (Report No. PDS 17-2019), which outlined the implications of the preliminary analysis of the data collected on core housing need within Niagara.

With the final database completed and circulated to local municipal staff, CANCEA has now prepared a final summary report (see Appendix I) to both provide a more comprehensive understanding of the demographic and housing trends that can be inferred from the prepared database, as well as to satisfy the remaining requirements of the Request for Proposal. The report, which had been reviewed by staff in the Planning and Development Services Department, Community Services Department, and Niagara Regional Housing, provides a summary analysis of population, demographic and housing characteristics, core housing need, and key population sub-groups, including older adults, immigrant populations, and aboriginal identity, through the use of graphics, geographical mapping at the sub-municipal level, and other visual aids intended to assist in the interpretation of the data collected.

Next Steps

The Niagara Region hosted a training and facilitation session for local municipal planners on June 7th, 2019 in order to provide information regarding the contents and capabilities of the Niagara Housing Statement Database, as well as to explore the use of CANCEA's agent-based analysis platform to gain insight into the risks and rewards of various housing scenarios. Based on the feedback received at this session, as well as inter-Departmental discussions, Regional staff will be determining the extent to which

further analysis is required to inform the various studies and projects currently being undertaken across the Corporation to address housing need and affordability.

Additionally, Regional staff will be working internally to ensure that the Niagara Housing Statement Database is hosted on the Niagara Region's Open Data portal and website for use by the public.

Alternatives Reviewed

N/A

Relationship to Council Strategic Priorities

The new Regional Official Plan will assist in implementing Council's Strategic Priority of Labour-Ready Workforce.

Other Pertinent Reports

- PDS 17-2019 Niagara Housing Statement – Affordable Housing Data

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Appendices

Appendix 1 Final Report – Niagara Region Housing Market Analysis Page 04

Niagara Region Housing Market Analysis

Trends, current state and forecasts, 1996-2041

June 2019



CANADIAN CENTRE FOR
ECONOMIC ANALYSIS

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GLOSSARY

Census Household: Contains at least one census family.

Census Family: Defined as a married couple or a couple living common law, with or without children of either and/or both spouses; or a lone parent of any marital status with at least one child living in the same dwelling. Grandchildren living with their grandparent(s) but no parents are also considered a census family.

CMA: Stands for Urban Census Metropolitan Area, defined by Statistics Canada as an area consisting of one or more neighbouring municipalities situated around a major urban core.

CMHC: Stands for Canada Mortgage and Housing Corporation, a Crown Corporation of the Government of Canada that acts as Canada's national housing agency.

Core Housing Need: According to CMHC, a household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Housing standards are defined as follows:

Adequate housing is reported by residents as not requiring any major repairs.

Affordable housing costs less than 30% of total before-tax household income.

Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard requirements.

DA: Stands for Dissemination Area, a small area composed of one or more neighbouring dissemination blocks with a population of 400 to 700 persons. This is a geographical resolution used by Statistics Canada.

High-Density Housing: Units in apartment buildings of five storeys or more. In some situations, housing is mixed with other uses.

LIM-AT: Stands for low-income measure, after tax, and is a metric for determining whether a household falls below a low-income threshold specific to the household size, based on whether its income is below 50% or median adjusted after-tax income.

Low-Density Housing: Single-detached and semi-detached housing.

MCR: Stands for Municipal Comprehensive Review, a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of the Provincial Growth Plan.

Medium-Density Housing: Units in row houses, duplex apartments, and apartment buildings of four storeys or less.

Multiple-Family Households: Households that consist of two or more census families. There may also be persons who are not in a census family in this type of household.

National Occupancy Standard: A standard developed by CMHC through consultations with provincial governments which is used to determine the number of bedrooms required by a household in order to be suitably housed.

Non-Census Household: Comprises a single person or two or more persons in a non-census family.

Primary Household Maintainer: The first person in the household identified as someone who pays the rent or mortgage, the taxes, or the electricity bill, and so on, for the dwelling.

St. Catharines-Niagara CMA: Comprises the municipalities of St. Catharines, Niagara Falls, Welland, Fort Erie, Lincoln, Port Colborne, Thorold, Pelham, Niagara-on-the-Lake and Wainfleet.

FINDINGS AT A GLANCE

The aim of this study was to develop the Niagara Housing Statement Database in support of the Regional Housing Study and Housing and Homelessness Action Plan. It compiles the available information about the current stock of rental, ownership and affordable housing in Niagara Region by type and location. This information is combined with data about the households themselves, including the type of household, income level, age of household maintainer, and whether the household faces core housing need or affordability challenges. The study also provides a forecast to 2041 of the future housing stock based on the Provincial Growth Plan projections as of May 2019 and current economic trends.

DEMOGRAPHICS

Niagara Region is facing unique challenges relative to much of Ontario. It already has a significantly older population than the province, and this demographic aging is expected to continue to trend upwards in the future. The population aged 65 years or older is expected to more than double by 2041. Single-person households are the dominant type of households, a trend which is also expected to continue as the population ages and household sizes decrease.

HOUSING STOCK

Niagara Region's housing stock is primarily low-density. Single-detached homes are the most common dwelling type, followed by low-rise apartments and row houses. Medium- and high-density housing represents 24% of the total stock and houses 71% of the renter population.

HOUSING NEED

Core housing need affects 13% of households in Niagara Region, or approximately 24,000 households, according to the most recent figures. Renter households are in core housing need at three times the rate of owner households and also live in unsuitable, unaffordable and inadequate dwellings at higher rates than their owner counterparts. Of these components of housing need, affordability is the main challenge in the Region, as rates of housing unsuitability and inadequacy are low overall. Almost all households affected by core housing need are in the lower 4 income deciles, and of these, the majority are in deciles 1 and 2, earning less than \$29,500 per year.

Similar rates of core housing need exist across most ages of household maintainers. Rates are slightly higher for households with a maintainer younger than 35 or older than 84. The household types predominantly affected are single-person households, which are the large majority of households in core housing need, and lone-parent households.

1.0 INTRODUCTION

1.1 OBJECTIVES

The aim of this study was to develop the Niagara Housing Statement Database in support of the Regional Housing Study and Housing and Homelessness Action Plan. It compiles the available information about the current stock of rental, ownership and affordable housing in Niagara Region by type and location. This information is combined with data about the households themselves, including the type of household, income level, age of household maintainer, and whether the household faces core housing need or affordability challenges. The study also provides a forecast to 2041 of the future housing stock based on the Provincial Growth Plan projections as of May 2019 and current economic trends.

Through the course of this study, working with Niagara Region, CANCEA:

- Created a comprehensive dataset that:
 - combines housing and demographic data in one place for use by Regional and local municipal planners and policymakers; and
 - includes historical forecasts and projections up to 2041 for key housing and demographic metrics.
- Conducted a housing need analysis to determine:
 - how many households are in core need;
 - how many households face affordability challenges; and
 - which groups are facing pressure in the ownership and rental markets.
- Consulted with local municipalities to:
 - confirm that data capture was representative of the local experience;
 - identify any relevant gaps;
 - provide training on the use of the database; and
 - determine the main scenarios of interest to test for the next study phase (scenario-based analysis).
- Presented findings to the Niagara Region Planning and Economic Development Committee.

This report is intended to provide a curated selection of representative housing and demographic data, along with graphs and tables to easily visualize this information, and to summarize key findings from the study.

1.2 METHODOLOGY

The Regional dataset was created using CANCEA's statistical analysis and data simulation platform, which makes use of 15 years' worth of community-level data housed in a linked-path agent database covering 55,000 regions across Canada. The platform is regularly updated to include the most recent Statistics Canada datasets and census information.

The population projections have been aligned to the Provincial Places to Grow targets as well as the numbers generated by the Municipal Comprehensive Review. These population projections, along with life expectancies and birth rates, are used to determine the number of households and the dwelling sizes these would require under different conditions and over time.

Information about the current housing stock, the way in which the current population is housed (affordability, suitability and adequacy) and dwelling formation rates (both market and non-market) are used to assess the supply of housing over time.

This study and the accompanying dataset draw primarily from Statistics Canada census datasets and CMHC tables. All population and household counts have been corrected for census undercounts. As a result, these may be a few percent larger than those found in the census table. All income values are presented in constant 2015 dollar figures to be consistent with the 2016 census results.

Additional data included was provided by Niagara Region, including:

- Provincial Policy Statement tables;
- Core housing need custom cuts; and
- Affordable housing data.

All figures, tables and statistics included in this report derive from these sources unless otherwise specified.

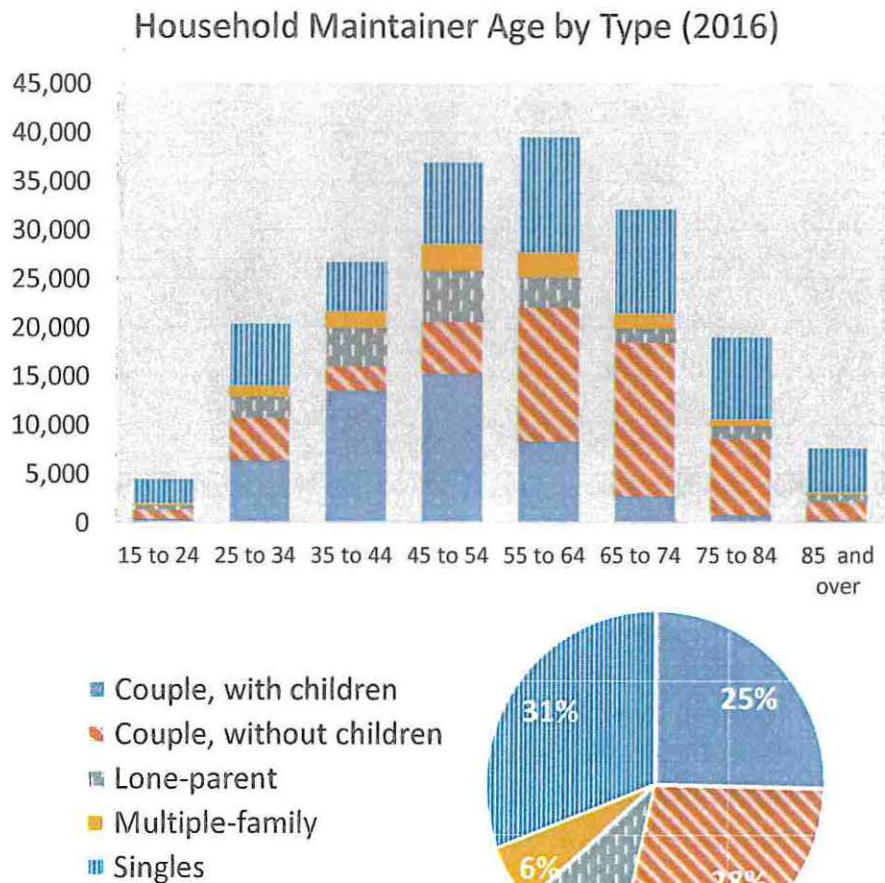
2.0 POPULATION AND HOUSEHOLDS

2.1 DEMOGRAPHIC TRENDS

2.1.1 HOUSEHOLDS

In Niagara Region, single-person households are the most common type (31%)¹, followed by couples without children (28%) and with children (25%). The proportion of single-person households is 1.5 times the provincial average. Additionally, 41% of singles are 65 years or older, which is 21% higher than the rest of Ontario.

Figure 1 Households by age and type, 2016

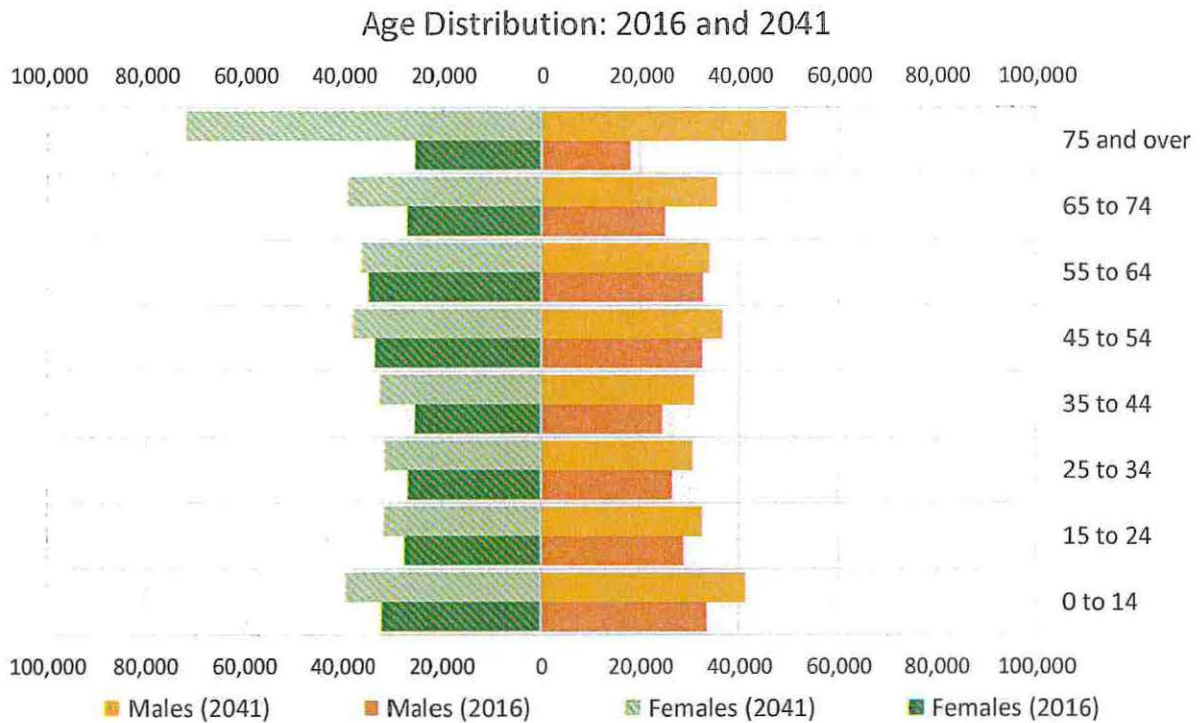


¹ Non-census households include all non-census family households (see glossary) and are predominantly single-person households. For simplicity this report will refer to non-census households as singles or single-person households moving forward.

2.1.2 POPULATION TRENDS

The age profile of Niagara Region is expected to increasingly skew older as 2041 approaches. By 2041, it is expected that the population aged 75 and older will be 50% larger than the 14 and under population. At 180%, the growth rate of the cohort aged 75 years or older is at least 4 times larger than the growth rate of any other cohort. The older population is projected to also skew female.

Figure 2 Population by age and sex, 2016 and 2041



2.2 EMPLOYMENT AND INCOMES

The average individual income in Niagara Region is \$41,591, while the median income is \$31,433. The discrepancy between the average and the mean is an indication of the degree of income disparity in the Region. Incomes are generally higher in the predominantly rural local municipalities and lower in the larger cities, particularly near the downtown cores, as seen in Figure 4.

In this analysis, incomes are reported both at the individual and household level. To analyze differences between individuals and households of different income levels, individual and household income deciles are used. Each population (household) decile contains 10% of the Regional population (households). The lower-bound income of each decile is the income of the person or household within the decile with the lowest income, and the upper bound is the income of the person or household with the highest income. Income deciles for Niagara Region are given in Table 1.

Figure 3 Average and median individual incomes, 2016

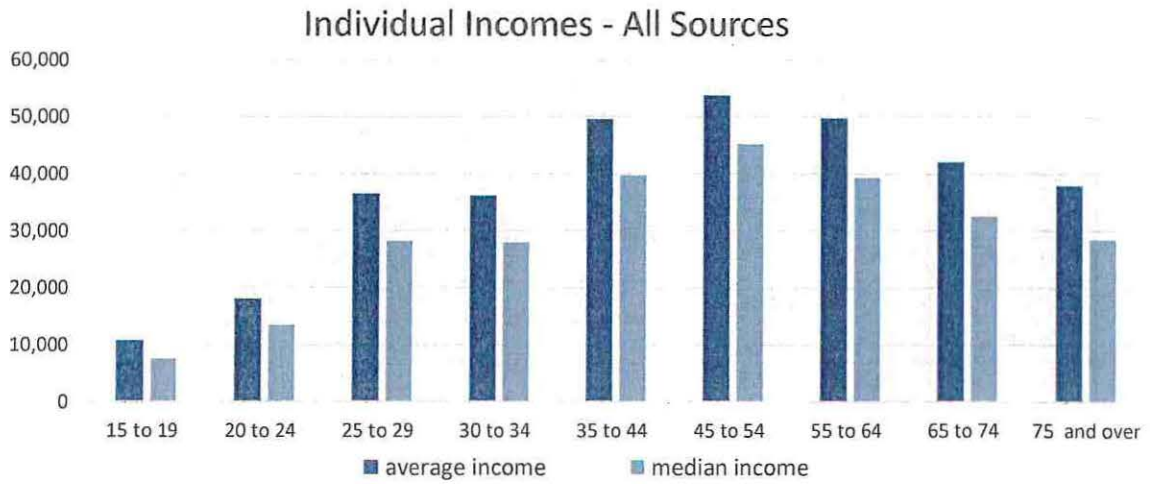


Figure 4 Median household income by dissemination area (legend in \$), 2016

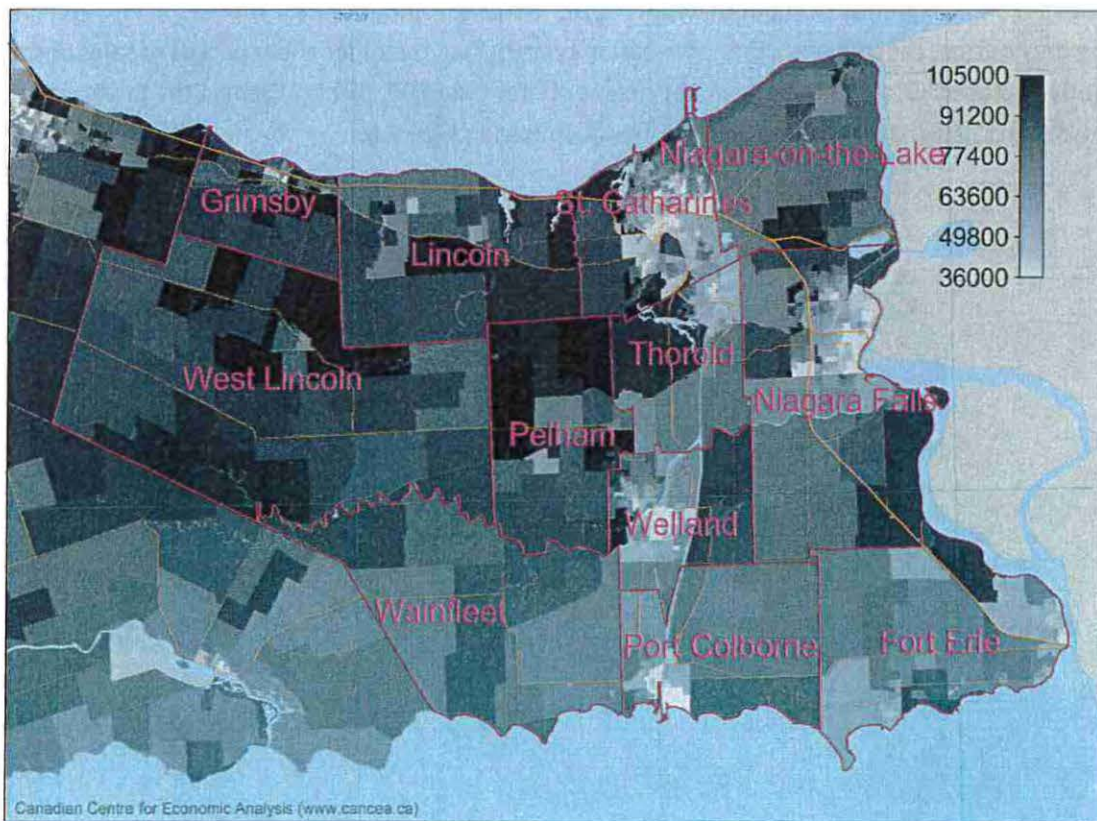


Table 1 Individual and household income deciles for Niagara Region, 2016

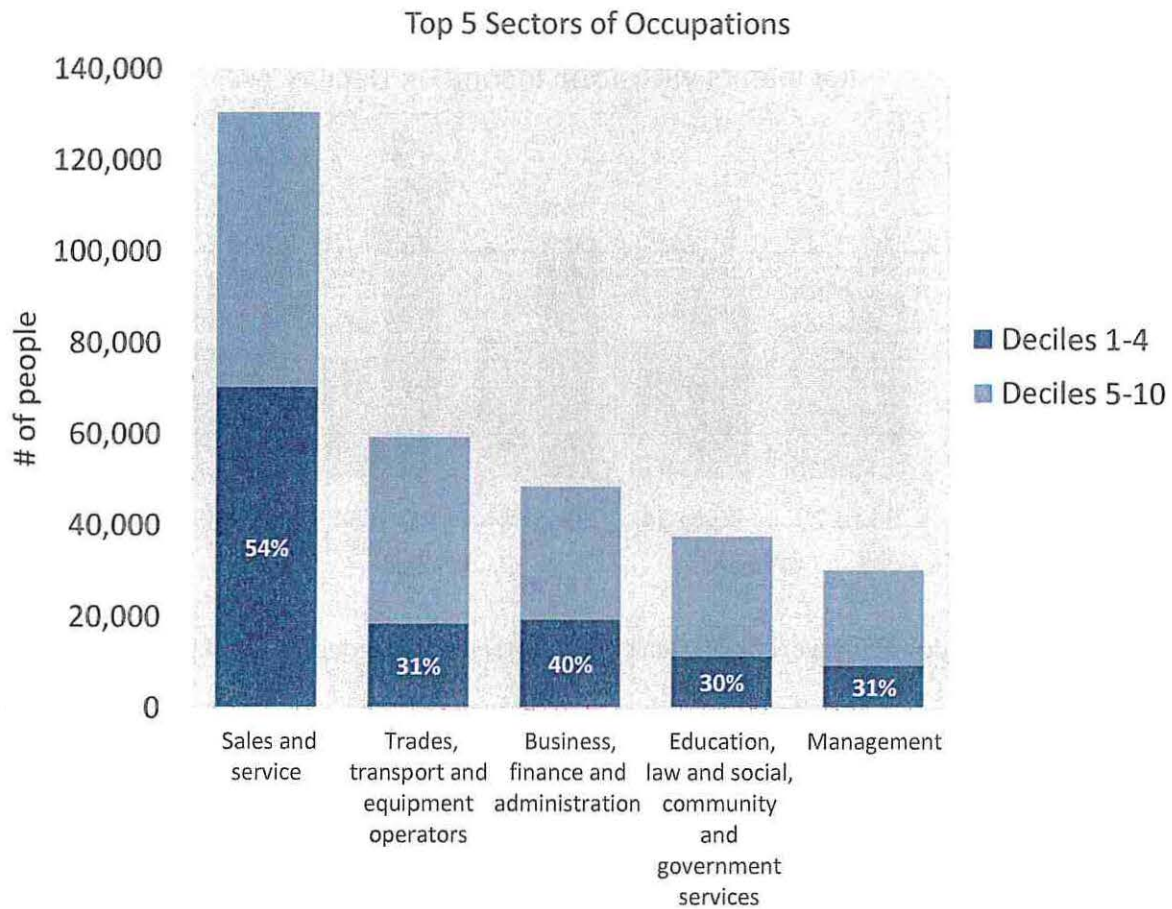
| | Individual Income | Household Income |
|-----------|----------------------|------------------------|
| Decile 1 | Less than \$8,900 | Less than \$19,400 |
| Decile 2 | \$8,900 to \$13,999 | \$19,400 to \$29,499 |
| Decile 3 | \$14,000 to \$19,099 | \$29,500 to \$39,799 |
| Decile 4 | \$19,100 to \$24,799 | \$39,800 to \$52,699 |
| Decile 5 | \$24,800 to \$31,399 | \$52,700 to \$68,399 |
| Decile 6 | \$31,400 to \$38,999 | \$68,400 to \$84,299 |
| Decile 7 | \$39,000 to \$48,999 | \$84,300 to \$101,199 |
| Decile 8 | \$49,000 to \$62,799 | \$101,200 to \$122,199 |
| Decile 9 | \$62,800 to \$85,799 | \$122,200 to \$155,899 |
| Decile 10 | \$85,800 or more | \$155,900 or more |

2.2.1 OCCUPATION

In Niagara Region, there is twice as many residents that report having an occupation in sales and service² as in the next most common occupation type. People in these occupations are more concentrated in lower income deciles than those in any other occupation type. In fact, over half of the people in sales and service occupations (about 13,400) have individual incomes below \$24,800, placing them in the lower 4 individual income deciles. The main occupation types are illustrated in Figure 5.

² This category contains retail and wholesale sales occupations and customer and personal service occupations related to a wide range of industries, such as accommodation and food service, travel, tourism, and cleaning services. See the National Occupational Classification (NOC) 2016 Version 1.0 on the [Statistics Canada website](#) for the full list of definitions of occupation types.

Figure 5 Top 5 occupation types, 2016



2.2.2 EMPLOYED, LOWER-INCOME POPULATION CHARACTERISTICS

The population of employment income-earners whose total income is in the lower 4 deciles skews female. The discrepancy between the share of all men and women with employment income whose total income is in the lower 4 income deciles increases with age, as shown in Figure 6.

The maximum educational attainment of most of the population whose total income is in the lower 4 deciles³ is a high school certificate, followed by a college certificate or diploma and no certificate or diploma. The subset of this population with a college certificate or diploma or at least some university skews significantly more female than the population with other educational attainment levels (see Figure 7).

³ This population also includes individuals who do not receive employment income and is therefore slightly larger than the population represented in Figure 6.

Figure 6 Gender and age of employment income recipients with a total income in deciles 1 to 4

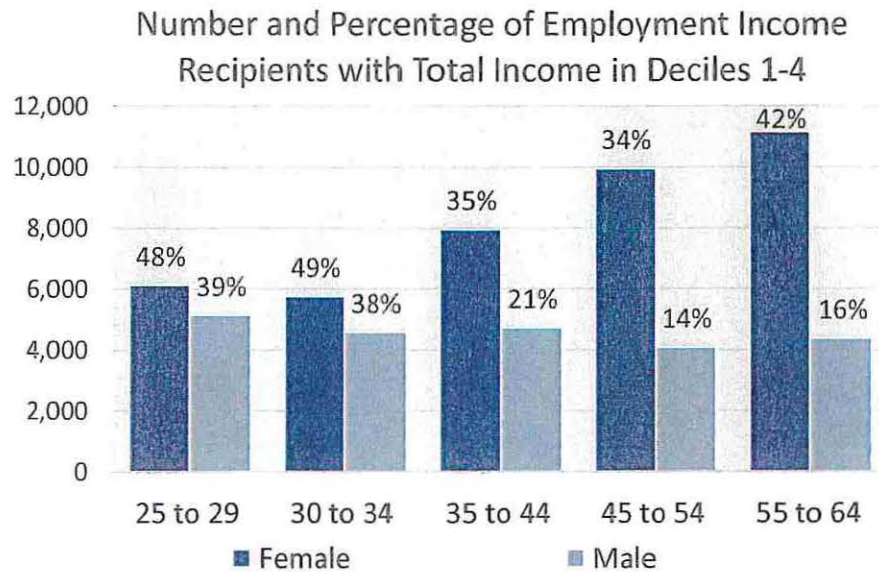
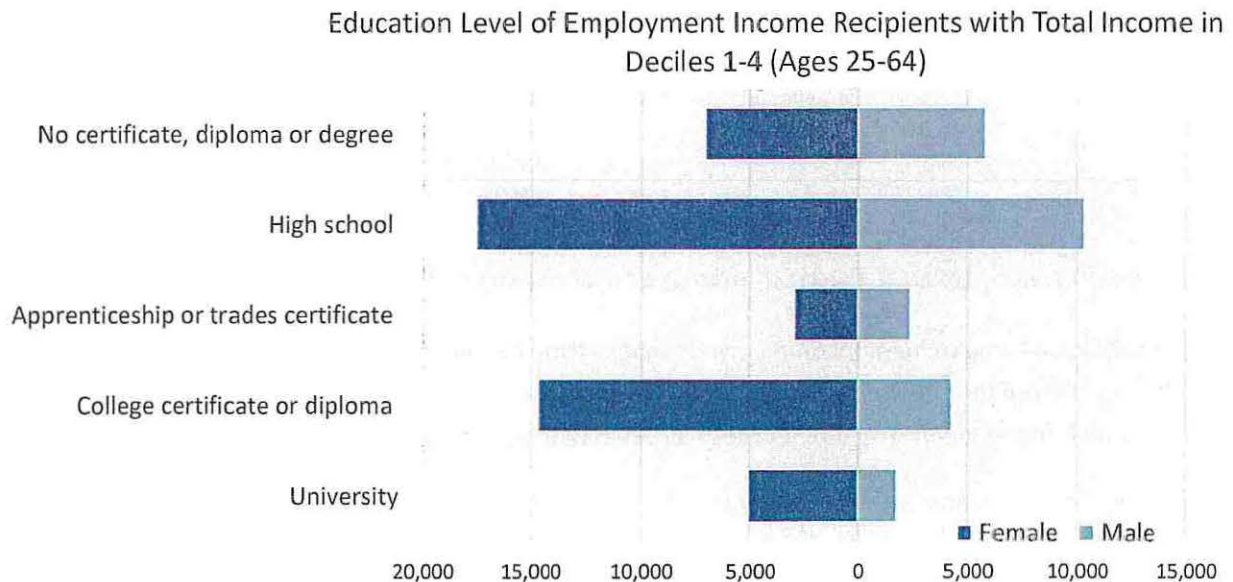


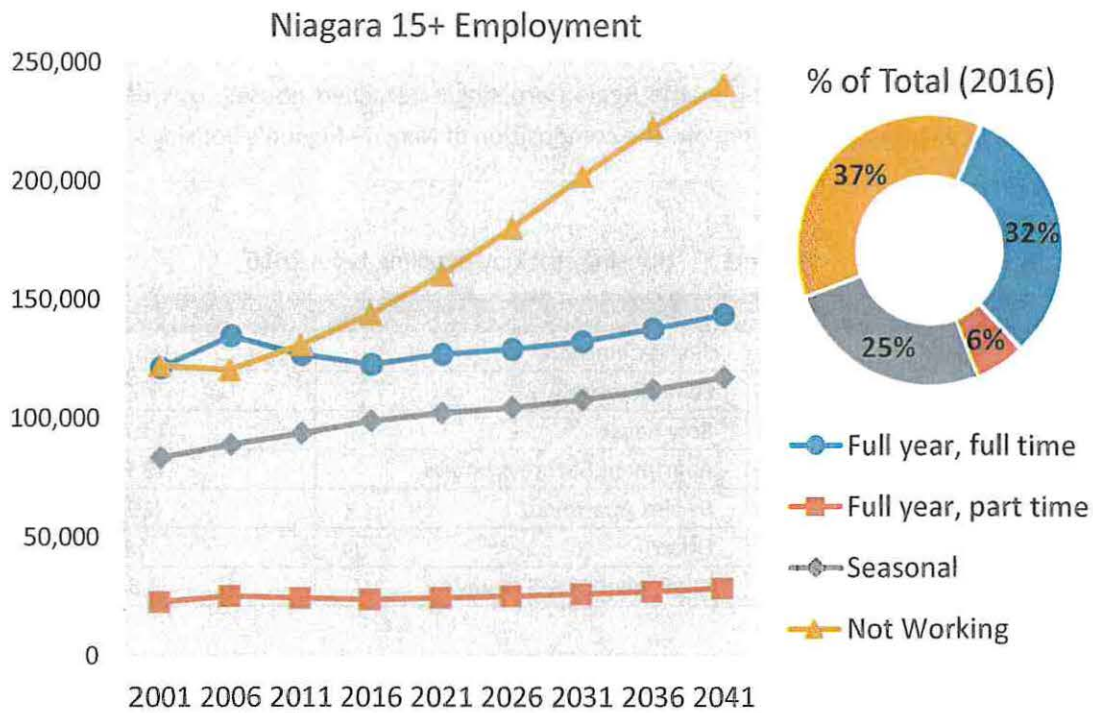
Figure 7 Education level of individuals with a total income in deciles 1 to 4 by gender



2.2.3 EMPLOYMENT INTENSITY

The Region is seeing an increasing number of people who are not employed, which correlates to the demographic aging of the population. Since 2011, Niagara Region has had more people not employed than people employed in full-time work. In parallel, the local dependency ratio – the proportion of residents aged 15 or younger and 65 and older relative to those in their working years (15 to 65) – will also increase.

Figure 8 Employment trends and projections, 2001-2041



2.3 CONCLUDING REMARKS

The following demographic and employment trends will affect future housing demand in Niagara Region, including the type of housing, location, tenure, density, etc.

- The demographic aging of the population
 - Demographic aging creates a trend towards smaller household sizes.
- The importance of sales and service employment, which is primarily lower-wage
 - Over half of the people in sales and service occupations are in the lower 4 individual income deciles.
 - Lower-income households are more concentrated in the larger cities in the Region, particularly in the downtown areas.
 - The ability to house this population can have an effect on the local economy.

3.0 HOUSING STOCK

3.1 DWELLING TYPES AND TENURE

The most common type of dwelling in the Region are single-detached houses. Low-density dwellings represent 73% of all housing in the Region. The composition of Niagara Region’s housing stock by dwelling type is presented in Table 1.

Table 1 Housing stock by dwelling type, 2016

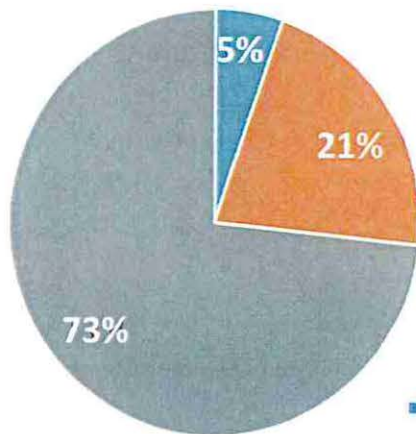
| Density | Dwelling Type | Number of Dwellings |
|---------|-----------------------------|---------------------|
| Low | Single-detached | 126,208 |
| Low | Semi-detached | 9,734 |
| Medium | Row house | 13,701 |
| Medium | Apartment 5 storeys or less | 19,975 |
| Medium | Duplex Apartment | 6,050 |
| Medium | Other | 486 |
| High | Apartment over 5 storeys | 9,864 |

The Region’s housing stock is composed of 74% ownership and 26% rental. The majority of the rental stock is concentrated in the larger cities in the Region, especially around the downtown cores, with very little rental stock outside of these areas (see Figure 9). Most ownership stock is low-density housing while most rental stock is medium- or high-density.

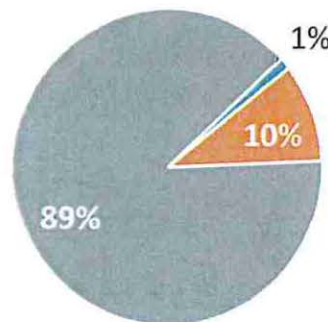
- 9 in 10 owners live in low-density housing.
- Over half of renters live in medium-density housing.

Figure 9 Housing density by tenure, 2016

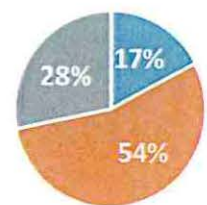
Total Dwellings by Density



Ownership Stock

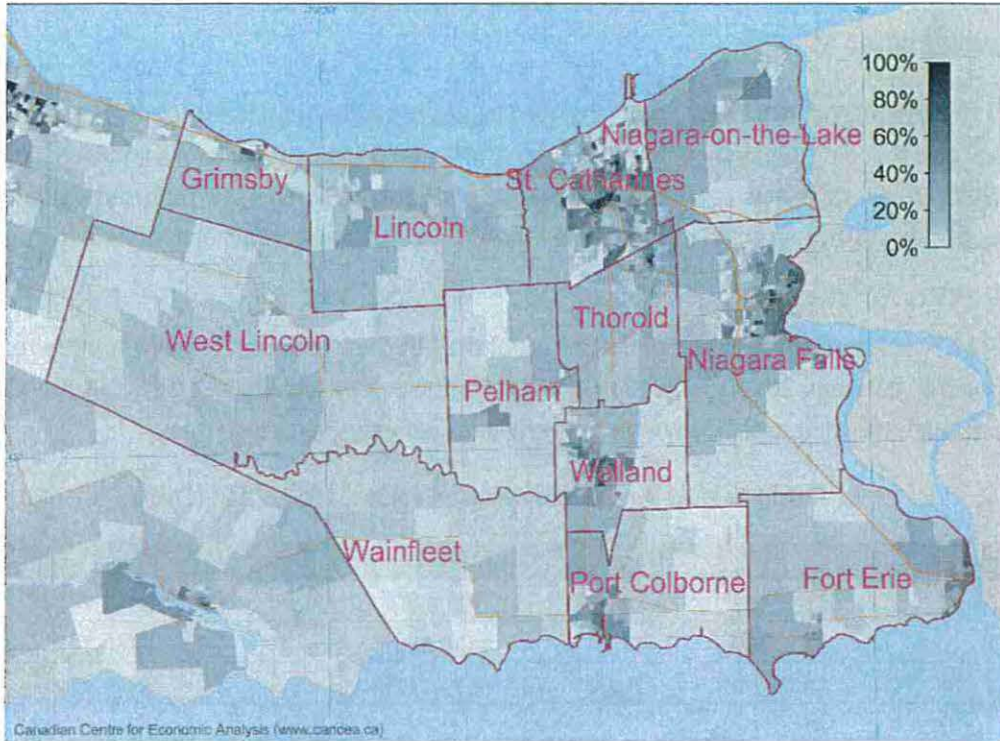


Rental Stock



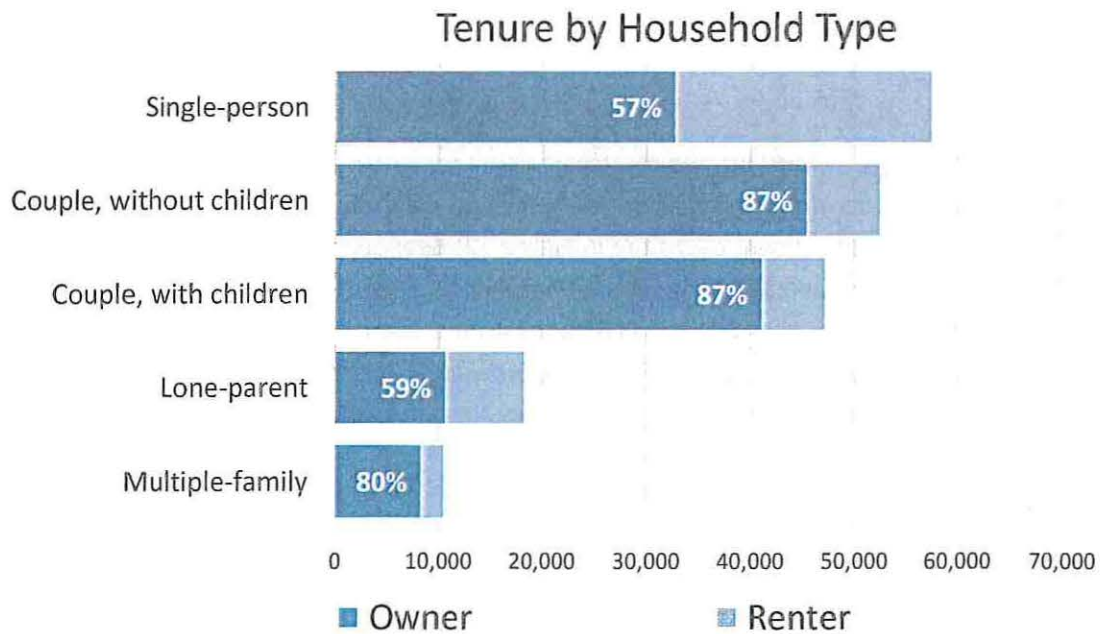
■ % high density ■ % medium density ■ % low density

Figure 10 Percentage of rental stock by dissemination area, 2016



The household types most likely to be renters are single-person and lone-parent households, as shown in Figure 11.

Figure 11 Tenure by household type, 2016



3.2 SHELTER PRICES

3.2.1 OWNERSHIP

In the 2001 to 2016 period, the median self-reported values of single-detached houses and other medium-density attached dwelling types have increased by 114% and 113%, respectively, in the St. Catharines-Niagara CMA⁴. On average, this is an annual increase of about 7.5%. The self-reported value of units in apartments of five storeys or more has increased by 81% in the same timeframe, a 5.4% average annual increase.

Market prices, which reflect the prices of the subset of the housing stock that is newly built or resold, have increased by 36% between 2016 and 2019 in Niagara Region as a whole. On average, this is a 12% annual increase, although the increases have been uneven year over year (see Table 3).

Table 2 Self-reported dwelling values, 2001-2016 (CMA)

| Year | Single-detached house | Apartment 5+ storeys | Other |
|------|-----------------------|----------------------|-----------|
| 2001 | \$139,371 | \$99,225 | \$112,742 |
| 2006 | \$195,269 | \$145,380 | \$160,177 |
| 2016 | \$298,208 | \$179,421 | \$240,412 |

Table 3 Recent market prices, 2016-2019⁵

| Year | All Dwelling Types | Change from previous year |
|------|--------------------|---------------------------|
| 2016 | \$333,030 | — |
| 2017 | \$403,099 | 21% |
| 2018 | \$405,063 | 0% |
| 2019 | \$454,780 | 12% |

3.2.2 RENTAL

Average rents reported by CMHC include rents paid by all tenants in the rental market, including long-term tenants whose rents may be below market. Average rents by number of bedrooms in the St. Catharines-Niagara CMA are shown over time in Figure 12. Between 1996 and 2018, the average year-over-year increase in CMHC average rents for a 1-bedroom apartment in the St. Catharines-Niagara CMA was 2.4%. In recent years, between 2016 and 2018, the average year-over-year increase was 4.3%. During that same timeframe, according to data from Padmapper's monthly Canadian Rent Reports⁶, market rents increased by 9% per year on average in the St. Catharines-Niagara CMA. Market rents are higher in general

⁴ Note that throughout the report CMA indicates that data is for the St. Catharines-Niagara CMA, which includes all local municipalities of Niagara Region with the exception of Grimsby and West Lincoln. Unless CMA is specified, the data covers Niagara Region in its entirety.

⁵ Source: *Niagara Association of Realtors monthly market reports (January 2016-February 2019)*, available on the [Niagara Association of Realtor's Website](#). Accessed April 3rd, 2019.

⁶ Available on [Padmapper's Rental Data Blog](#). Accessed April 4th, 2019.

since new tenants will generally be charged a higher rent compared to what a long-term tenant would pay, and only a subset of all rental units are put on the market in any given year.

Figure 12 Average rents by number of bedrooms reported by CMHC, 1996-2018

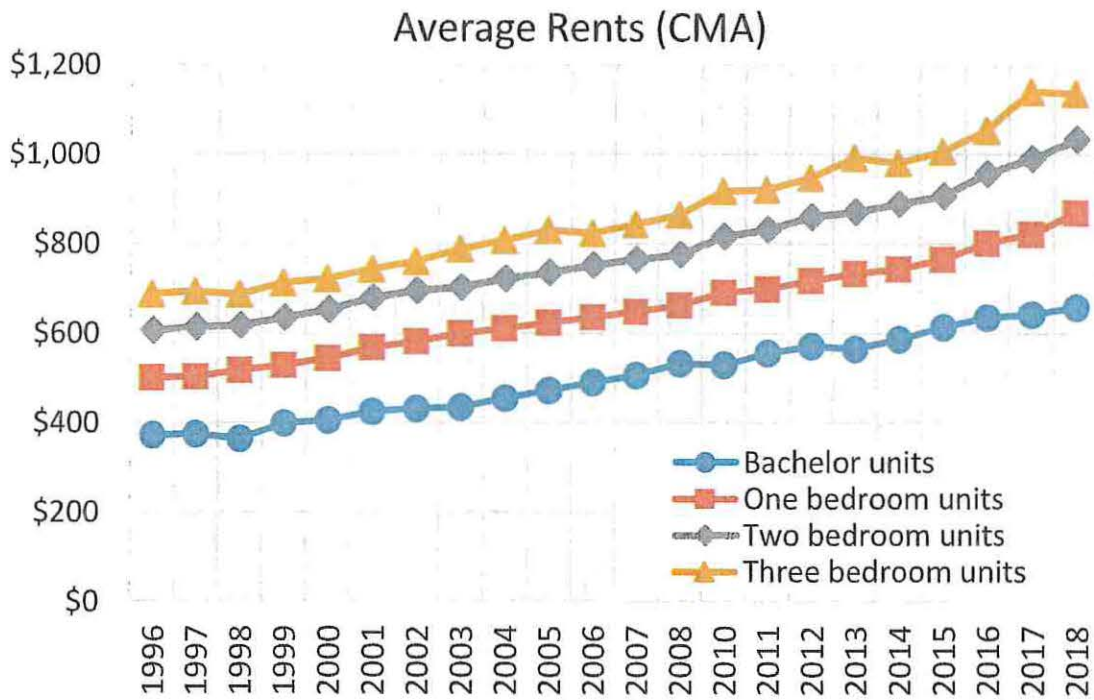
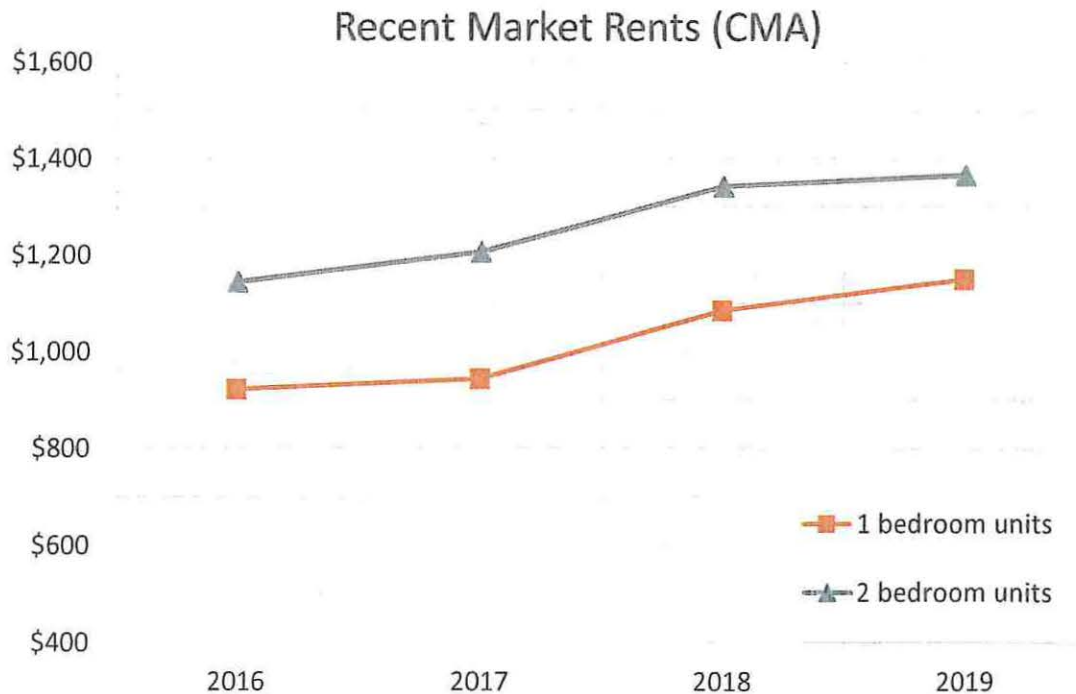
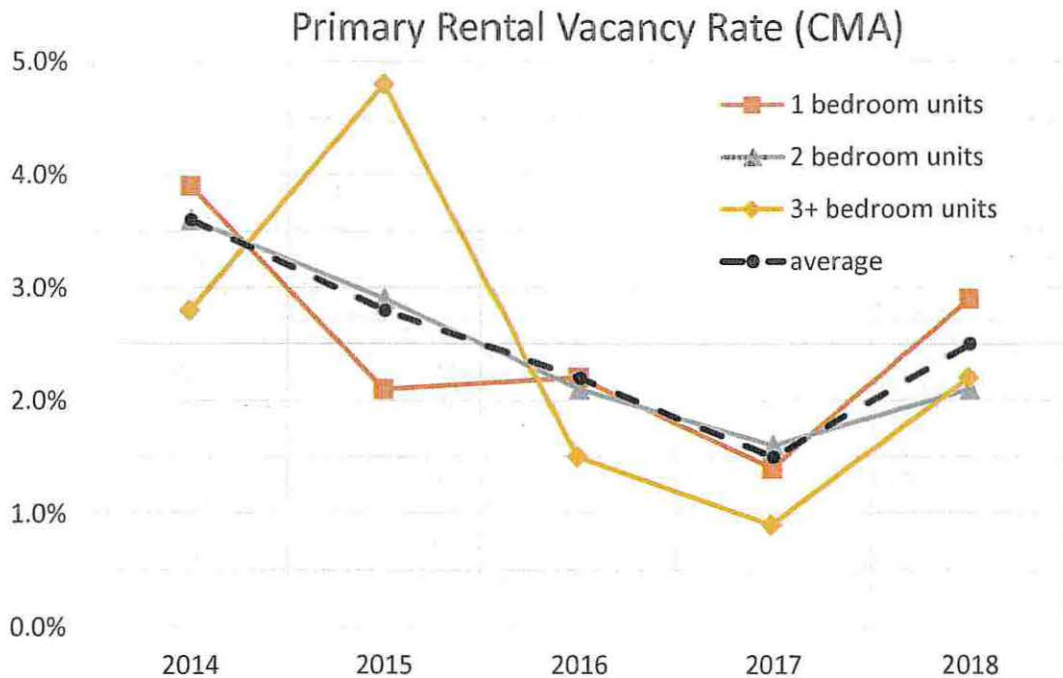


Figure 13 Market rents reported by Padmapper, 2016-2019



The rental market in the St. Catharines-Niagara CMA appears to have tightened considerably in the past decade. According to CMHC’s yearly Rental Market Reports from 2015 to 2018⁷, which cover the St. Catharines-Niagara CMA, the average vacancy rate for primary rental units decreased for six consecutive years from 2011 to 2017, increasing for the first time between 2017 and 2018. Vacancy rates by number of bedrooms for the 2014-2018 period are reported in Figure 14. In 2016, the turnover rate was reported to be among the lowest in Ontario, third only to the rental markets in Toronto and Hamilton. Reasons for this tightening of the rental market, according to CMHC, include increased demand from the immigrant population and international students, as well as a growing gap between rental prices and ownership costs that reduces movement out of the rental market and into homeownership.

Figure 14 CMHC primary rental vacancy rates by number of bedrooms, 2014-2018



3.2.3 AFFORDABLE HOUSING UNITS

In Niagara Region, there are 8,404 affordable units available, which includes public housing units operated and managed by Niagara Regional Housing; non-profit and cooperative housing programs; rent supplement units; as well as units provided through the New Development Housing Allowance Program for private developers (Table 4 provides a breakdown by type and mandate). Almost three-quarters of the units are mandated for families or seniors⁸. In terms of size, 50% of units have one bedroom, 25% have three or more bedrooms, 23% have two bedrooms and the remainder are bachelor units. These are mainly found in St. Catharines, Niagara Falls and Welland.

⁷ Available on the [CMHC website](#). Accessed June 20th, 2019.

⁸ Applicants aged 55 years and older are eligible for senior housing.

Table 4 Affordable housing units by mandate and type, 2019

| | Senior | Adult | Family | Aboriginal | Alternative | None | Total |
|-----------------|-------------|------------|-------------|------------|-------------|-------------|-------------|
| New Development | 315 | 325 | 26 | - | 43 | - | 709 |
| NFP / Coop | 1024 | 29 | 2336 | 128 | 84 | - | 3601 |
| NRH Owned | 1642 | 140 | 902 | - | - | - | 2684 |
| Rent Supplement | - | - | - | - | - | 1410 | 1410 |
| Total | 2981 | 494 | 3264 | 128 | 127 | 1410 | 8404 |

3.3 CONCLUDING REMARKS

Niagara Region's housing stock differs between:

- Larger cities and rural communities – Larger cities have the bulk of the housing stock, the high- and medium-density stock and the affordable housing units in the Region.
- Tenure types – Almost 90% of owner households live in a low-density dwelling compared to just over 25% of renters.

There is some evidence that recent housing price and rent increases have exceeded long-term average rates.

- Average rents for a 1-bedroom apartment have increased by 4.3% between 2016 and 2018 compared to the 2.4% 22-year average.
- Self-reported housing values have more than doubled from 2001 to 2016.
- Market prices for homes have increased by 12% per year on average from 2016 to 2018, with a 20% increase between 2016 and 2017.

4.0 HOUSING NEED

4.1 CORE HOUSING NEED

Core housing need is the standard indicator of housing need in Canada used by CMHC and Statistics Canada. A household is considered to be in core housing need if its dwelling does not acceptably meet its needs, i.e. it is either too small⁹, in a major state of disrepair or too expensive given its budget, and there is no alternative acceptable housing that would cost less than 30% of total household income.

Core housing need affected a total of 23,830 households in 2016. Of this number, about 20,000 are single-person households and 3,250 are lone-parent households.

Figure 15 Core housing need, share by household type, 2016

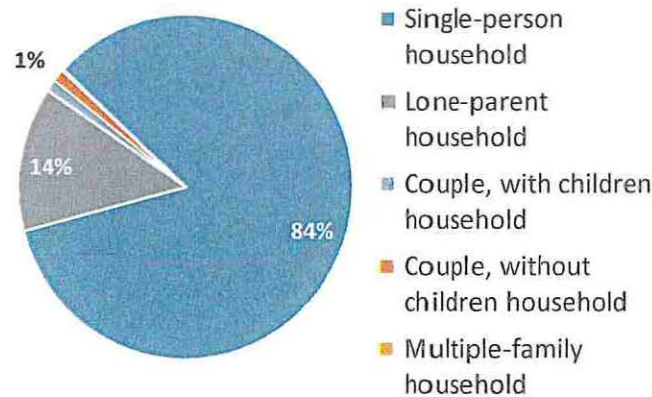


Table 5 Households in core need by household type, 2016

| Household Composition | % Core Need | # Core Need | Suitable Housing |
|---------------------------|-------------|-------------|-----------------------|
| Single-Person Households | 34.7% | 20,002 | Bachelor or 1 bedroom |
| Lone-Parent Households | 17.8% | 3,254 | 2 or more bedrooms |
| Couples without Children* | 0.5% | 286 | 1 bedroom |
| Couples with Children | 0.6% | 271 | 2 or more bedrooms |

⁹ This is calculated based on the National Occupancy Standard. The number of bedrooms required by a household is derived according to the following (if household members meet more than one criteria, the first conditions listed take precedence over the subsequent): a maximum of two persons per bedroom; household members living as part of a married or common-law couple share a bedroom; lone parents have a separate bedroom; household members aged 18 or over have a separate bedroom; household members under 18 years of the same sex share a bedroom; household members under 5 years of the opposite sex share a bedroom if doing so would reduce the number of required bedrooms. The exception to the above is a household consisting of one person living alone. Such a household would not need a bedroom, i.e. they may live suitably in a bachelor apartment.

As shown in Table 5, the household types most vulnerable to core housing need are single-person and lone-parent households.

- Over 33% of single-person households are in core housing need.
- 18% of lone-parent households are in core housing need.

Breaking down housing need by tenure, we find that:

- there are more renter households in core need than owner households, despite there being about three times more owner than renter households in Niagara Region; and
- renters experience higher rates than owners of all core housing need indicators (housing unaffordability, unsuitability and inadequacy).

Of the components of core housing need, affordability is the main challenge in Niagara Region. Dwelling unsuitability and inadequacy combined affect under 10% of all households, while 24% of households spend over 30% of their total income on housing and are therefore considered to be living in unaffordable housing.

Figure 16 Core housing need indicators by tenure (number of households), 2016

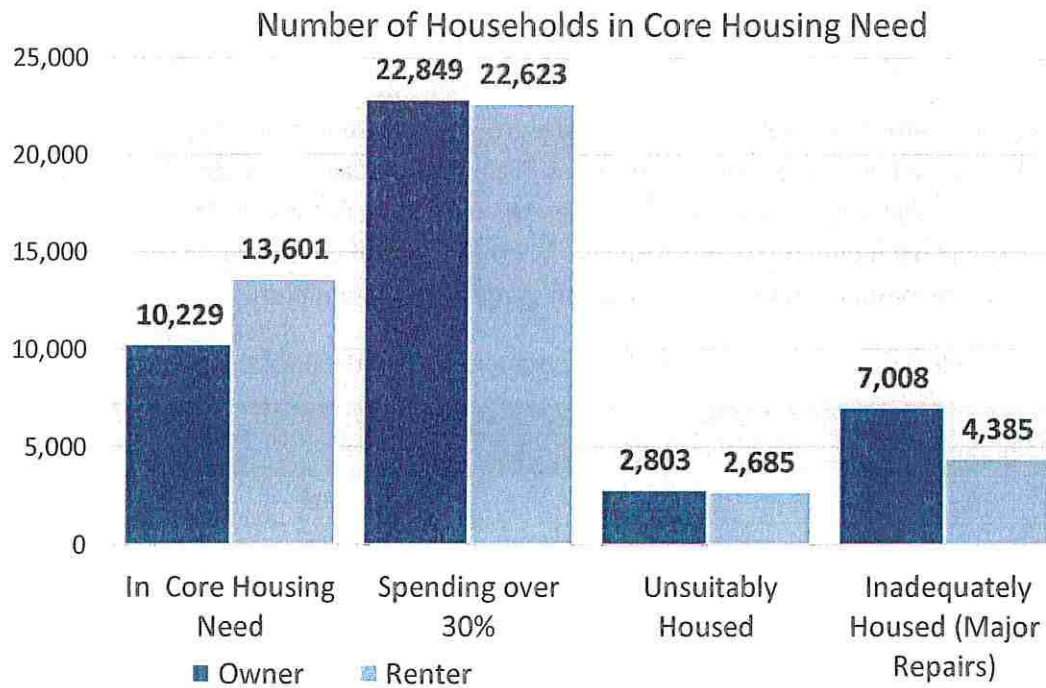
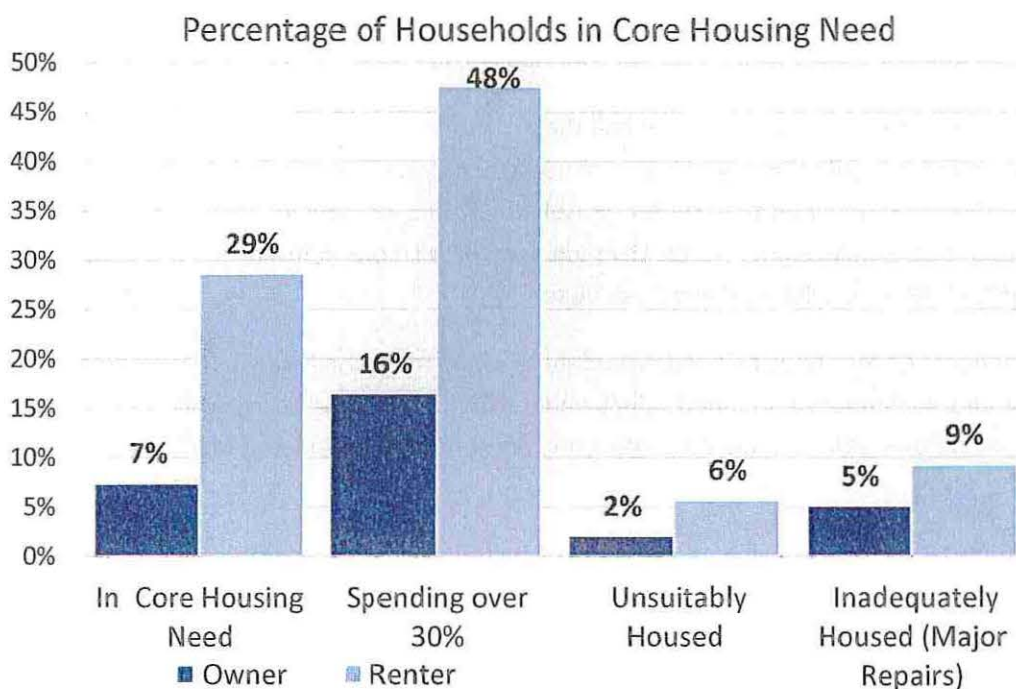


Figure 17 Core housing need indicators by tenure (percentage of households), 2016



Core housing need affects households across all age groups, with tenure and household income level being the main determinants, as shown in Table 6 and Table 7. Almost all households in core housing need have a total household income below \$52,700 (lower 4 income deciles), meaning that the maximum they can afford to spend per month on shelter is \$1,317.¹⁰ Of these, 70% of households in core need are in the lower 2 deciles. The maximum these households can spend is \$737 per month.

Table 6 Core housing need by age of household maintainer and tenure, 2016

| Age Range | # in Core Housing Need | % of Households in Core Need | Renter Households in Core Need | % Renter Households in Core Need |
|-----------|------------------------|------------------------------|--------------------------------|----------------------------------|
| 15 to 34 | 4,031 | 16% | 2,909 | 24% |
| 35 to 64 | 12,201 | 12% | 6,591 | 27% |
| 65+ | 7,598 | 13% | 4,101 | 36% |

¹⁰ This includes all costs required to make a shelter operational, e.g. rent, mortgage payments, property taxes, condo fees, utilities, etc.

Table 7 Households in core housing need by decile, 2016

| Income Decile | Household Income level | Maximum affordable monthly housing cost | # households in Niagara in core need |
|---------------|------------------------|---|--------------------------------------|
| Decile 1 | Less than \$19,400 | \$485 | 8,557 |
| Decile 2 | \$19,400 to \$29,499 | \$737 | 7,545 |
| Decile 3 | \$29,500 to \$39,799 | \$995 | 6,295 |
| Decile 4 | \$39,800 to \$52,699 | \$1,317 | 1,429 |
| Decile 5 | \$52,700 to \$68,399 | \$1,710 | 4 |
| Decile 6 | \$68,400 to \$84,299 | \$2,107 | 0 |

Core housing need does not include homelessness. According to the Point in Time count conducted on March 27th, 2018 in Niagara Region, 625 people were experiencing homelessness in shelters, transitional housing programs and unsheltered locations. This included 144 children aged 15 or younger.

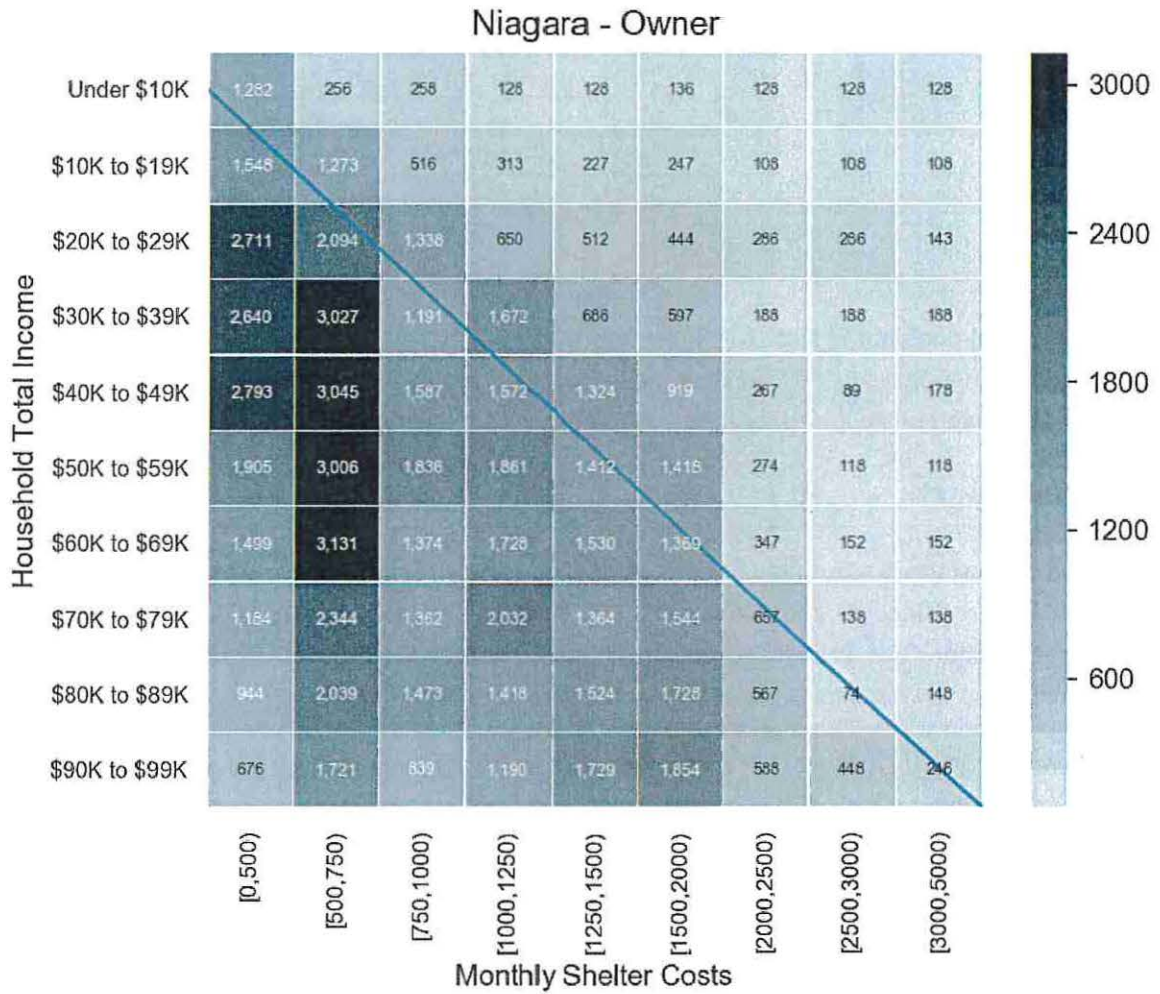
4.2 AFFORDABILITY

A household is considered affordably housed, according to Statistics Canada and CMHC, if it is spending less than 30% of gross income on shelter costs. This includes expenses to make shelter operational, e.g. rent, mortgage, condo fees, property taxes, and utilities. It does not include any transportation-related expenses such as car ownership or public transportation.

In the shelter affordability matrices in Figure 18 and Figure 19, household income is shown on the vertical axis and monthly shelter costs on the horizontal axis. The number in each square is the sum of households that have a specific combination of income and monthly shelter costs. The darker the square, the higher the number of households with that combination. The diagonal blue line represents the affordability threshold (shelter costs are 30% of total income), meaning that all households below the line are considered affordably housed.

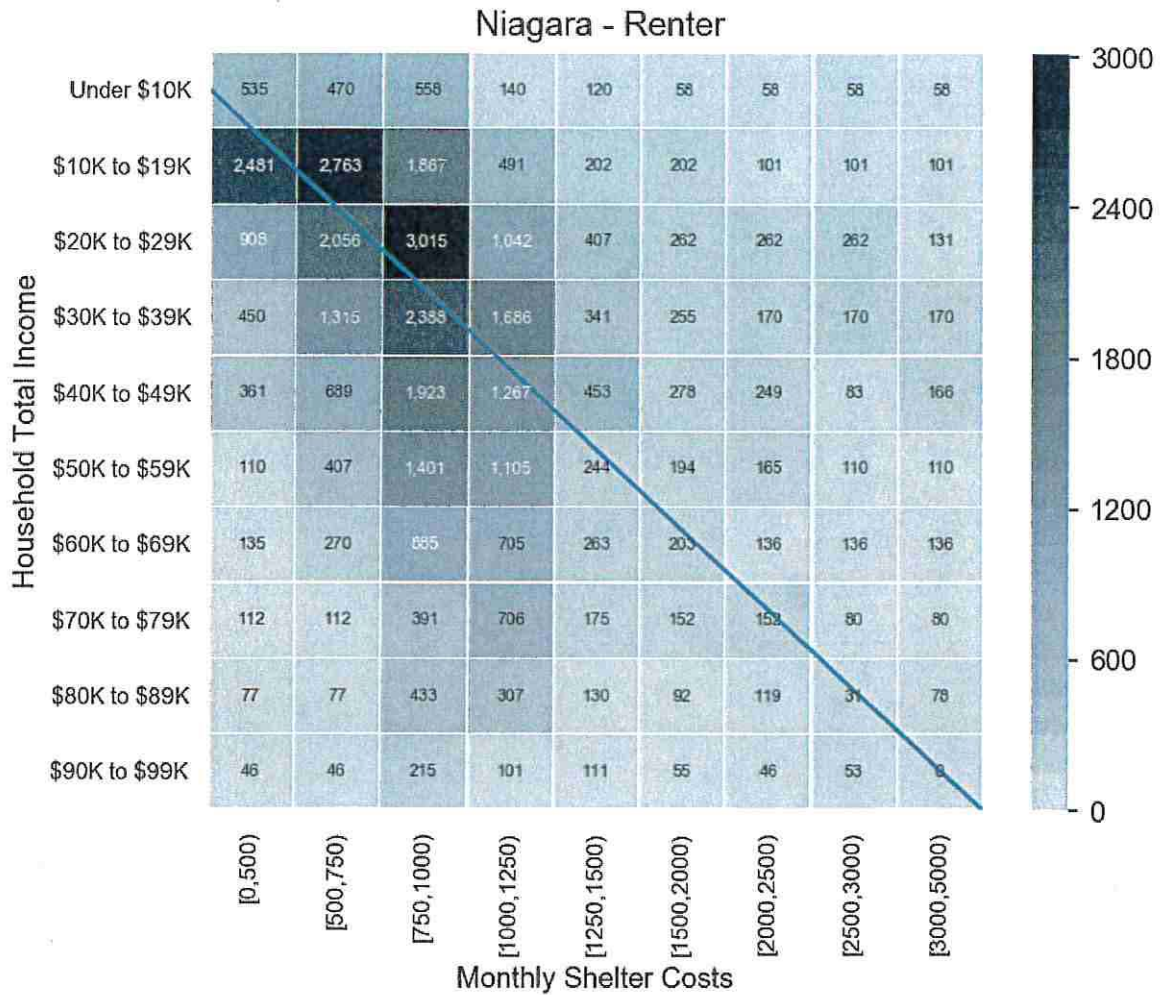
The concentration of household differs between the two figures – owner households are distributed across many income levels and are mainly found below or at the affordability threshold, while renter households are highly concentrated above the line and at household incomes below \$40,000.

Figure 18 Affordability matrix – Owners, 2016



Note: Only households with incomes under \$100,000 per year are included

Figure 19 Affordability matrix – Renters, 2016



Note: Only households with incomes under \$100,000 per year are included

Renter households in Niagara Region live in an unaffordable dwelling at higher rates than owner households. Almost half of renter households in Niagara spend over 30% of income on shelter, compared to 16% of owner households.

Households spending over 30% of income are located all over the Region but mainly concentrated in the city cores.

Figure 20 Percentage of households spending over 30% of income on housing by DA, 2016¹¹

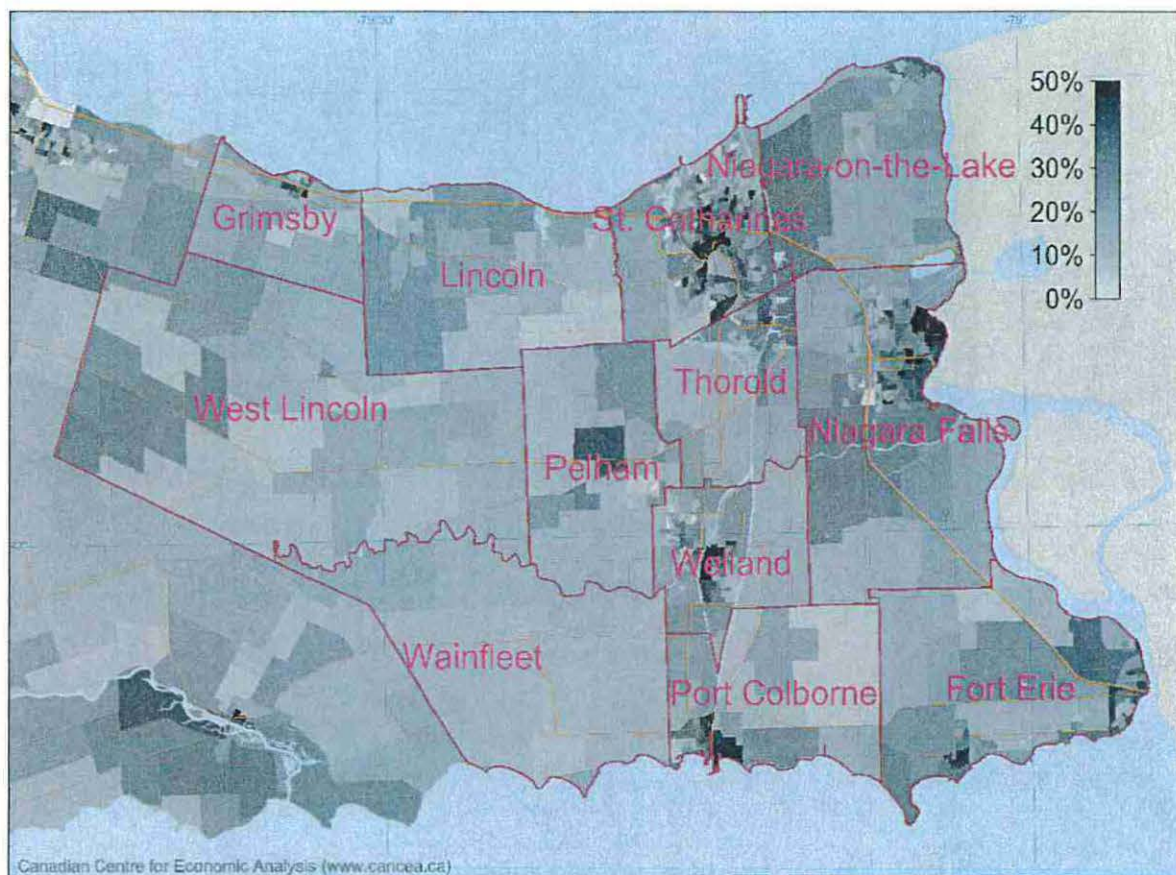


Table 8 Households spending over 30% of income on shelter, 2016

| Household Type | Owners | Renters |
|-----------------------------------|--------|---------|
| Non census family (incl. singles) | 31% | 58% |
| Lone parent | 25% | 49% |
| Couple with children | 11% | 30% |
| Couple without children | 11% | 33% |
| All Household Types | 16% | 48% |

It is important to note that spending over 30% of household income alone does not necessarily indicate a need. For instance, some households may choose to spend a higher share of their income on housing to live in a particular dwelling or neighbourhood, or to have access to more bedrooms, despite there being an appropriate dwelling at a lower cost. Furthermore, households with lower incomes who have other

¹¹ When interpreting this map, note that DAs have a population between 400 and 700. This results in rural DAs taking up more visual space on the map, as rural municipalities have fewer DAs that are much larger in area while having approximately equivalent populations to geographically smaller DAs in city centres.

sources of wealth or low monthly expenses may also willingly choose to spend a higher share of their income on housing.

4.3 CONCLUDING REMARKS

According to the most recent numbers, about 24,000 households in Niagara Region are in core housing need.

- 13,600 of these are renters.
- Affordability is the main driver of housing need in the Region for all tenures.
 - Rates of unsuitability and inadequacy are low overall.
 - Core housing need predominantly affects single-person and lone-parent households whether they rent or own, both single-earner household types, which reflects that housing need is mainly a challenge of affordability.
- Similar rates of core housing need exist across most ages of household maintainers.
 - Rates are slightly higher for households with a maintainer younger than 35 or older than 84.

Core housing need and affordability, as defined by spending 30% or more of income on shelter, have limitations:

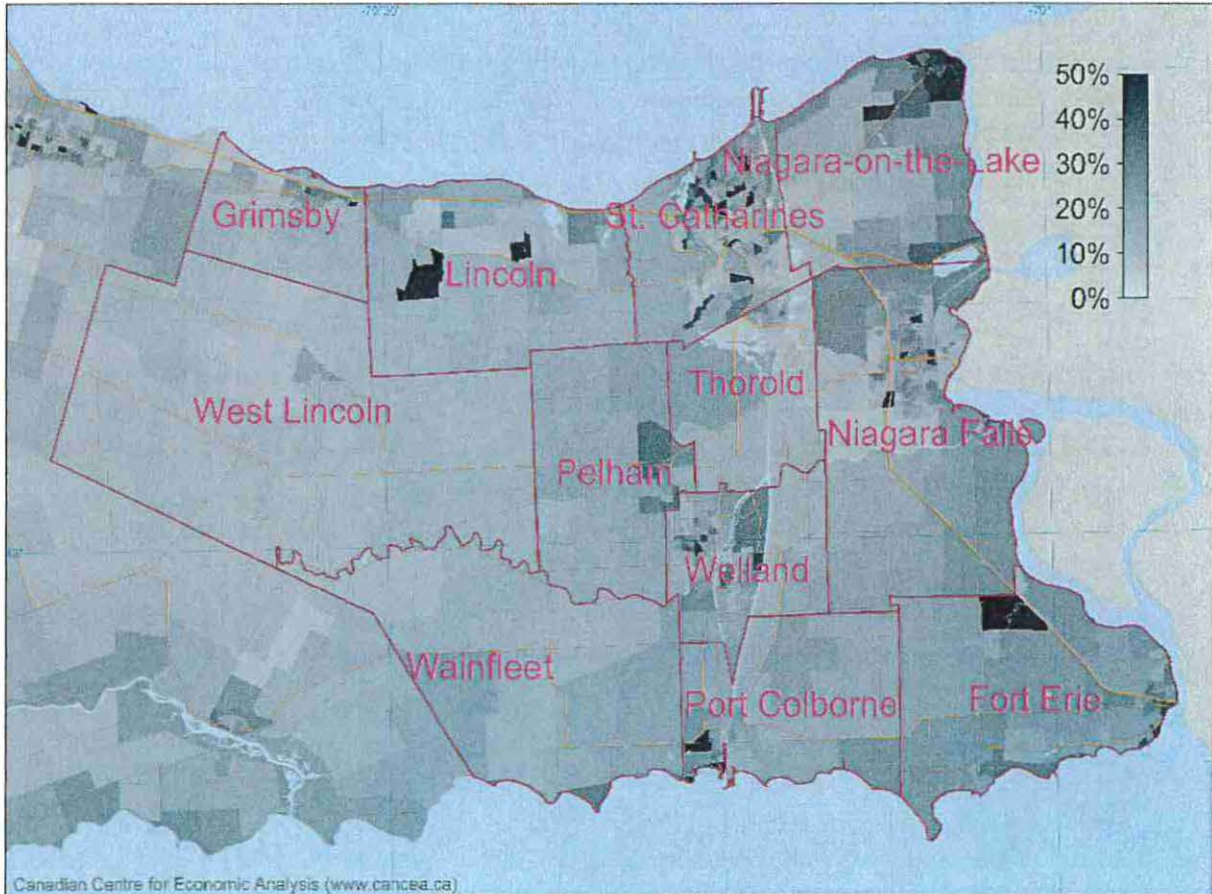
- Core housing need does not include the homeless population.
- Core housing need does not include any households living in dwellings that are not counted as dwellings by the census.
- The definition of suitability is context-dependent and may not always be a reflection of true need.
- Affordability can overstate need (some people spend more by choice).

5.0 SUB POPULATION FOCUS

5.1 OLDER ADULTS

Niagara Region’s share of adults aged 65 years or older in the population is higher than the provincial average. This population resides mainly in low-density housing (71%).

Figure 21 Share of population over 65 by dissemination area, 2016



The rate of core housing need among older adults aged 65 years or older is in line with the Regional average across all age groups. Within this group, segments of the older adult population that have higher rates of core need are:

- Single-person households, who comprise 96% of all older adult households in core need in Niagara Region.
- Renter households, who are 5 times more likely to be in core housing need than owners.
- Households whose maintainer is age 85 years or older, 19% of which are considered to be in core housing need.

Figure 22 Older adult core housing need indicators (number of households) by age, 2016

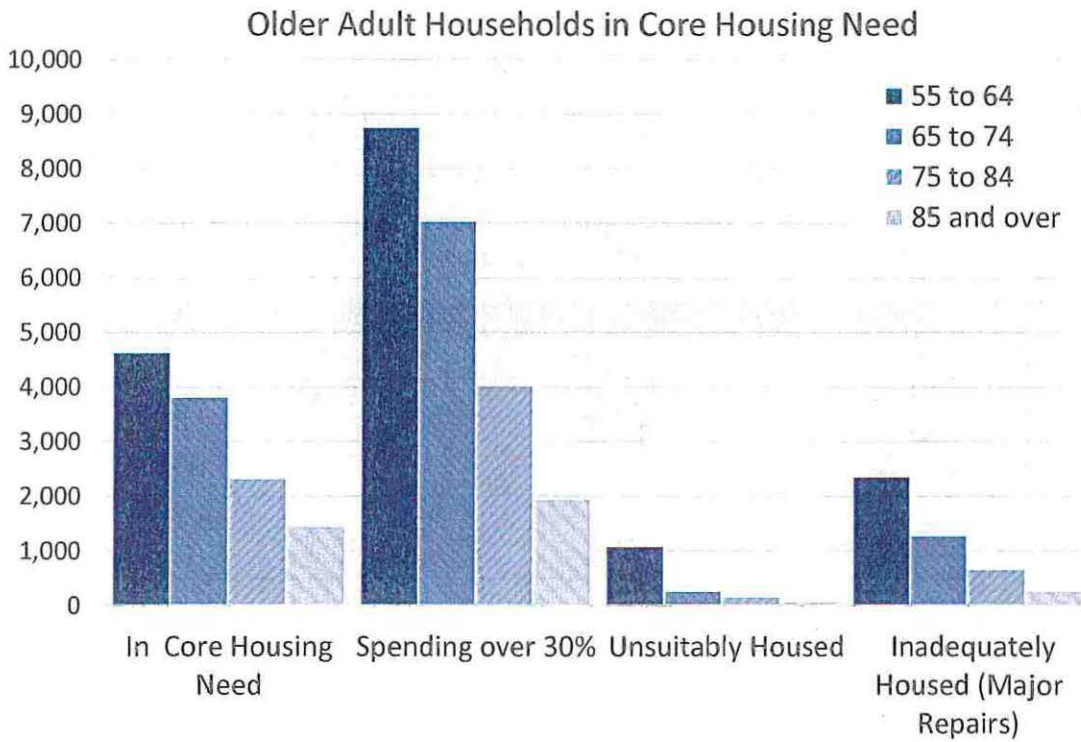


Figure 23 Older adult core housing need indicators (percentage of households) by age, 2016

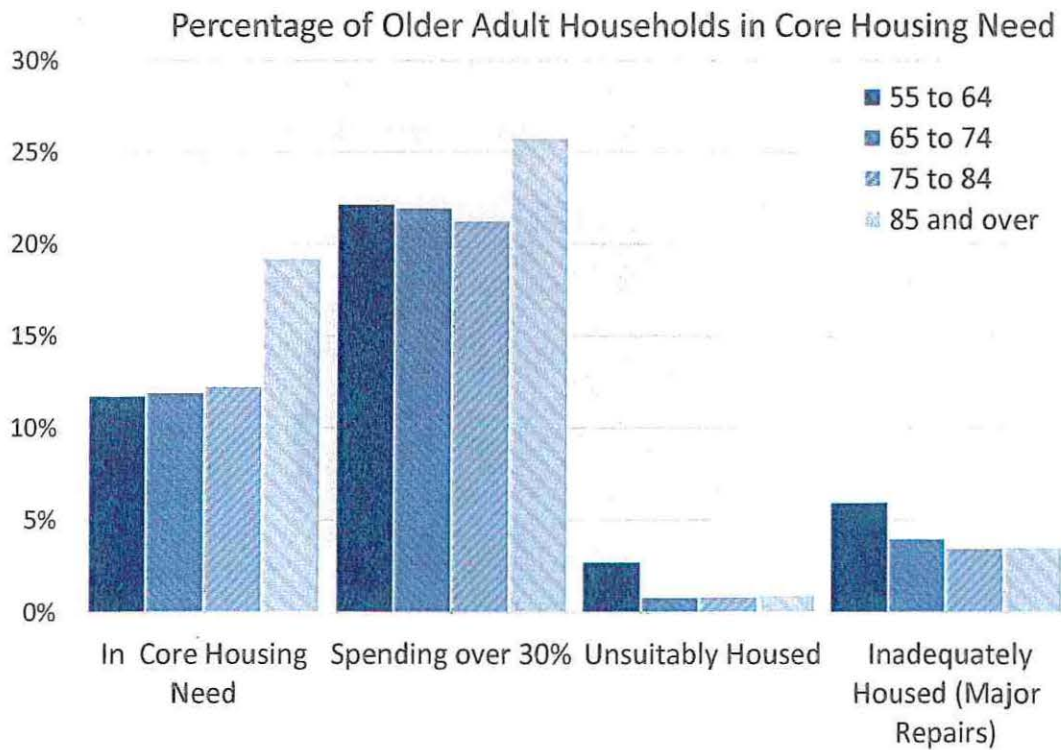


Table 9 Percent of older adult households of given type in core housing need, 2016

| Maintainer | Single Person | Census Households |
|-------------|---------------|-------------------|
| 55 to 64 | 36% | 1% |
| 65 to 74 | 34% | 1% |
| 75 to 84 | 27% | 1% |
| 85 and over | 31% | 2% |

Table 10 Percent of older adult households of given type spending over 30% of income on shelter, 2016

| Maintainer | Single Person | Census Households |
|-------------|---------------|-------------------|
| 55 to 64 | 43% | 13% |
| 65 to 74 | 42% | 12% |
| 75 to 84 | 35% | 10% |
| 85 and over | 36% | 10% |

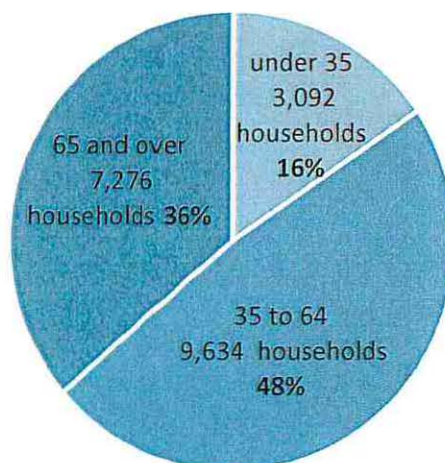
5.2 SINGLE-PERSON HOUSEHOLDS

Non-census households, which primarily consist of persons living alone, are the most common household type in Niagara Region. They are also the great majority of households in core need, counting 20,000 in 2016. Among these households:

- About half are between 35 and 64 years old.
- Over one third are 65 and over.
- The remainder are under 35.

Figure 24 Single-person households in core need by age, 2016

Core Housing Need: Single-Person Households

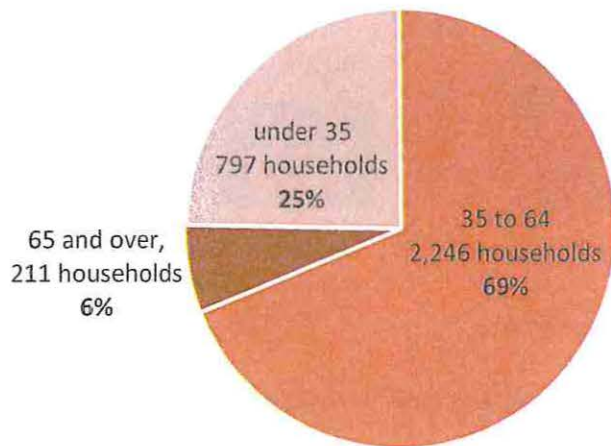


5.3 LONE PARENT HOUSEHOLDS

Lone-parent households are the second most likely household type to be in core need in Niagara Region. The Region counts a total of 3,250 lone-parent households in core housing need. Of these households, most are between the ages of 35 to 64, and one in four is below the age of 35.

Figure 25 Lone-parent households in core need by age, 2016

Core Housing Need: Lone-Parent Households



Core need and affordability are a challenge for both renter and owner households of this type, although renters have about twice the rate of core need and spending over 30% of income of their owner counterparts, as shown in Figure 26.

Figure 26 Lone parent core housing indicators by tenure (number of households), 2016

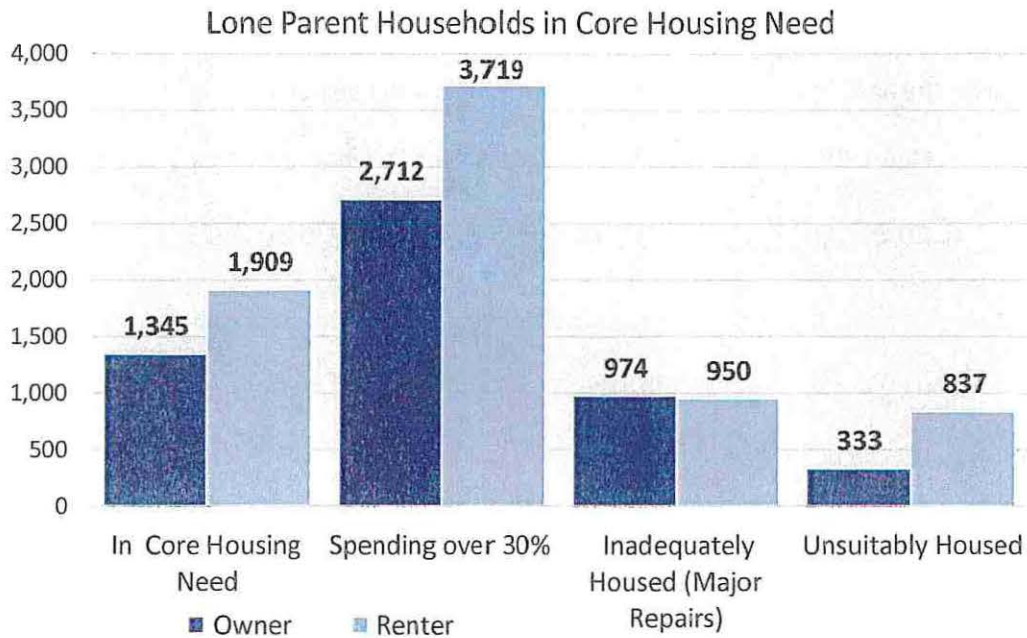
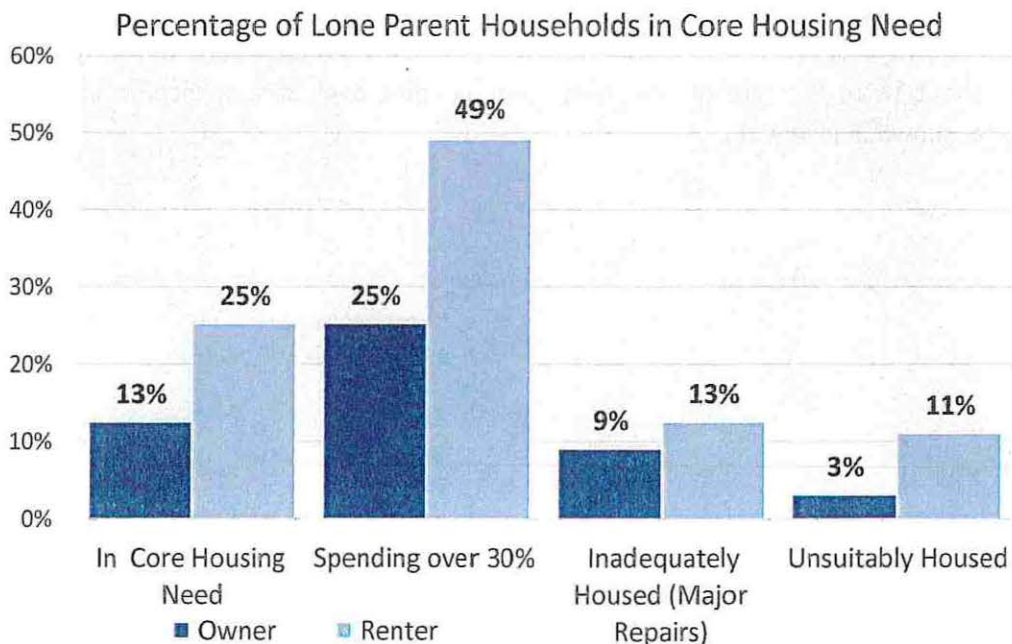


Figure 27 Lone parent core housing indicators by tenure (percentage of households), 2016



5.4 IMMIGRANT AND ABORIGINAL POPULATIONS & OTHER PRIORITY SUBGROUPS

Priority sub-populations whose housing needs Niagara Region seeks to address include immigrant and aboriginal populations, as well as persons with a disability and students. However, there exists limited publicly available data on the housing needs of immigrant and aboriginal populations at the present time,

and historical census data is generally not available for many of the combinations of parameters. For these populations, forward projections are not possible. For persons with disabilities, no data regarding housing needs are presently available, since the Canadian census does not presently collect information about health and ability status. Capturing data on students presents its own set of challenges, notably because a student’s permanent address may not be the same as their student address. For this reason, most census data tables are not able to distinguish students specifically, creating a significant data gap regarding their housing needs. The available data on immigrant and aboriginal subgroups’ income, employment and housing needs in Niagara Region are presented below.

5.4.1 IMMIGRANT POPULATION

Data on immigration status are collected at the individual level, while housing data are collected at the household level, which makes it difficult to consolidate immigration status with housing need. What is available are data on date of immigration, ages, income levels, occupation types and level of education.

The immigrant population represents 18% of the total population in Niagara Region. Most of the immigrant population arrived before 1981 and is above the age of 55. The immigrant population that arrived after 2001 tends to be below the age of 55. A slightly higher percentage of immigrants who arrived prior to the year 2001 have incomes in the lower deciles than the non-immigrant population, and this difference increases as the immigration date become more recent (see Figure 28 through Figure 30).

Figure 28 Population that immigrated before year 2001 by income level, 2016

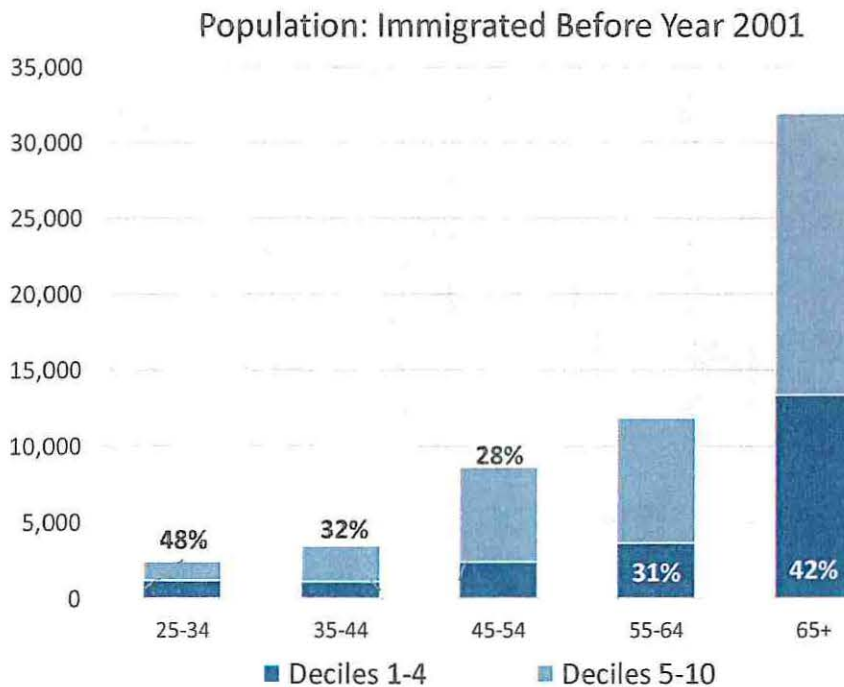


Figure 29 Population that immigrated in year 2001 or later by income level , 2016

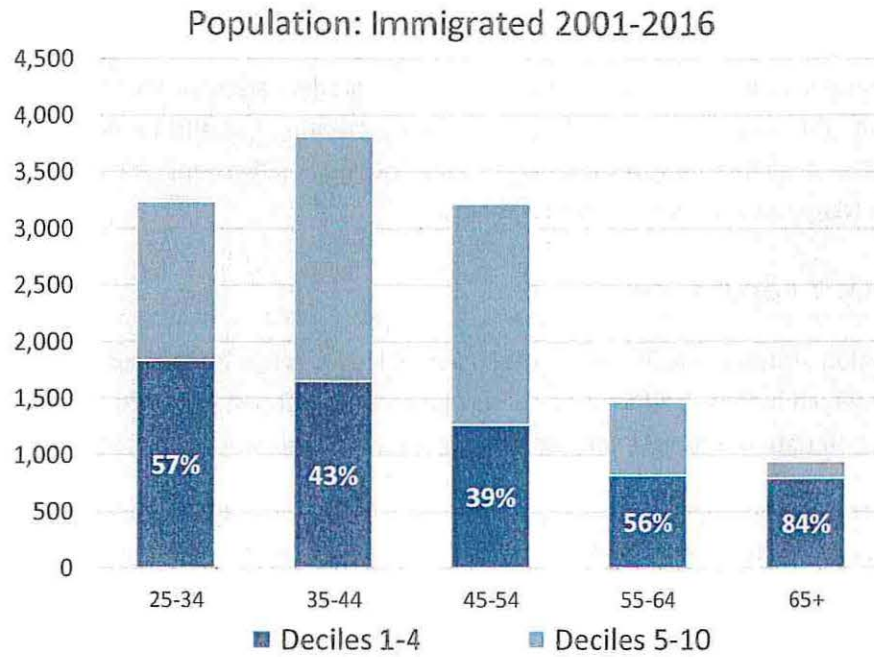
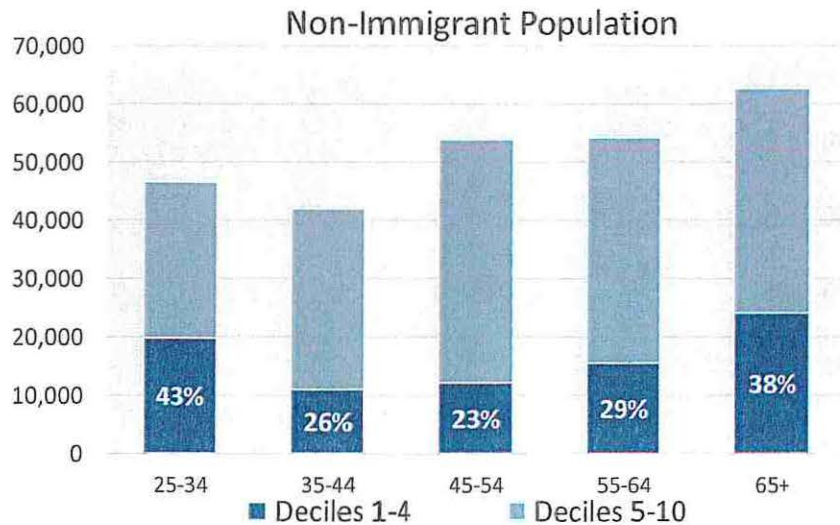


Figure 30 Non-immigrant population by income level, 2016

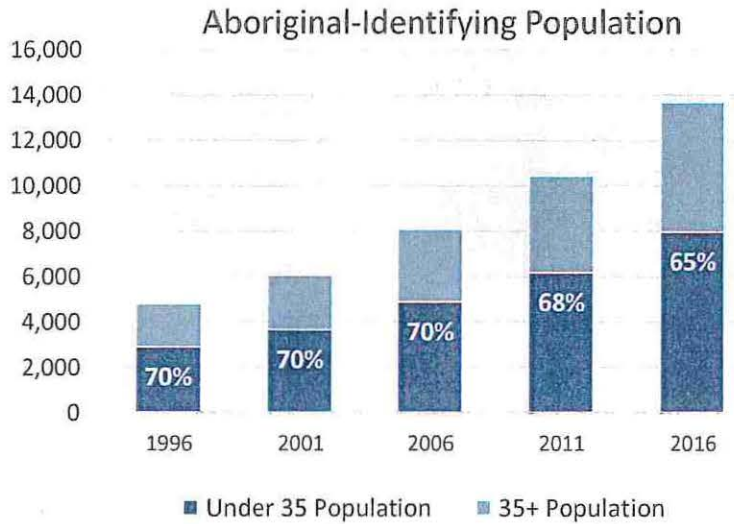


5.4.2 ABORIGINAL-IDENTIFYING POPULATION

Historical census data are generally not available for many of the combinations of parameters needed to paint a complete picture of housing need among aboriginal-identifying persons. Data are available on incomes, occupations, and housing suitability. These are presented below.

In the 2016 Census, 12,265 persons identified as aboriginal in Niagara Region. This represents 2.7% of the total population, an increase from 1.0% in 1996. This population also skews significantly younger than the general population; in 2016, 50% of the general population was under the age of 35, compared with 65% of the aboriginal-identifying population (see Figure 31).

Figure 31 Aboriginal-identifying population by age, 1996-2016



Aboriginal-identified persons have median total and employment incomes that are below the population average (as seen in Figure 32), while the shares of the aboriginal-identifying population receiving any income and employment income specifically are similar to the general population of Niagara Region (Figure 33). Relating to housing need, households with an aboriginal-identified maintainer are more likely than the general population to live in an unsuitable dwelling (i.e. with too few bedrooms). This holds true for all age groups, as shown in Figure 34.

Figure 32 Income, aboriginal-identifying population (CMA), 2016

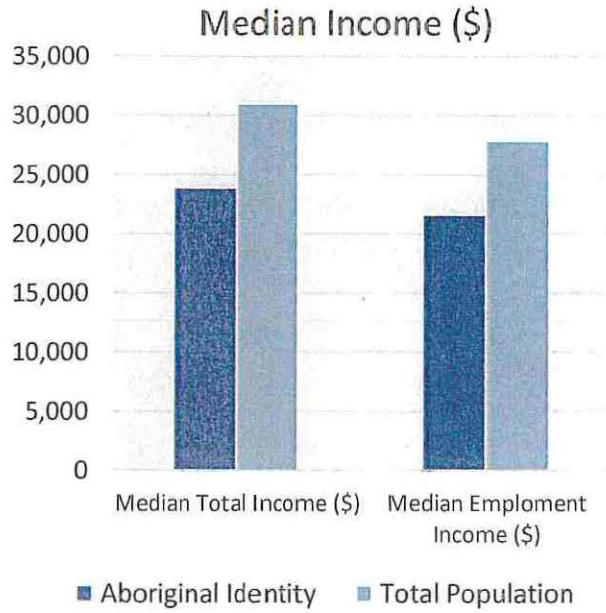


Figure 33 Share of population with any income and employment income, (CMA), 2016

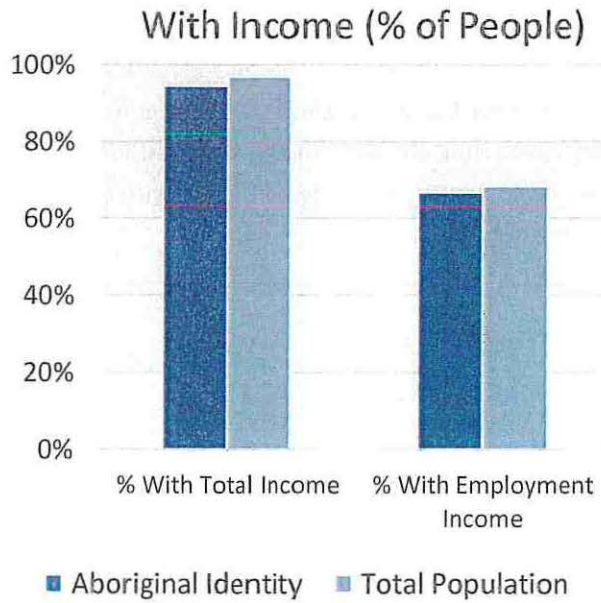
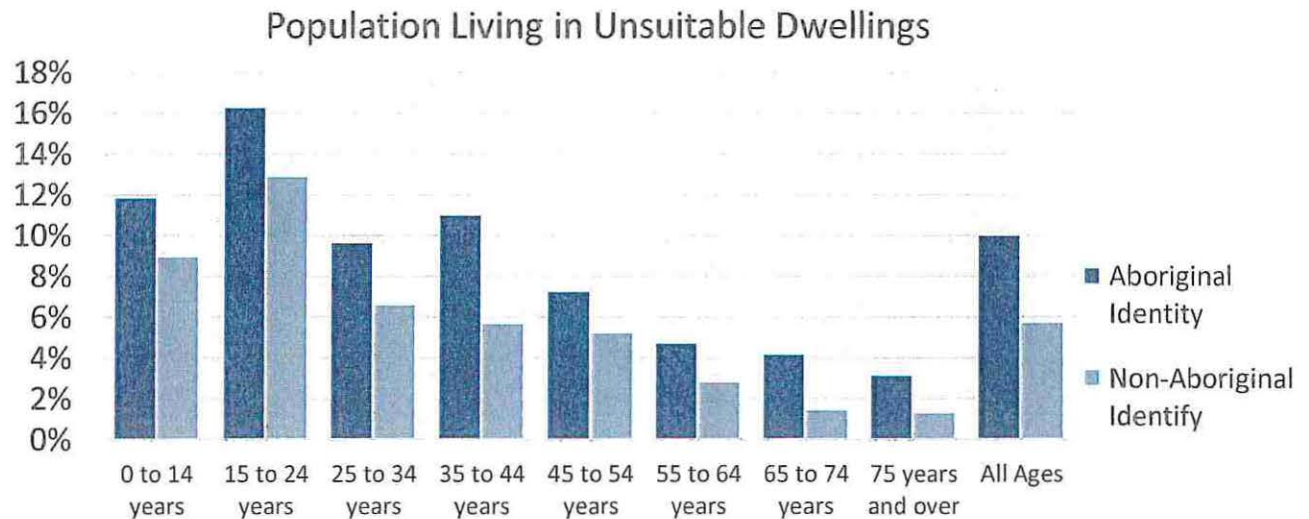


Figure 34 Population living in unsuitable dwelling by age and aboriginal identity, 2016

5.5 CONCLUDING REMARKS

Many households in core need in Niagara Region are over the age of 65, as older adults represent a significant share of the total population.

Households whose maintainer is 65 years or older:

- are 7,600 of the almost 24,000 households in core housing need;
- have similar rates of core housing need as the Regional average; and
- are more likely to be in core need if they live alone, rent, and/or are 85 years or older.

Lone parent households with any number of children, followed by people living alone are most likely to be low-income under the LIM-AT measure. This corresponds to the two household types that make up the majority of households in core housing need in Niagara and highlights the challenge of finding acceptable housing on a single income.

Limited data regarding immigrant and aboriginal sub-populations are currently available, while no data are available on the housing needs of persons with disabilities in Niagara Region. Keeping these data challenges in mind, the data show that within the immigrant population:

- the income distribution of immigrants who arrived before the year 2000 most resembles the non-immigrant population in each age group;
- more recent immigrants have a higher instance of being low-income in each age group; and
- recent immigrants skew much younger than the overall population.

The aboriginal-identifying population:

- is much younger than the overall population;

- is more likely to live in unsuitable dwellings than the non-aboriginal-identifying population; and
- has a lower median income than the non-aboriginal-identifying population, while the percentage of the population receiving any income and employment income is similar.

6.0 CONSULTATION FEEDBACK

6.1 WHAT WE HEARD

As part of this project, CANCEA presented the local housing and demographic data to each municipality to elicit feedback and gain a local perspective on the trends and patterns seen in the data.

Local housing-related issues that were common to multiple local municipalities in Niagara are reported by topic.

6.1.1 POPULATION AND HOUSEHOLDS

- Minimum wage and service industry employees cannot find housing in the municipalities in which they work. Many commute from neighbouring communities. Some large employers are independently seeking ways to provide their employees with housing options.
- There is a need for more transportation infrastructure – in the larger cities, public transit is not frequent enough to provide transportation to and from work for many workers. In smaller municipalities, it does not reach the industries where people work.

6.1.2 HOUSING STOCK

- In certain established neighbourhoods, there is resistance to development by long-term residents, especially to medium and high-density development. This has localized development in some municipalities to neighbourhoods that are newer or less established.
- Some smaller local municipalities that are looking to grow mentioned the costs associated with servicing land as obstacles to new development.

6.1.3 HOUSING NEED

- In some municipalities that have aging hotels and motels, these are being used by residents for long-term stays. This type of housing would not be captured in the data, and residents would not be counted as being in core need or living in an inadequate dwelling. Although these provide affordable options in the housing continuum, these “units” may be highly inadequate, needing major repairs in order to meet the needs of those who live in them.
- In some municipalities, the older adult population is the primary or exclusive affordable housing policy priority.
- The definition of suitability used by CMHC and Statistics Canada was considered to be potentially ineffective at capturing how well suited a dwelling is to its inhabitants.

6.2 LOCAL POLICY INTERESTS

The main housing policy interests that were brought up in the course of consultations were the following:

- Encouraging the creation of secondary suites as a way to provide additional rental housing in small and mid-sized municipalities.
- Studying the incentives for developers to create additional affordable housing stock.
- Finding ways to overcome local reluctance towards mixed-density development.
- Discussing the importance of infrastructure investment and other creative servicing solutions.

6.3 DATA GAPS

In conversation with Niagara Region's local municipalities, the following were identified as relevant data gaps that, if filled, can help create a more complete picture of the local housing situation.

- The use of short-term rentals (such as Airbnb): this could affect rental and ownership rates seen in the data in certain communities with active tourism industries.
- The use of motels as long-term, low-cost accommodations: understanding the number and characteristics of the households that are housed in this way, as well as the features of these units, can add to the discussion of housing need.
- Housing-specific data on particular priority subgroups, e.g. student, aboriginal, disabled, and immigrant populations.
- Recent development in communities that have experienced significant growth since the last census and its effects on housing stock and prices.¹²

¹² Market prices and rents were added to the analysis as a result of these consultations.

7.0 KEY TAKE-AWAYS

- Niagara Region currently has about 24,000 households in core housing need. The key sub-groups most affected include:
 - Renter households, 29% of which are in core housing need in the Region;
 - Singles, who represent 84% of the 24,000 households in core need;
 - Lone parents, who represent 14% of the households in core need; and
 - Low-income households, specifically in deciles 1-4 who earn less than \$52,700 per year.
- The types of housing needed by most households in core need are:
 - Bachelor apartments and one-bedroom units for single-person households;
 - 2 or more bedroom, family-friendly units for lone-parent households; and
 - Affordable housing – spending \$737 a month on shelter is unaffordable for 70% of all households in core need.
- The Region's aging population which is likely to increasingly skew older will also affect future housing demand and housing need. The type of dwellings commonly considered appropriate for this population would be 1-bedroom, senior-friendly accessible housing, suitable for couples and single-person households. Transportation and location within the community may also be important considerations.
- At the local level, an effective housing strategy requires considering how economic and infrastructure policy interacts with housing.
 - The type and location of housing development can affect the ability to attract labour to the area, especially for industries requiring minimum-wage labour.
 - Transportation infrastructure can ease labour mobility and widen the radius for people to find housing.
 - Policies targeting housing, transportation and the economy can affect the type of growth that the Region will experience and can either exacerbate trends identified or work to minimize them.

A. APPENDIX: COMPARISON TABLES

A.1. WITHIN NIAGARA REGION

POPULATION AND HOUSEHOLDS

| | Niagara Falls | St. Catharines | West Lincoln | Welland | Fort Erie | Thorold | Regional Average |
|--|---------------|----------------|----------------------|---------|--------------------|---------|------------------|
| Population growth rate (2016-2041) | 41% | 24% | 96% | 24% | 40% | 50% | 34% |
| Household growth rate (2016-2041) | 46% | 31% | 99% | 30% | 46% | 56% | 40% |
| Expected number of added residents, thousands (2016-2041) | 36.3 | 32.9 | 14.08 | 12.70 | 12.44 | 9.54 | 156.0 |
| Expected number of added households, thousands (2016-2041) | 16.9 | 17.2 | 5.94 | 6.50 | 5.82 | 4.42 | 74.7 |
| Share of Regional growth borne by municipality | 22.7% | 23.0% | 7.9% | 8.7% | 7.8% | 5.9% | 100% |
| Under 25 population growth rate (2016-2041) | 24% | 8% | 83% | 9% | 24% | 36% | 19% |
| 65 and over population growth rate (2016-2041) | 117% | 93% | 193% | 89% | 108% | 139% | 105% |
| Dependency ratio (2016) | 52% | 54% | 51% | 54% | 58% | 44% | 55% |
| Most common household type (2016) | Singles | Singles | Couple with children | Singles | Couple no children | Singles | Singles |
| Proportion of households with a maintainer aged 65 and over (2016) | 30% | 31% | 26% | 31% | 34% | 25% | 31% |

Niagara Region Housing Market Analysis

| | Grimsby | Niagara-on-the-Lake | Pelham | Lincoln | Port Colborne | Wainfleet | Regional Average |
|--|----------------------|---------------------|--------------------|----------------------|---------------|--------------------|------------------|
| Population growth rate (2016-2041) | 34% | 51% | 47% | 32% | 17% | 13% | 34% |
| Household growth rate (2016-2041) | 39% | 57% | 51% | 37% | 23% | 16% | 40% |
| Expected number of added residents, thousands (2016-2041) | 9.35 | 8.94 | 8.05 | 7.81 | 3.09 | 0.83 | 156.0 |
| Expected number of added households, thousands (2016-2041) | 4.37 | 4.09 | 3.60 | 3.65 | 1.77 | 0.43 | 74.7 |
| Share of Regional growth borne by municipality | 5.9% | 5.5% | 4.8% | 4.9% | 2.4% | 0.6% | 100% |
| Under 25 population growth rate (2016-2041) | 20% | 26% | 27% | 16% | 0% | 3% | 19% |
| 65 and over population growth rate (2016-2041) | 107% | 116% | 119% | 107% | 78% | 71% | 105% |
| Dependency ratio (2016) | 56% | 72% | 62% | 59% | 59% | 49% | 55% |
| Most common household type (2016) | Couple with children | Couple no children | Couple no children | Couple with children | Singles | Couple no children | Singles |
| Proportion of households with a maintainer aged 65 and over (2016) | 29% | 43% | 35% | 32% | 34% | 28% | 31% |

Niagara Region Housing Market Analysis

EMPLOYMENT & HOUSING

| | Niagara Falls | St. Catharines | West Lincoln | Welland | Fort Erie | Thorold | Regional Average |
|--|---------------|----------------|--------------|-----------|-----------|-----------|------------------|
| Employment & Income | | | | | | | |
| Average individual income (2016) | \$37,869 | \$38,963 | \$44,967 | \$37,126 | \$40,389 | \$37,745 | \$41,591 |
| Median individual income (2016) | \$29,275 | \$30,110 | \$36,591 | \$29,856 | \$30,591 | \$30,912 | \$31,433 |
| Average 15+ population full-time employment (2016) | 31% | 30% | 41% | 30% | 30% | 35% | 32% |
| Average 15+ population not working (2016) | 36% | 38% | 27% | 41% | 41% | 32% | 37% |
| Expected change in full time employed 15+ population (2016-2041) | 22% | 7% | 79% | 8% | 20% | 34% | 17% |
| Expected change in non-working 15+ population (2016-2041) | 76% | 55% | 143% | 50% | 72% | 86% | 67% |
| Housing Stock & Demand | | | | | | | |
| Median price, single-detached home (2016) | \$260,041 | \$280,193 | \$399,756 | \$229,411 | \$229,712 | \$259,834 | \$298,208 |
| Median price, other (excluding 5+ storey and mobile) | \$200,452 | \$210,341 | \$299,384 | \$185,858 | \$232,654 | \$224,261 | \$240,412 |
| Average 1-bedroom rent (2016) | \$807 | \$831 | N/A | \$757 | \$723 | \$693 | \$801 (CMA) |
| Rent increase, 1-bedroom (2006-2016) | 28% | 25% | N/A | 27% | 24% | 21% | 26% (CMA) |
| Low-density housing stock | 72% | 63% | 90% | 72% | 85% | 79% | 73% |
| Medium-density housing stock | 24% | 26% | 10% | 21% | 13% | 19% | 22% |
| High-density housing stock | 4% | 11% | 0% | 7% | 2% | 2% | 5% |
| % Ownership | 72% | 67% | 90% | 70% | 79% | 73% | 74% |
| % Renters | 28% | 33% | 10.3% | 30% | 21% | 27% | 26% |
| % Core housing need | 14% | 16% | 4% | 16% | 14% | 12% | 13% |
| % Spending over 30% of income on shelter | 26% | 28% | 17% | 26% | 25% | 25% | 24% |

Niagara Region Housing Market Analysis

| | Grimsby | Niagara-on-the-Lake | Pelham | Lincoln | Port Colborne | Wainfleet | Regional Average |
|--|-----------|---------------------|-----------|-----------|---------------|-----------|------------------|
| Employment & Income | | | | | | | |
| Average individual income (2016) | \$53,634 | \$53,633 | \$55,892 | \$50,311 | \$39,282 | \$46,750 | \$41,591 |
| Median individual income (2016) | \$41,527 | \$37,208 | \$41,313 | \$37,821 | \$29,977 | \$34,498 | \$31,433 |
| Average 15+ population full-time employment (2016) | 38% | 28% | 32% | 37% | 28% | 39% | 32% |
| Average 15+ population not working (2016) | 31% | 39% | 36% | 30% | 42% | 31% | 37% |
| Expected change in full time employed 15+ population (2016-2041) | 17% | 27% | 25% | 14% | -1% | 1% | 17% |
| Expected change in non-working 15+ population (2016-2041) | 76% | 91% | 89% | 79% | 45% | 37% | 67% |
| Housing Stock & Demand | | | | | | | |
| Median price, single-detached home (2016) | \$449,564 | \$500,714 | \$400,196 | \$400,101 | \$200,065 | \$300,656 | \$298,208 |
| Median price, other (excluding 5+ storey and mobile) | \$334,955 | \$401,199 | \$300,758 | \$299,958 | \$199,835 | \$329,452 | \$240,412 |
| Average 1-bedroom rent (2016) | \$768 | N/A | N/A | \$643 | \$728 | N/A | \$801 (CMA) |
| Rent increase, 1-bedroom (2006-2016) | 19% | N/A | N/A | 2% | N/A | N/A | 26% (CMA) |
| Low-density housing stock | 71% | 87% | 84% | 81% | 75% | 99% | 73% |
| Medium-density housing stock | 27% | 13% | 15% | 19% | 22% | 1% | 22% |
| High-density housing stock | 2% | 0% | 1% | 1% | 3% | 0% | 5% |
| % Ownership | 86% | 88% | 89% | 87% | 74% | 94% | 74% |
| % Renters | 14% | 12% | 11% | 13% | 26% | 6% | 26% |
| % Core housing need | 6% | 6% | 5% | 4% | 17% | 5% | 13% |
| % Spending over 30% of income on shelter | 18% | 20% | 15% | 16% | 25% | 16% | 24% |

A.2. NEIGHBOURING MUNICIPALITIES

POPULATION & HOUSEHOLDS

| | Haldimand-Norfolk | Hamilton | Peel | Halton | Toronto | Niagara Region |
|--|----------------------|----------------------|----------------------|----------------------|-------------------|-------------------|
| Population and Households | | | | | | |
| Population growth rate (2016-2041)* | 10% | 39% | 34% | 76% | 18% | 34% |
| Household growth rate (2016-2041) | 13% | 43% | 38% | 81% | 22% | 40% |
| Expected number of added residents, thousands (2016-2041) | 11.0 | 219 | 501 | 431 | 529 | 156 |
| Expected number of added households, thousands (2016-2041) | 5.89 | 95.8 | 175 | 162 | 258 | 74.7 |
| Under 25 population growth rate (2016-2041) | 1% | 22% | 22% | 61% | 13% | 19% |
| 65 and over population growth rate (2016-2041) | 67% | 131% | 116% | 180% | 52% | 105% |
| Dependency ratio (2016) | 58% | 50% | 45% | 53% | 43% | 55% |
| Most common household type (2016) | Family with children | Family with children | Family with children | Family with children | Non-census family | Non-census family |
| Proportion of households with a maintainer aged 65 and over (2016) | 32% | 22% | 20% | 24% | 23% | 31% |

Note: Growth is based on Places to Grow targets

EMPLOYMENT & HOUSING

| | Haldimand-Norfolk | Hamilton | Peel | Halton | Toronto | Niagara Region |
|--|-------------------|-----------|-----------|-----------|-----------|----------------|
| Employment & Income | | | | | | |
| Average individual income (2016) | \$41,731 | \$43,966 | \$42,651 | \$64,762 | \$52,268 | \$41,591 |
| Median individual income (2016) | \$33,265 | \$32,917 | \$30,715 | \$42,577 | \$30,089 | \$31,433 |
| Average 15+ population full-time employment (2016) | 34% | 34% | 35% | 40% | 33% | 32% |
| Average 15+ population not working (2016) | 35% | 35% | 32% | 28% | 35% | 37% |
| Housing Stock & Demand | | | | | | |
| Median price, single-detached home (2016) | \$288,920 | \$400,815 | \$697,183 | \$738,304 | \$800,687 | \$298,208 |
| Median price, other (excluding 5+ storey and mobile) | \$230,095 | \$324,885 | \$479,570 | \$473,364 | \$601,891 | \$240,412 |
| Average 1-bdr rent 2016 | n/a | \$810 | \$1,101 | \$1,160 | \$1,137 | \$801 (CMA) |
| Low-density housing stock | 87% | 60% | 57% | 64% | 31% | 73% |
| Medium-density housing stock | 12% | 24% | 24% | 25% | 25% | 22% |
| High-density housing stock | 1% | 16% | 19% | 11% | 44% | 5% |
| % Ownership | 81% | 68% | 76% | 81% | 53% | 74% |
| % Renters | 19% | 32% | 24% | 19% | 47% | 26% |
| % Core housing need | 9% | 15% | 16% | 9% | 24% | 13% |
| % Spending over 30% of income on shelter | 19% | 26% | 32% | 24% | 36% | 24% |



July 22, 2019

Dear Head of Council:

RE: Provincial Policy Statement Review – Draft Policies

I am writing today to announce that my ministry is launching a consultation on proposed policy changes to the **Provincial Policy Statement (PPS)**. The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction.

Municipalities play a key role in implementing these policies through local official plans, zoning by-laws and other planning decisions. The Planning Act requires that decisions on land use planning matters be "consistent with" the Provincial Policy Statement policies.

The government is consulting on draft policy changes to:

- Encourage the development of an increased mix and supply of housing
- Protect the environment and public safety
- Reduce barriers and costs for development and provide greater predictability
- Support rural, northern and Indigenous communities
- Support the economy and job creation

The proposed PPS policy changes support the implementation of [More Homes, More Choice: Ontario's Housing Supply Action Plan](#). The Action Plan includes a series of distinct but coordinated initiatives to address housing supply, including a review of the Provincial Policy Statement. The proposed PPS changes work together with other recent changes to the land use planning system – including to the Planning Act through [Bill 108, More Homes, More Choice Act, 2019](#) (once proclaimed) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#).

For more information about the consultation, please visit <http://www.mah.gov.on.ca/Page215.aspx> where you will find:

- A link to the posting on the Environment Registry of Ontario (ERO #019-0279), including the proposed Provincial Policy Statement and questions to consider
- Information on how to provide comments

The consultation is open for 90 days and closes on October 21, 2019.

.../2

I look forward to hearing your ideas on the proposed changes to the Provincial Policy Statement.

If you have any questions about the consultation, please contact the ministry at planningconsultation@ontario.ca or by calling 1-877-711-8208.

Sincerely,



Steve Clark
Minister

c: Planning Head and/or Clerks



JUL 16 2019

CORPORATE SERVICES
DEPARTMENT

Community Services

Legislative Services

July 16, 2019

File #120203

Sent via Email: ann-marie.norio@niagararegion.ca

Ann-Marie Norio, Regional Clerk
Niagara Region
1815 Sir Issac Brock Way, P.O. Box 1042
Thorold, ON L2V 4T7

Dear Ms. Norio:

Re: Whistleblowing Policy

The Municipal Council of the Town of Fort Erie at its meeting of July 15, 2019 passed the following resolution:

Whereas the Town of Fort Erie has policies in place to ensure that it is accountable to the public for its actions and that its actions are transparent to the public, including the Accountability and Transparency Policy outlined in By-law No. 195-07, and

Whereas whistleblowing by employees in local governments can bring critical knowledge about misconduct and failed policy outcomes and priorities to the attention of politicians and/or the public, and

Whereas the provincial government, as well as other municipalities and agencies in Ontario, have in place policies and/or legislation that provide legal protection from discriminatory or disciplinary action for employees who disclose wrongdoing of any kind in the context of their workplace in good faith and to a competent authority, and

Whereas voters in the Regional Municipality of Niagara, including the Town of Fort Erie, sent a strong message on October 22nd, 2018 for the need for accountability and transparency in the way local governance is conducted, and

Whereas it is always desirable to build upon and enhance existing policies that further strengthen public trust in the accountability and transparency of the way their local government functions;

.../2

Now therefore be it resolved,

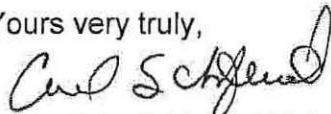
That: Council directs staff to prepare a report with respect to a whistleblowing policy for the Town of Fort Erie, and further

That: The Municipal Council of the Town of Fort Erie fully supports whistleblowing and is committed to protecting whistleblowers, the important information they provide and more widely, the integrity of the whistleblowing processes. All persons who are considering reporting their concerns in good faith can be assured that their concerns will be taken seriously, their identity will be protected and, as an employee of our municipality, that they will be protected from detrimental treatment, retaliation or employment harassment, and further

That: This resolution be circulated to Niagara Regional Council, the Councils of the Local Area Municipalities within the Regional Municipality of Niagara, and the Board of Directors of the Niagara Peninsula Conservation Authority for their endorsement and support.

Trusting this information will be of assistance to you.

Yours very truly,



Carol Schofield, Dipl.M.A.
Manager, Legislative Services/Clerk
cschofield@forterie.ca

CS:dlk

c.c. Niagara Local Area Municipalities *Sent via email*
Grant Bivol, Acting Clerk to Authority/Exec. Coordinator CAO & Board, Niagara Peninsula Conservation Authority
Sent via email: gbivol@npca.ca



City of Port Colborne
RECEIVED
JUL 19 2019
CORPORATE SERVICES
DEPARTMENT

Thorold

July 18, 2019

Honourable Doug Ford
Premier of Ontario
Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

doug.ford@pc.ola.org

Dear Premier Ford:

Re: Bill 115 - Beer Retailing in Ontario

Please be advised Thorold City Council, at its July 16, 2019 meeting, adopted the following resolution:

Whereas the Ford government has introduced Bill 115 which cancels the Master Framework Agreement (MFA) governing beer retailing in Ontario; and

Whereas the cancelling of MFA will cause the loss of jobs up to 7,000 Ontarians working for the Beer Store and may cost taxpayers \$1 billion in financial penalties; and

Whereas the legislation also threatens one of the world's most successful recycling programs and will certainly download the burden of recycling infrastructure onto local communities.

Now therefore be it resolved that the City of Thorold and our community allies do everything in our power to oppose the changes brought about by Bill 115, and any other related legislation, up to and including banning the sale of corner store beer or any other location allowable upon the adoption of Bill 115, and do everything in our power to protect good paying jobs at the Beer Store, maintain community safety through the responsible sale of beer, and maintain the Beer Store's recycling program.

Be it further resolved that a copy of this motion be sent to the Association of Municipalities of Ontario (AMO), local members of Provincial Parliament, local members of Parliament and all area municipalities.

City of Thorold

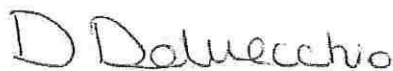
P.O. Box 1044, 3540 Schmon Parkway, Thorold, Ontario L2V 4A7

www.thorold.com

Tel: 905-227-6613

...2

Yours truly,



Donna Delvecchio
City Clerk

DD:cd

ec: M. Dilwaria, Chief Administrative Officer

J. Burch, MPP, Niagara Centre, JBurch-qp@ndp.on.ca
W. Gates, Niagara Falls, WGates-qp@ndp.on.ca
J. Stevens, St. Catharines, JStevens-qp@ndp.on.ca
S. Oosterhoff, Niagara West, sam.oosterhoff@pc.ola.org
V. Badawey, Niagara Centre, vance.badawey@parl.gc.ca
C. Bittle, St. Catharines, chris.bittle@parl.gc.ca
D. Allison, Niagara West, dean.allison@parl.gc.ca
Hon. R. Nicholson, Niagara Falls, rob.nicholson@parl.gc.ca
A. Norio, Regional Clerk, Region of Niagara, Ann-Marie.Norio@niagararegion.ca
P. Vanini, Executive Director, AMO, pvanini@amo.on.ca
Local Area Municipalities

**City of Port Colborne
Regular Committee of the Whole Meeting 20-19
Minutes**

Date: July 22, 2019

Time: 6:40 p.m.

Place: Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne

Members Present: M. Bagu, Councillor
E. Beauregard, Councillor
R. Bodner, Councillor
G. Bruno, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
D. Kalailieff, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor

Staff Present: D. Aquilina, Director of Planning and Development
B. Garrett, Director of Corporate Services
A. LaPointe, Manager of Legislative Services/City Clerk
C. Lee, Director of Engineering and Operations
S. Luey, Chief Administrative Officer

Also in attendance were interested citizens, members of the news media and WeeStream.

1. Call to Order:

Mayor Steele called the meeting to order.

2. Introduction of Addendum Items:

Nil.

3. Confirmation of Agenda:

Moved by Councillor H. Wells
Seconded by Councillor M. Bagu

That the agenda dated July 22, 2019 be confirmed, as circulated or as amended.

CARRIED.

4. **Disclosures of Interest:**

Nil.

5. **Adoption of Minutes:**

(a) **Regular meeting of Committee of the Whole 19-19, held on July 8, 2019**

Moved by Councillor R. Bodner
Seconded by Councillor A. Desmarais

(a) That the minutes of the regular meeting of Committee of the Whole 19-19, held on July 8, 2019, be approved as presented.
CARRIED.

6. **Determination of Items Requiring Separate Discussion:**

The following items were identified for separate discussion:

Item 1, 2, 4, 5, 6, and 11.

7. **Approval of Items Not Requiring Separate Discussion:**

Moved by Councillor A. Desmarais
Seconded by Councillor G. Bruno

That Items 1 to 12 on the agenda be approved, with the exception of items that have been deferred, deleted or listed for separate discussion, and the recommendation contained therein adopted.

Items:

3. **Engineering and Operations Department, Engineering Division, Report 2019-112, Subject: Young & Hopf-Wagner Drain**

Committee of the Whole recommends:

That Project 2019-11 Young & Hopf-Wagner Drains be awarded to CRL Campbell Construction & Drainage Ltd of Wainfleet, Ontario, for the total tendered price of \$696,497.90 plus applicable taxes. Staff is directed to utilize the bid items as listed within the awarded Tender Documents, in such a manner as to complete all required works, all the while, keeping within the annual budget allocations by Council; and

That funding for Project 2019-11 Young & Hopf-Wagner Drains be financed on an interim basis, under GL Account: 3-560-33243-3328 and that staff be authorized to initiate billings back to the Municipal Drains Watershed at the completion of the Watershed works; and

That a by-law, in which the City enters into a Contract Agreement with the Contractor, be prepared upon final budget approval.

7. Planning and Development Department, Planning Division, Report 2019-117, Subject: Lorraine Road Property Sale

Committee of the Whole recommends:

That Council declares Part 2 and 6 on Plan 59R-10301 as surplus to the City's needs; and

That the City enter into an Agreement of Purchase and Sale with Helen Lliodromitis for \$230,000 plus HST and with Paul and Kathleen Kuronen for \$250,000 plus HST; and

That the Mayor, Clerk and City Solicitor be authorized to sign and execute any and all documents respecting the sale of these lands.

8. Planning and Development Department, Planning Division, Report 2019-119, Subject: Recommendation Report for Official Plan Amendment D09-01-19 and Zoning By-law Amendment D14-03-19, 170 Welland Street

Committee of the Whole recommends:

That the Official Plan Amendment, attached to Planning and Development Department, Planning Division, Report 2019-119 as Appendix A, changing the designation of the property from "Parks and Open Space" to "Industrial Areas", be approved.

That the Zoning By-law Amendment, attached to Planning and Development Department, Planning Division, Report 2019-119 as Appendix B, rezoning the land from "P-CH" to "LI-51", be approved.

That Planning staff be directed to prepare the Notice of Passing in accordance with the *Planning Act* and circulate to all applicable parties.

9. **Engineering and Operations Department, Engineering Division, Report 2019-120, Subject: Information Report on Fees for the Engineering and Operations Department**

Committee of the Whole recommends:

That the Fees Schedule for 2019 be established as the 2018 rates and fees plus an adjustment for inflation, based on the CANADATA index for 2019, (2.7% increase).

That Engineering and Operations staff be directed to track in 2019-2020, all actual costs, for labour, materials and equipment required in performing a task or supplying a service and then use that data to annually adjust the rates and fees schedules on an annual basis.

10. **Memorandum from Port Colborne Transit Advisory Committee Re: Support of Entering into an Agreement with Regional Transit**

Committee of the Whole recommends:

That the recommendation by the Transit Advisory Committee that the City of Port Colborne enter into an agreement with Regional Transit for the purpose of increasing the shares of Provincial Gas Tax, be supported, and that the Region be so notified.

12. **Maple Leaf Strategies Re: Support for Rural Investment Tax Credit**

Committee of the Whole recommends:

That the creation of a rural investment tax credit being advocated by the Rural Opportunity and Investment Coalition (ROI), be supported.

CARRIED.

8. **Presentations:**

Nil.

9. **Delegations:**

- (a) **Cynthia Skinner, on behalf of Friends of Port Colborne Lighthouses (FOPCL), Proclamation National Lighthouse Day, August 7, 2019**

Cynthia Skinner presented a request for Council to proclaim August 7, 2019 as International Lighthouse Day. A copy of the presentation is attached.

10. Mayor's Report:

Mayor Steele provided an update to Council including his recent visit to Prince Edward Island and information on the upcoming Canal Days events within the City.

11. Regional Councillor's Report:

Nil.

12. Councillors' Items:

(a) Boardwalk on Pleasant Beach (Wells)

In response to concerns regarding the boardwalk at Pleasant Beach, the Director of Engineering and Operations stated that the boardwalk is not owned by the City, but that he would call the owners to request that they make repairs.

(b) Ditch Clearing on Chippawa Road (Desmarais)

In response to a request to clear a ditch on Chippawa Road, the Director of Engineering and Operations stated that he would follow-up with the request.

(c) Removal of Signs (Bruno)

Councillor Bruno thanked Engineering and Operations Department staff for the removal of more than two-hundred signs throughout the City.

(d) Meadow Heights Weed Cutting (Bruno)

Councillor Bruno thanked By-Law Division staff for ensuring that weeds in the Meadow Heights subdivision were cut properly.

(e) Pine and Fielden Streets – Weed Cutting on Tree (Danch)

In response to a request to remove a large weed, the Director of Engineering and Operations stated that staff will follow-up with the request.

(f) Main Street Concern for Pedestrians (Danch)

Councillor Danch requested that staff ensure they provide the right of way to pedestrians while working.

(g) Pleasant Beach Road Speed Limit (Bodner)

Councillor Bodner stated concerns with speeding on Pleasant Beach Road. He will forward the concern to Mayor Steele for his meeting with Niagara Regional Police.

(h) Pleasant Beach Road Signage (Bodner)

In response to concerns with the lack of signage on Pleasant Beach Road for cars who have been towed staff stated that they will look into this.

(i) Empire Road Construction (Bodner)

In response to concerns regarding stones on Empire Road, the Director of Engineering and Operations stated that he would follow-up with the concern.

(j) Centennial Park and New Home Build (Bodner)

In response to concerns regarding the new build near Centennial Park, the Chief Administrative Officer stated that the beach is groomed weekly, park staff visit the beach at least twice daily, and that staff have met with the home owner next to the park to address safety concerns. Staff confirmed that the owner does own the beach in front of their home and that any complaint regarding the fence would need to be addressed by the NPCA.

13. Consideration of Items Requiring Separate Discussion:

1. Motion by Councillor Wells Re: Review of Noise and Discharge of Firearms By-laws

Moved by Councillor H. Wells

Seconded by Councillor R. Bodner

That the Director of Planning and Development be directed to update By-Law No. 4588/119/04, being a by-law to regulate noise and By-Law No. 2499/115/90, being a by-law to prohibit and regulate the discharge of guns and other weapons within the City of Port Colborne; and

That the review includes consideration of the distance from buildings of discharge and provisions to include reactive targets, (Type S.2) high hazard Special Purpose Explosives; and

That staff report back to Council with a recommendation in October 2019.

CARRIED.

2. Motion by Councillor Wells Re: Review of Removal of Topsoil and Placement of Fill By-law

Moved by Councillor H. Wells

Seconded by Councillor D. Kalailieff

That the Director of Planning and Development be directed to update By-Law No. 5528/125/10 a by-law to prohibit or regulate the removal of topsoil, the placing or dumping of fill and the alteration of the grade of land within the city of Port Colborne; and

That the review includes the new provincial regulations, recent issues with fill sites, state of the art fill sites, best practices of site alteration techniques and processes and realistic fee structures proportional to the complexity of the application and conditions related to the size and nature of the site in question, and duration of the alteration; and

That staff report back to Council with a recommendation in the winter of 2019.

Moved in amendment by Councillor G. Bruno

Seconded by Councillor D. Desmarais

That the main motion be amended by adding thereto the following:

That the Director of Planning and Development report back to Council in August 2019 regarding funding availability for consulting services for special projects within the department.

The vote was then taken on the main motion, as amended, as follows:

That the Director of Planning and Development be directed to update By-Law No. 5528/125/10 a by-law to prohibit or regulate the removal of topsoil, the placing or dumping of fill and the alteration of the grade of land within the city of Port Colborne; and

That the review includes the new provincial regulations, recent issues with fill sites, state of the art fill sites, best practices of site alteration techniques and processes and realistic fee structures proportional to

the complexity of the application and conditions related to the size and nature of the site in question, and duration of the alteration; and

That staff report back to Council with a recommendation in the winter of 2019; and

That the Director of Planning and Development report back to Council in August 2019 regarding funding availability for consulting services for special projects within the department.

CARRIED.

4. Engineering and Operations Department, Engineering Division, Report 2019-113, Subject: Schihl Municipal Drain Meeting to Consider

Neal Morris, P. Eng. Of K. Smart Associates Ltd presented to Council information regarding the Schihl Municipal Drain and answered questions as required.

Moved by Councillor R. Bodner

Seconded by Councillor E. Beauregard

That the Mayor and Clerk be directed to execute a by-law to provisionally adopt the Schihl Municipal Drain Engineer's Report, dated March 28, 2019, prepared by Neal Morris, P. Eng. of K. Smart Associates Limited, under Section 4, Chapter D.17 of the *Drainage Act R.S.O. 1990*.

That staff be directed to advance the Schihl Municipal Drain Engineer's Report to that of the Court of Revision, as per Section 46(1), Chapter D.17 of the *Drainage Act R.S.O. 1990*.

That Councillor Wells and Councillor Bodner be appointed as a member of the Schihl Municipal Drain Court of Revision and Mayor Steele be appointed as an alternate.

CARRIED.

5. Community and Economic Development Department, Parks and Recreation Division, Report 2019-114, Subject: By-law Exemption Request – Canal Days Marine Heritage Festival Bass Pro Outdoor World Shooting Range

Moved by Councillor H. Wells

Seconded by Councillor A. Desmarais

That a temporary exemption to By-law 2499/115/90, Being a By-law to Prohibit and Regulate the Discharge of Guns and Other

Weapons within the City of Port Colborne be approved, specifically for the purpose of permitting Bass Pro Outdoor World to offer a BB gun shooting range attraction during the 2019 Canal Days Marine Heritage Festival, as outlined in Community and Economic Development Department, Parks and Recreation Division, Report 2019-114, Subject: By-law Exemption Request - Canal Days Marine Heritage Festival Bass Pro Outdoor World Shooting Range.

CARRIED.

6. Corporate Services Department, Clerk's Division, Report 2019-116, Subject: Appointments to Boards and Committees

Moved by Councillor M. Bagu

Seconded by Councillor E. Beauregard

That Nancy Busch be appointed to the Accessibility Advisory Committee for a term ending December 21, 2023.

That Wade Smith and Gregg Dame be appointed to the Active Transportation Committee for a term ending December 31, 2023.

That Kevin Reles and Angela Doyle be appointed to the Economic Development Advisory Committee for a term ending December 31, 2023.

That Trent Doan, Steven Rivers, and Norbert Gieger be appointed to the Environmental Advisory Committee for a term ending December 21, 2023.

That Nancy Busch and Heidi Grzesina be appointed to the Senior Citizen Advisory Council for a term ending December 31, 2023.

That Jack Hellinga be recommended to Council of the Region of Niagara to be appointed to serve on the Niagara Peninsula Conservation Authority Board.

CARRIED.

11. Memorandum from the Environmental Advisory Committee, Re: Vale Community-Based Action Plan

Moved by Councillor G. Bruno

Seconded by Councillor H. Wells

That Council supports the recommendation of the Environmental Advisory Committee as follows;

That whereas Vale and the Ministry of the Environment, Conservation and Parks (MECP) disagree on the application of Ontario Regulation 153/04 to lands where Vale's proposed action plan applies and this may have profound implications where landowners apply to develop their lands, and;

The Port Colborne Environmental Advisory Committee, therefore, recommends to Council that staff be directed to examine the additional planning and design requirements, if any, where applications for approval under the *Planning Act* are concerned in the area to which the Vale's action plan applies. The review should determine what additional investigations and potential remedial actions the Region of Niagara, the Regional Health Department or its successor, and the MECP may require during the review of planning applications when a landowner makes application under the *Planning Act* to develop their lands. This review should also include comments from each of Regional Planning and Public Health staff and the MECP as to what their requirements may be and where they could apply these, if any are required, be supported, and that the Region be so notified.

Moved in referral by Councillor G. Bruno
Seconded by Councillor H. Wells

That consideration of the Memorandum from the Environmental Advisory Committee, Re: Vale Community-Based Action Plan be referred to the Director of Planning and Development for review; and

That the Director of Planning and Development report back with comments to Council on August 26, 2019 Committee of the Whole meeting.

CARRIED.

14. Notice of Motion:

Councillor Desmarais provided notice of her intention to introduce a motion at the August 12, 2019 Committee of the Whole/Council meeting with respect to becoming a living wage employer.

15. Adjournment:

Moved by Councillor F. Danch
Seconded by Councillor E. Beauregard

That the Committee of the Whole meeting be adjourned at approximately
7:44 p.m.

CARRIED.

AL/

Light House Day Port Colborne

It is good to be back to request that Council ^{CITY} again declare Light House Day in Port Colborne for 7th August, as we join other communities worldwide in celebrating lighthouses and our connected histories.

The lighthouse tours are now a standard fixture and a major draw during Canal Days. They hold an even greater potential draw as the city seeks to obtain liberal warm-weather access. Light houses continue to be a major world-wide draw. We could go from Canal Days and lighthouse Day properly celebrated - and add the 3rd August event, lighthouse based and celebrated worldwide. Ham Radio lighthouse weekend is a couple weeks later in August. Ham Radio clubs operate from lighthouses, sending their messages and greetings worldwide. And we don't just have one lighthouse - we have 2. I sense an eye-roll. - Ham radios - seen in old WWII film footage. Long obsolete. Not. When a real disaster occurs, cell phones long dead, it is the ham radio sending out the calls for help and relief. And there is a group in Niagara. So, 3 lighthouse focused events in a single month - potential major draw. With reasonable access to our lighthouses in the future, we need to include an educational component. Set-up school outings, grade 5, from all of our schools, and let them go out and here about this part of our history. Maybe June and Sept.

And now you are wondering how possibly a small group of volunteers could man such a large scale operation. Clearly they could not. But, by increasing the staff at the visitors center, there could be enough guides to cover the towers. Summer students, both history and tourism majors, using their expertise to wow the crowd. And the volunteer group would then take on a behind-the-scenes supportive role.

Now, think out of the box. Let's reconstruct the keepers home and use it as a B+B. Many lighthouses are now B+B's. The Dunkirk light home is restored - and the same period as ours. Let's one envision what ours could be like.

The sky is the limit... helicopter rides from the breakwall helipad. Dream on.

For now I am glad we can acknowledge
Lighthouse Day

Thank you
Cynthia B Skinner BSG (R)

SCHIHL DRAIN



PORT COLBORNE



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

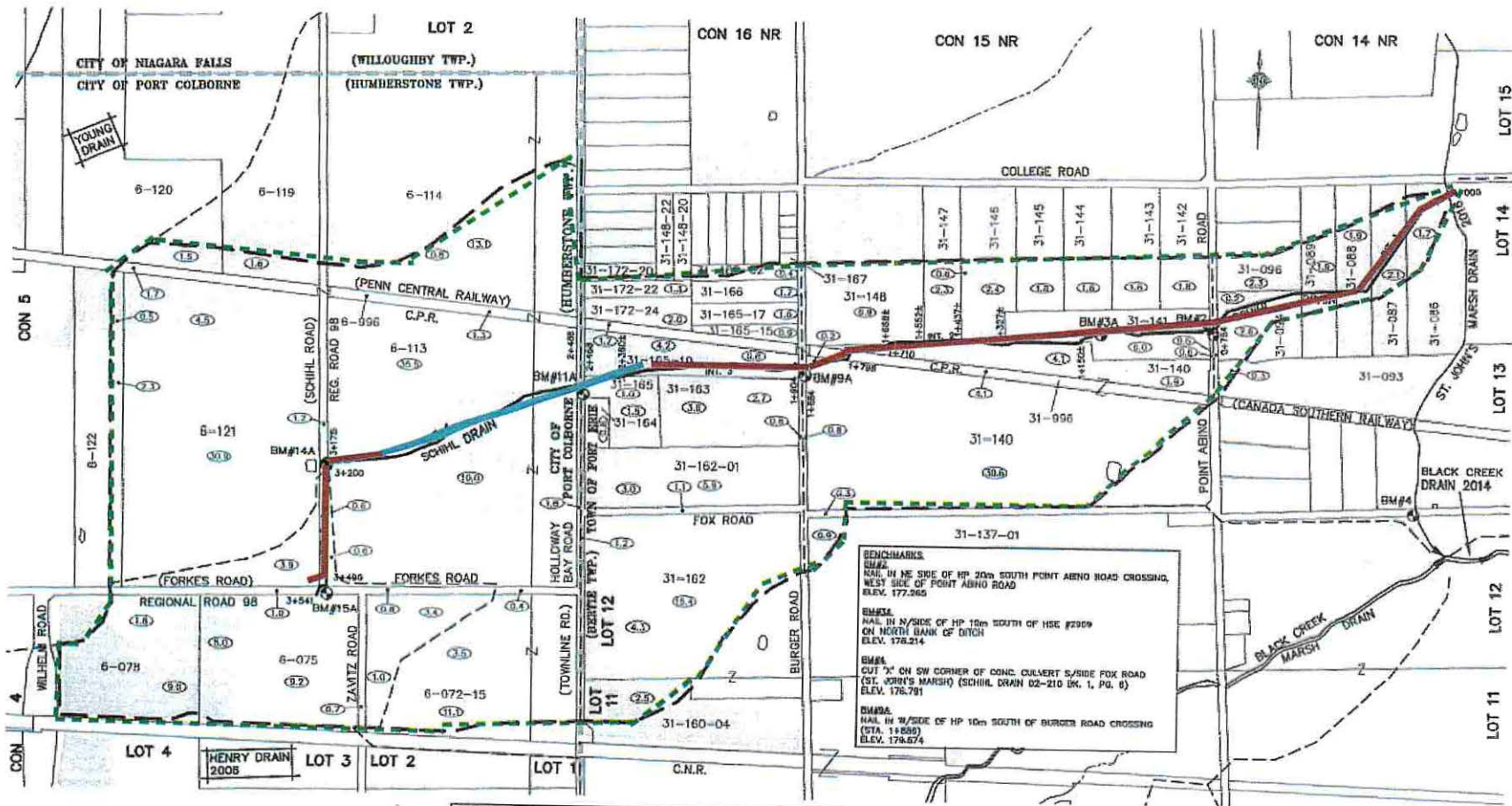

FORT-ERIE

File No. 02-210
July 22, 2019

PROJECT BACKGROUND

- K. Smart was appointed in 2002 to prepare a Section 4 report to resolve the flooding problems along the ditch.
 - Environmental consultations
 - Five public meetings
 - Landowner flooding concerns
 - Discussion between Town of Fort Erie and City of Port Colborne
- The proposed drain route follows the route of an existing 1909 Award Drain.

WATERSHED PLAN



- Debris Removal
- Ditch Excavation
- - - Watershed Boundary

PROJECT DETAIL BREAKDOWN

- Total length of drain:
 - Main Drain 3,541m
- Total watershed area affected:
 - Main Drain 299.5 ha
- Total estimated cost of the project (including Net HST): \$ 392,980
- Total estimated construction costs (excluding HST): \$ 222,750
- Total City of Port Colborne assessment: \$ 66,486
- Total Town of Fort Erie assessment: \$ 72,291
- Total Regional assessment: \$44,777
- Total landowners assessment (City of Port Colborne): \$ 71,763
- Total landowners assessment (Town of Fort Erie): \$ 137,663
- There are two special assessments to the roads.
 - Burger Road \$ 25,235
 - Regional Road 98 \$ 63,335

OBJECTIVE OF MEETING

- This meeting is to provide landowners and council the opportunity for questions to the engineer on aspects of the design (size and alignment of the drain, etc.).
- Allow landowners opportunity to add or remove their name from the petition.
 - If landowners remove their names from the petition the engineer must determine if petition is still valid.
- No assessment appeals will be considered at this meeting, but will be heard by the Court of Revision (later date to be determined).

COUNCIL ACTIONS

- Council can refer the report back to the engineer to make changes or
- Council can give first and second reading to the by-law and set a date for the Court of Revision

THANK YOU QUESTIONS



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS



PORT COLBORNE

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**City of Port Colborne
Regular Meeting of Council 22-19
Monday, August 12, 2019
following Committee of the Whole Meeting
Council Chambers, 3rd Floor, 66 Charlotte Street**

Agenda

- 1. Call to Order:** Mayor William C. Steele
- 2. Introduction of Addendum Items:**
- 3. Confirmation of Agenda:**
- 4. Disclosures of Interest:**
- 5. Adoption of Minutes:**
 - (a) Special meeting of Council 20-19, held on July 22, 2019.
 - (b) Regular meeting of Council 21-19, held on July 22, 2019.
- 6. Determination of Items Requiring Separate Discussion:**
- 7. Approval of Items Not Requiring Separate Discussion:**
- 8. Consideration of Items Requiring Separate Discussion:**
- 9. Proclamations:**
 - (a) Niagara Ice Dogs Day in Port Colborne
- 10. Minutes of Boards, Commissions & Committees:**
 - (a) Minutes of the Grant Policy Committee of February 13, 2019
- 11. Consideration of By-laws:**
- 12. Adjournment:**

Council Items:

| Notes | Item | Description / Recommendation |
|--|-----------|--|
| <p>WCS MB EB RB GB FD AD DK HW</p> | <p>1.</p> | <p><u>Motion by Councillor A. Desmarais Re: Living Wage Employer</u></p> <p>Whereas more and more people working for low wages are facing impossible choices such as whether to buy food or heat the house, whether to feed the children or pay the rent. The results can be spiralling debt, constant anxiety and long-term health problems. In many cases the adults in a family are working long hours, often at two or three jobs, just to pay for basic necessities, and</p> <p>Whereas the living wage is the hourly rate of pay that enables wage earners living in a household to:</p> <ul style="list-style-type: none"> ▪ Feed, clothe and provide shelter for their family ▪ Promote healthy child development ▪ Participate in activities that are an ordinary element of life in the community ▪ Avoid the chronic stress of living in poverty, and <p>Whereas the living wage for the Niagara Region has been calculated to be \$17.99 per hour (The Niagara Poverty Reduction Network – Calculating the Living Wage in the Niagara Region 2018), and</p> <p>Whereas we, the Corporation of the City of Port Colborne strive to make decisions and take actions that have a positive impact on our community, our staff, and the people we serve.</p> <p>Therefore Be It Resolved That:</p> <p>The Corporation of the City of Port Colborne becomes a Living Wage Employer at the Supporter Level immediately; and</p> <p>That Council directs Chief Administrative Officer Scott Luey to work with responsible departments to achieve Leader Level status at the time of the 2020 budget deliberations.</p> <p>Note: Notice of Motion was given at the July 22, 2019 Council Meeting.</p> |

| | | | | |
|-----------------|----------------|----------------|----|---|
| WCS RB AD | MB GB DK | EB FD HW | 2. | <p><u>Engineering and Operations Department, Engineering Division, Report 2019-124, Subject: Clarence Street Crosswalk, Investigation Regarding Safety Concerns</u></p> <p>That staff be directed to implement Option "A", the temporary installation of median delineators on Clarence Street, east and west of Catharine Street and to install additional signage stating "Stop for Pedestrians", at an estimated installation price of \$3,000, the funds to cover the cost of this works be taken from G/L # 0-500-74210-3215.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 3. | <p><u>Chief Administrative Officer Department, Report 2019-126, Subject: Transit Update</u></p> <p>That Chief Administrative Officer Report 2019-126, Subject: Transit Update, be received for information.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 4. | <p><u>Planning and Development Department, Planning Division, Report 2019-122, Subject: Recommendation Report: Proposed Expansion of the Downtown Central Business District Community Improvement Plan</u></p> <p>That the expansion of the project area for the Downtown Central Business District Community Improvement to include 176 Elm Street, be approved.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 5. | <p><u>Planning and Development Department, Planning Division, Report 2019-123, Subject: Environmental Advisory Committee Memorandum on the Vale-Community-Based Action Plan</u></p> <p>That the Director of Planning and Development be directed to send a letter to the Ministry of the Environment, Conservation and Parks requesting clarification with respect to the safe soil levels of the Port Colborne Community Based Risk Assessment Chemicals of Concern and levels for use in Ontario Regulation 153/04.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 6. | <p><u>Planning and Development Department, Planning Division, Report 2019-127, Subject: Proposed Development Agreements for Lawrence Barnai, 1628 Minor Road</u></p> <p>That two development agreements be entered into with Lawrence Barnai for 1628 Minor Road and that the Mayor and Clerk be authorized to sign and execute said agreements.</p> |

| Miscellaneous Correspondence | | | |
|--|-----------|---|--|
| <p>WCS MB EB RB GB FD AD DK HW</p> | <p>7.</p> | <p>Memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: <u>Recommendations of Grant Policy Committee</u></p> <p>That the memorandum from Nancy Giles, EA to CAO and Mayor and Staff Liaison to the Grant Policy Committee Re: Recommendations of Grant Policy Committee, be received for information; and</p> <p>That donation/sponsorship requests be approved for a total of \$10,325 for the second allocation for the year 2019 as follows:</p> <p>Community Living Port Colborne Wainfleet – to provide financial assistance to the children of Port Colborne who are unable to register for recreation programs due to lack of funds - \$1,700</p> <p>Friends of Port Colborne Lighthouses – to assist with the cost of insurance to allow tours of the Port Colborne Lighthouses - \$1,400</p> <p>Friends of Roselawn Centre – to assist with the cost of purchasing a new stove for the Roselawn Centre - \$1,200 (Note: these funds will only be disbursed if the City proceeds with the project)</p> <p>Niagara Nutrition Partners – to assist with the purchase of food to run the nutrition programs in Port Colborne schools - \$2,500</p> <p>Port Colborne Fair Trade Town Committee – to purchase a new banner, advertising and printing for the Fair Trade Crawl and a 10 year celebration cake - \$725</p> <p>Port Colborne Historical & Marine Museum Auxiliary – to assist with renovations to Arabella’s Tea Room - \$2,800.</p> | |
| <p>WCS MB EB RB GB FD AD DK HW</p> | <p>8.</p> | <p>Bryan Elliott, Ice Dogs Game Coordinator Re: <u>Request for Proclamation of Niagara Ice Dogs Day in Port Colborne</u></p> <p>That Friday, August 30, 2019 be proclaimed as “Niagara Ice Dogs Day” in the City of Port Colborne, in accordance with the request received from Bryan Elliott, Ice Dogs Game Coordinator.</p> | |
| <p>WCS MB EB RB GB FD AD DK HW</p> | <p>9.</p> | <p>Rankin Construction Inc. Re: <u>Peer Review for Port Colborne Quarries Site Alteration Permit</u></p> <p>That the correspondence received from Tom Rankin, P. Eng., CEO Rankin Construction Inc. Re: Peer Review for Port Colborne Quarries Site Alteration Permit, be received for information.</p> | |

| | | | | |
|---|----------------|----------------|-----|--|
| WCS RB AD | MB GB DK | EB FD HW | 10. | <p><u>Vance Badawey, Member of Parliament, Niagara Centre Re: SME Project Stream of the Climate Action Incentive Fund for Small and Medium Sized Businesses</u></p> <p>That the correspondence received from Vance Badawey, Member of Parliament Niagara Centre Re: SME Project Stream of the Climate Action Incentive Fund for Small and Medium Sized Businesses, be received for information.</p> <p>Click on the attached link to view the news release and application details: https://www.canada.ca/en/environment-climate-change/news/2019/07/small-and-medium-sized-businesses-in-ontario-new-brunswick-manitoba-and-saskatchewan-can-now-apply-for-funding-for-energy-saving-projects.html</p> |
| WCS RB AD | MB GB DK | EB FD HW | 11. | <p><u>Niagara Housing Statement Final Summary Report (Report PDS 27-2019)</u></p> <p>That the correspondence received from the Niagara Housing Statement Final Summary Report, be received for information.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 12. | <p><u>Ministry of Municipal Affairs and Housing Re: Provincial Policy Statement Review – Draft Policies</u></p> <p>That the correspondence received from Steve Clark, Minister, Ministry of Municipal Affairs and Housing Re: Provincial Policy Statement Review – Draft Policies, be received for information.</p> |
| Outside Resolutions – Requests for Endorsement | | | | |
| WCS RB AD | MB GB DK | EB FD HW | 13. | <p><u>Town of Fort Erie Re: Whistleblowing Policy</u></p> <p>That the resolution received from the Town of Fort Erie Re: Whistleblowing Policy, be received for information.</p> |
| WCS RB AD | MB GB DK | EB FD HW | 14. | <p><u>City of Thorold Re: Bill 115 – Beer Retailing in Ontario</u></p> <p>That the resolution received from the City of Thorold Re: Bill 115 – Beer Retailing in Ontario, be received for information.</p> |
| Responses to City of Port Colborne Resolutions | | | | |
| Nil. | | | | |

**Consideration of By-laws
(Council Agenda Item 11)**

| By-law No. | Title |
|-------------------|--|
| 6710/74/19 | Being a By-law to Authorize Entering Into Two Development Agreements with Lawrence Barnai regarding 1628 Minor Road |
| 6711/75/19 | Being a By-law to Amend By-law 1847/112/86, as Amended, to Permit an Expansion to the Downtown Central Business District Community Improvement Plan Project Area to include 176 Elm Street |
| 6712/76/19 | Being a By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Regular Meeting of August 12, 2019 |

The Corporation of the City of Port Colborne

By-law No. 6710/74/19

Being a by-law to authorize entering into two
development agreements with Lawrence Barnai
regarding 1628 Minor Road

Whereas The Council of the Corporation of the City of Port Colborne is desirous of entering into two development agreements with Lawrence Barnai regarding the property legally known as Concession 2 Part of Lot 23 in the City of Port Colborne in the Regional Municipality of Niagara; municipally known as 1628 Minor Road.

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That The Corporation of the City of Port Colborne enters into two Development Agreements with Lawrence Barnai, which development agreements are attached hereto as Schedule "A" and Schedule "B";
2. That the Mayor and the Clerk are hereby authorized and directed to sign the said development agreements and the Clerk is hereby authorized to affix the Corporate Seal thereto.

Enacted and passed this 12th day of August, 2019.

William C. Steele
Mayor

Amber LaPointe
City Clerk

THIS DEVELOPMENT AGREEMENT made this ____ day of _____, 2019.

BETWEEN:

LAWRENCE BARNAI

hereinafter referred to as the "OWNER";

and

THE CORPORATION OF THE CITY OF PORT COLBORNE

hereinafter referred to as the "CITY";

WHEREAS the Owner desires to develop the lands described in Schedule "A" attached hereto (hereinafter referred to as the "Lands");

AND WHEREAS on December 11, 2018 the Committee of Adjustment for the City approved the creation of one residential building lot (Application B14-18-PC);

AND WHEREAS the Regional Municipality of Niagara (hereinafter referred to as the "Region") requires a Development Agreement between the Owner and the City regarding specific conditions and processes to be followed during development of the Lands;

NOW THEREFORE the parties hereto agree as follows:

1. The Owner hereby warrants that it is the registered Owner of the Lands described in Schedule "A" to this Development Agreement.
2. The Owner agrees that upon the execution of this Development Agreement, the Lands shall be charged with the performance of the terms of this Development Agreement and that the performance of such terms shall be binding upon the Owner, its executors, administrators, successors, assigns, heirs, and successors in title.
3. The Owner shall indemnify and save harmless the City from and against all actions, causes of action, interest, claims, demands, costs, charges, damages, expenses, and loss, which the City may at any time bear, incur, be liable for, sustain or be put to for any reason of, or on account of, or by reason of, or in consequence of, the City, as the case may be, entering into this Development Agreement.
4. The Owner shall undertake or implement all requirements in Paragraphs 5, 6, 7 and 8 of this agreement prior to any tree removal, construction or site alteration to the satisfaction of the Regional Municipality of Niagara.
5. A Tree Savings Plan is to be completed in accordance with definition 1.36 of the Niagara Region Tree and Forest Conservation Bylaw (By-law No. 30-2008) and approved by Niagara Region. The Plan shall demonstrate that building envelopes will be focused on areas outside of the woodland, where possible. This is to be done in conjunction with the site plan and grading plan.
6. The design of the new lots shall incorporate all Mitigation Measures identified in section 7.0 (page 22) of the Environmental Impact Study (EIS) prepared by Colville Consulting Inc., dated October 2018 onto all applicable plans and drawings.
7. In addition to the Mitigation Measures identified in the EIS by Coleville Consulting, the design of the new dwellings shall mitigate any impacts of light spillage on the woodland through design of exterior lighting that is shielded to project light

downward instead of skyward.

8. All new lots shall include a tertiary septic system for denitrification and water supply by cistern.
9. The Owner agrees and acknowledges that the City shall register this Development Agreement on title to the Lands and that such registration may only be removed with the written consent of the City and the Region.

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

OWNER

Lawrence Barnai

**THE CORPORATION OF THE CITY
OF PORT COLBORNE**

William C Steele, Mayor

Amber LaPointe, Clerk

SCHEDULE "A" – THE LANDS

Part 2 on Plan 59R-16444
On the West Side of Minor Road
In the City of Port Colborne
In the Regional Municipality of Niagara

THIS DEVELOPMENT AGREEMENT made this ____ day of _____, 2019.

BETWEEN:

LAWRENCE BARNAI

hereinafter referred to as the "OWNER";

and

THE CORPORATION OF THE CITY OF PORT COLBORNE

hereinafter referred to as the "CITY";

WHEREAS the Owner desires to develop the lands described in Schedule "A" attached hereto (hereinafter referred to as the "Lands");

AND WHEREAS on December 11, 2018 the Committee of Adjustment for the City approved the creation of one residential building lot (Application B13-18-PC);

AND WHEREAS the Regional Municipality of Niagara (hereinafter referred to as the "Region") requires a Development Agreement between the Owner and the City regarding specific conditions and processes to be followed during development of the Lands;

NOW THEREFORE the parties hereto agree as follows:

1. The Owner hereby warrants that it is the registered Owner of the Lands described in Schedule "A" to this Development Agreement.
2. The Owner agrees that upon the execution of this Development Agreement, the Lands shall be charged with the performance of the terms of this Development Agreement and that the performance of such terms shall be binding upon the Owner, its executors, administrators, successors, assigns, heirs, and successors in title.
3. The Owner shall indemnify and save harmless the City from and against all actions, causes of action, interest, claims, demands, costs, charges, damages, expenses, and loss, which the City may at any time bear, incur, be liable for, sustain or be put to for any reason of, or on account of, or by reason of, or in consequence of, the City, as the case may be, entering into this Development Agreement.
4. The Owner shall undertake or implement all requirements in Paragraphs 5, 6, 7 and 8 of this agreement prior to any tree removal, construction or site alteration to the satisfaction of the Regional Municipality of Niagara.
5. A Tree Savings Plan is to be completed in accordance with definition 1.36 of the Niagara Region Tree and Forest Conservation Bylaw (By-law No. 30-2008) and approved by Niagara Region. The Plan shall demonstrate that building envelopes will be focused on areas outside of the woodland, where possible. This is to be done in conjunction with the site plan and grading plan.
6. The design of the new lots shall incorporate all Mitigation Measures identified in section 7.0 (page 22) of the Environmental Impact Study (EIS) prepared by Colville Consulting Inc., dated October 2018 onto all applicable plans and drawings.
7. In addition to the Mitigation Measures identified in the EIS by Coleville Consulting, the design of the new dwellings shall mitigate any impacts of light spillage on the woodland through design of exterior lighting that is shielded to project light

downward instead of skyward.

8. All new lots shall include a tertiary septic system for denitrification and water supply by cistern.
9. The Owner agrees and acknowledges that the City shall register this Development Agreement on title to the Lands and that such registration may only be removed with the written consent of the City and the Region.

**SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:**

OWNER

Lawrence Barnai

**THE CORPORATION OF THE CITY
OF PORT COLBORNE**

William C Steele, Mayor

Amber LaPointe, Clerk

SCHEDULE "A" – THE LANDS

Part 1 on Plan 59R-16444
On the West Side of Minor Road
In the City of Port Colborne
In the Regional Municipality of Niagara

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The Corporation of the City of Port Colborne

By-law no. 6711/75/19

Being a by-law to amend By-law 1847/112/86, as amended, to permit an expansion to the Downtown Central Business District Community Improvement Plan project area to include 176 Elm Street

Whereas the Council of The Corporation of the City of Port Colborne designated the "Central Business District" as a Community Improvement Plan project area by By-law 1847/112/86 passed pursuant to Section 28(2) of the *Planning Act* on September 29, 1986; and

Whereas the Council of The Corporation of the City of Port Colborne amended the Central Business District Community Improvement Plan project area established by By-law 1847/112/86 by enacting By-law 5296/51/09; and

Whereas the Council of The Corporation of the City of Port Colborne is desirous to further amend By-law 1847/112/86 in order to expand the boundary for the Central Business District Community Improvement project area to include 176 Elm Street;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. That By-law 1847/112/86, be hereby amended by replacing Schedule "A" of By-law 5296/51/09 with Schedule "A" attached hereto.

Enacted and passed this 12th day of August, 2019.

William C. Steele
Mayor

Amber LaPointe
City Clerk

Schedule A

CBD CIP PROJECT AREA



The Corporation of the City of Port Colborne

By-Law no. 6712/76/19

Being a by-law to adopt, ratify and confirm
the proceedings of the Council of The
Corporation of the City of Port Colborne at
its Regular Meetings of August 12, 2019

Whereas Section 5(1) of the *Municipal Act, 2001*, provides that the powers of a municipality shall be exercised by its council; and

Whereas Section 5(3) of the *Municipal Act, 2001*, provides that a municipal power, including a municipality's capacity rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas it is deemed expedient that the proceedings of the Council of The Corporation of the City of Port Colborne be confirmed and adopted by by-law;

Now therefore the Council of The Corporation of the City of Port Colborne enacts as follows:

1. Every action of the Council of The Corporation of the City of Port Colborne taken at its Regular Meeting of August 12, 2019 upon which a vote was taken and passed whether a resolution, recommendations, adoption by reference, or other means, is hereby enacted as a by-law of the City to take effect upon the passing hereof; and further
2. That the Mayor and Clerk are authorized to execute any documents required on behalf of the City and affix the corporate seal of the City and the Mayor and Clerk, and such other persons as the action directs, are authorized and directed to take the necessary steps to implement the action.

Enacted and passed this 12th day of August, 2019.

William C. Steele
Mayor

Amber LaPointe
City Clerk

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PORT COLBORNE

August 12, 2019

Moved by Councillor
Seconded by Councillor

WHEREAS on Friday, August 30th this will be a significant day in the City of Port Colborne, as we will be hosting a hockey game between the Niagara Ice Dogs and the Barrie Colts;

AND WHEREAS this will be the first Major Junior Hockey game in Port Colborne since the late 1960's;

AND WHEREAS the City of Port Colborne in conjunction with the Niagara Ice Dogs will be hosting a Free Concert with the Rock of 80's Band, a Free Skate, a Free Swim and also the chance to learn and to play Sledge Hockey, all located at the Vale Health and Wellness Center;

NOW THEREFORE, I, Mayor William C. Steele, proclaim Friday, August 30, 2019 as "Niagara Ice Dogs Day" in the City of Port Colborne. **#PORTicipate!**

William C. Steele
Mayor



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**City of Port Colborne
Special Council Meeting 20-19
Minutes**

Date: July 22, 2019

Time: 6:30 p.m.

Place: Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne

Members Present: M. Bagu, Councillor
E. Beauregard, Councillor
G. Bruno, Councillor
R. Bodner, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
D. Kalailieff, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor

Staff Present: D. Aquilina, Director of Planning & Development
B. Garrett, Director of Corporate Services
A. LaPointe, Manager of Legislative Services/City Clerk
C. Lee, Director of Engineering & Operations
S. Luey, Chief Administrative Officer
H. Mahon, Planning Technician/Clerk (minutes)

Also in attendance were interested citizens, members of the news media and WeeStream.

1. Call to Order:

Mayor Steele called the meeting to order.

2. National Anthem:

Those in attendance stood for O Canada.

3. Confirmation of Agenda:

No. 128 Moved by Councillor Wells
Seconded by Councillor Bruno

That the agenda dated July 22, 2019 be confirmed, as circulated or as amended.
CARRIED.

4. Disclosures of Interest:

Nil.

5. Public Hearing Under the Planning Act:

Planning and Development Department, Planning division, Report No. 2019-115, Public Meeting Report for Proposes Amendment to include 176 Elm Street to the Downtown Central Business District Community Improvement Plan (CBD CIP) Project

i) Purpose of Meeting:

Dan Aquilina advised that the purpose of this meeting, pursuant to Sections 17 & 28 of the Planning Act, is to present a proposed expansion to the Downtown Central Business District Community Improvement Plan.

ii) Method of Notice

Mr. Aquilina advised that Notice of the Public Meeting was administered in accordance with Section 17(15) and 22(1) of the Planning Act as amended, Section 3 of Ontario Regulation 543/06.

The Notice of Public Meeting was published in the Thursday June 20, 2019 edition of Niagara This Week. No written comments were received. Mr. Aquilina also advised that a Public Open House had been held on June 27 where a total of 3 people attended. Two of whom were the owners of the property and the third person being Councillor Bagu.

iii) Explanation of Procedure

Mr. Aquilina advised that the procedure to be followed this evening will be to present Planning and Development Services Department Report 2019-115, to hear any comments from Council to Planning Staff, to open the meeting to the public for comments and/or questions, and to announce the requirements of the Planning Act for written notice request of passage of the proposed addition to the Community Improvement Plan.

iv) Presentation of the Community Improvement Plan

Mr. Aquilina provided some background information and made reference to the Power Point presentation which identified the proposed expansion to include 176 Elm Street.

Mr. Aquilina noted that the Downtown Central Business District Community Improvement Plan (CBD CIP) was adopted in 2010. Prior to the adoption,

the CBD CIP project area was approved in 2009 by By-law. In 2011 the CBD CIP was expanded to the northerly intersection of Sugarloaf Street and included the block of properties bounded by Kent and Victoria streets on the east side of King Street. The expansion included to the south side of Princess Street between Elm Street and Fielden Avenue.

Mr. Aquilina noted that the CBD CIP has been the most successful to date of all the CIP's. There has been considerable investment made by the property owners which has resulted in significant façade improvements.

- v) Questions of Clarification to Planning Staff/Consultant

Nil.

- vi) Oral Presentations and/or Questions from the Public

Nil.

- vii) Announcement Respecting Written Notice of the expansion of the Community Improvement Plan

Mr. Aquilina advised that if anyone wishes "to be notified of the adoption of the proposed Community Improvement Plan they must make a written request to the clerk. Only those persons and public bodies that give the clerk a written request for the adoption by-law will be given notice."

- viii) Explanation of Future Meetings

Mr. Aquilina advised that this concludes the Statutory Public Hearing, held pursuant to Sections 17 and 28 of the Planning Act. The proposal will be placed on the August 12, 2019 Council Meeting for Council's consideration.

6. **Adjournment:**

No. 129 Moved by Councillor Bodner
Seconded by Councillor Beauregard

That the Council meeting be adjourned at approximately 6:40 p.m.
CARRIED.

William C. Steele
Mayor

Amber LaPointe
City Clerk

Minutes prepared by the Department of Planning and Development.

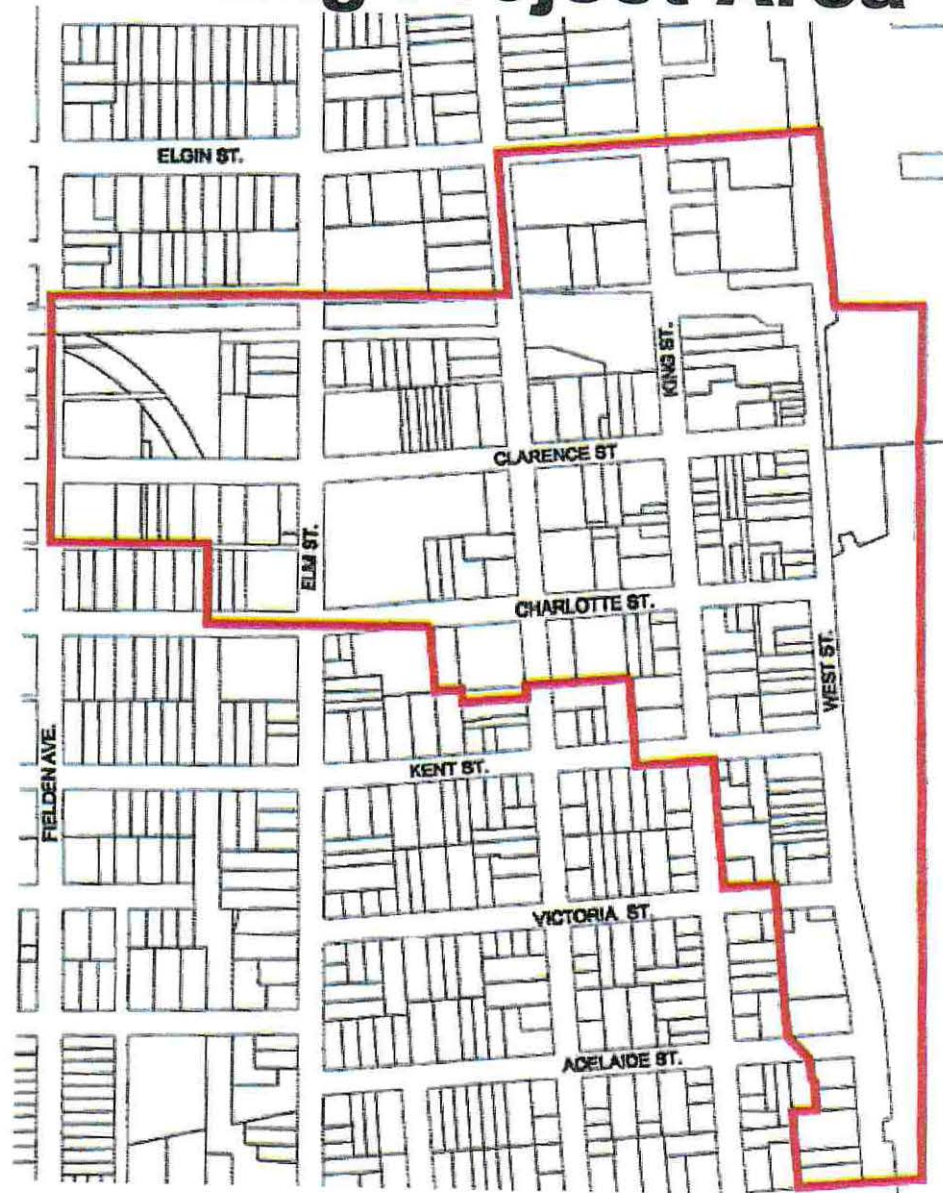
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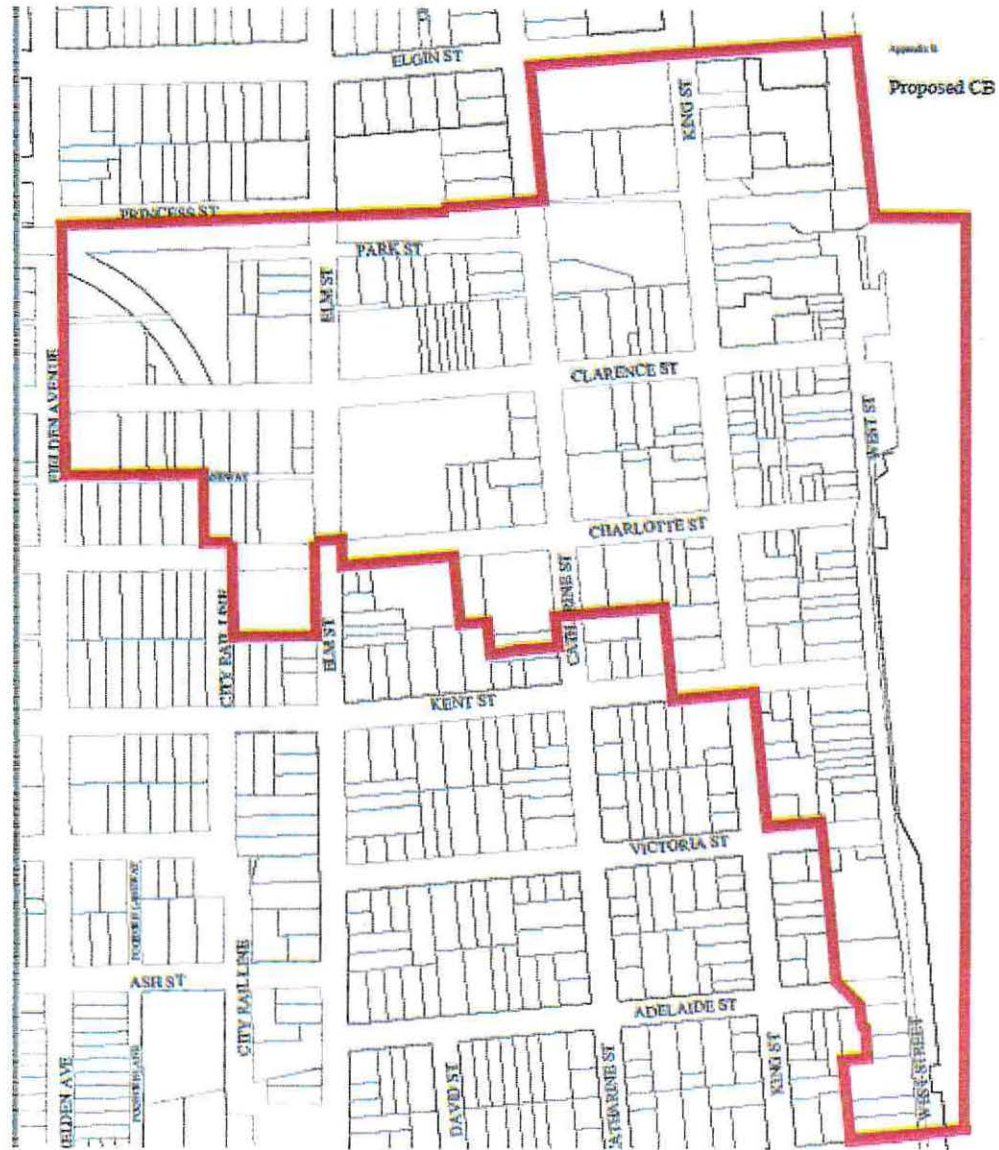
Downtown Central Business District
Community Improvement Plan
Proposed Expansion

Public Meeting - City Council
July 22, 2019

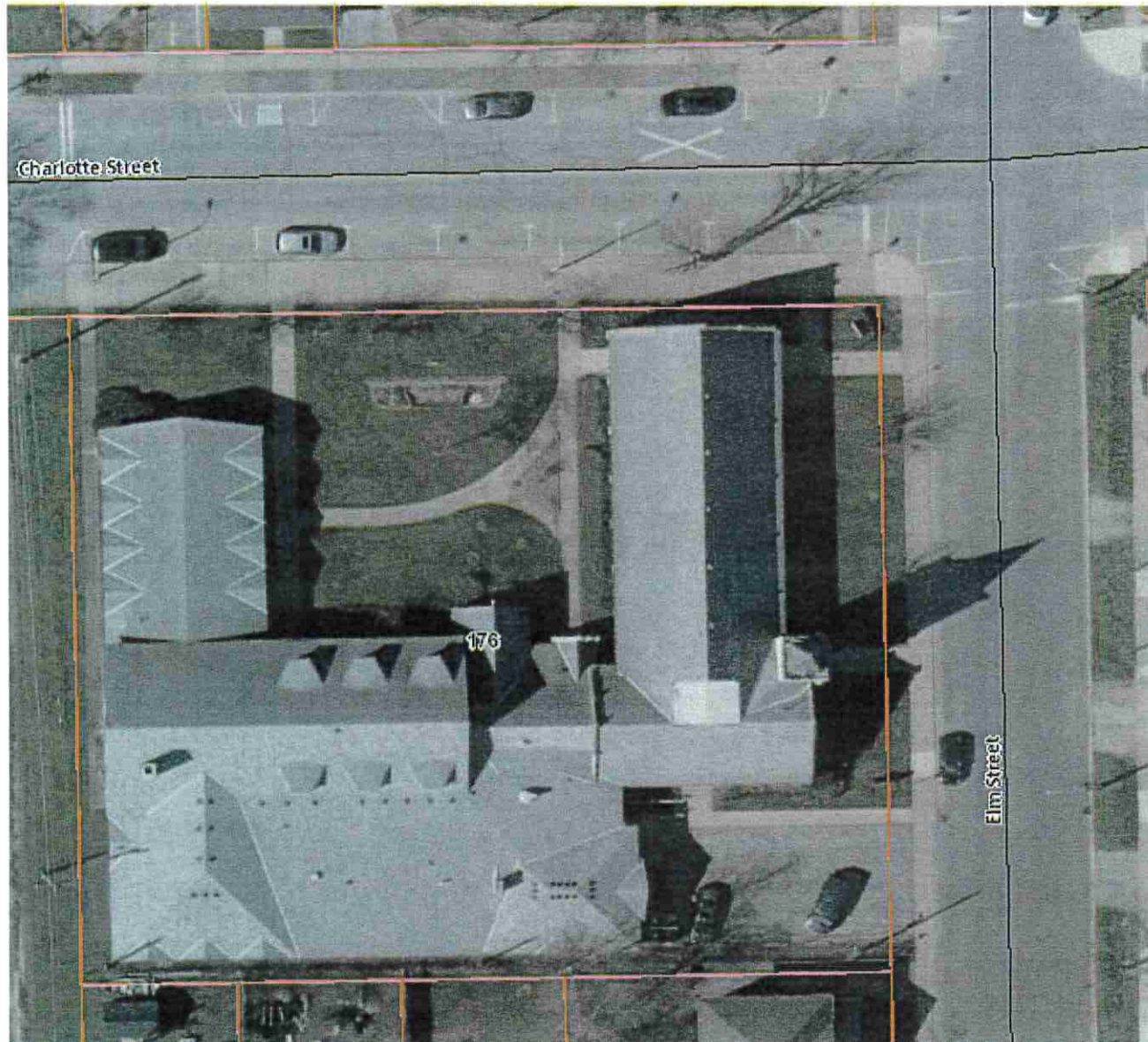
Existing Project Area



Proposed Project Area with 176 Elm St.



176 Elm St.



**City of Port Colborne
Regular Council Meeting 21-19
Minutes**

- Date:** July 22, 2019
- Time:** 7:44 p.m.
- Place:** Council Chambers, Municipal Offices, 66 Charlotte Street, Port Colborne
- Members Present:** M. Bagu, Councillor
E. Beauregard, Councillor
G. Bruno, Councillor
R. Bodner, Councillor
F. Danch, Councillor
A. Desmarais, Councillor
D. Kalailieff, Councillor
W. Steele, Mayor (presiding officer)
H. Wells, Councillor
- Staff Present:** D. Aquilina, Director of Planning and Development
B. Garrett, Director of Corporate Services
A. LaPointe, Manager of Legislative Services/City Clerk
C. Lee, Director of Engineering and Operations
S. Luey, Chief Administrative Officer

Also in attendance were interested citizens, members of the news media and WeeStream.

1. Call to Order:

Mayor Steele called the meeting to order.

2. Introduction of Addendum Items:

Nil.

3. Confirmation of Agenda:

No. 130 Moved by Councillor G. Bruno
Seconded by Councillor H. Wells

That the agenda dated July 22, 2019 be confirmed, as circulated or as amended.
CARRIED.

4. Disclosures of Interest:

Nil.

5. Adoption of Minutes:

- (a) **Special meeting of Council 18-19, held on July 8, 2019.**
- (b) **Regular meeting of Council 19-19, held on July 8, 2019.**

No. 131 Moved by Councillor E. Beauregard
Seconded by Councillor D. Kalailieff

- (a) That the minutes of the special meeting of Council 18-19, held on July 8, 2019, be approved as presented.
- (b) That the minutes of the regular meeting of Council 19-19, held on July 8, 2019, be approved as presented.

CARRIED.

6. Determination of Items Requiring Separate Discussion:

Nil.

7. Approval of Items Not Requiring Separate Discussion:

No. 132 Moved by Councillor H. Wells
Seconded by Councillor M. Bagu

That Items 1 to 12 on the agenda be approved, with the exception of items that have been deferred, deleted or listed for separate discussion, and the recommendation contained therein adopted.

Items:

1. Motion by Councillor Wells Re: Review of Noise and Discharge of Firearms By-laws

Council resolved:

That the Director of Planning and Development be directed to update By-Law No. 4588/119/04, being a by-law to regulate noise and By-Law No. 2499/115/90, being a by-law to prohibit and regulate the discharge of guns and other weapons within the City of Port Colborne; and

That the review includes consideration of the distance from buildings of discharge and provisions to include reactive targets, (Type S.2) high hazard Special Purpose Explosives; and

That staff report back to Council with a recommendation in October 2019.

2. Motion by Councillor Wells Re: Review of Removal of Topsoil and Placement of Fill By-law

Council resolved:

That the Director of Planning and Development be directed to update By-Law No. 5528/125/10 a by-law to prohibit or regulate the removal of topsoil, the placing or dumping of fill and the alteration of the grade of land within the city of Port Colborne; and

That the review includes the new provincial regulations, recent issues with fill sites, state of the art fill sites, best practices of site alteration techniques and processes and realistic fee structures proportional to the complexity of the application and conditions related to the size and nature of the site in question, and duration of the alteration; and

That staff report back to Council with a recommendation in the winter of 2019; and

That the Director of Planning and Development report back to Council in August 2019 regarding funding availability for consulting services for special projects within the department.

3. Engineering and Operations Department, Engineering Division, Report 2019-112, Subject: Young & Hopf-Wagner Drain

Council resolved:

That Project 2019-11 Young & Hopf-Wagner Drains be awarded to CRL Campbell Construction & Drainage Ltd of Wainfleet, Ontario, for the total tendered price of \$696,497.90 plus applicable taxes. Staff is directed to utilize the bid items as listed within the awarded Tender Documents, in such a manner as to complete all required works, all the while, keeping within the annual budget allocations by Council; and

That funding for Project 2019-11 Young & Hopf-Wagner Drains be financed on an interim basis, under GL Account: 3-560-33243-3328 and that staff be authorized to initiate billings back to the Municipal Drains Watershed at the completion of the Watershed works; and

That a by-law, in which the City enters into a Contract Agreement with the Contractor, be prepared upon final budget approval.

4. **Engineering and Operations Department, Engineering Division, Report 2019-113, Subject: Schihl Municipal Drain Meeting to Consider**

Council resolved:

That the Mayor and Clerk be directed to execute a by-law to provisionally adopt the Schihl Municipal Drain Engineer's Report, dated March 28, 2019, prepared by Neal Morris, P. Eng. of K. Smart Associates Limited, under Section 4, Chapter D.17 of the *Drainage Act R.S.O. 1990*.

That staff be directed to advance the Schihl Municipal Drain Engineer's Report to that of the Court of Revision, as per Section 46(1), Chapter D.17 of the *Drainage Act R.S.O. 1990*.

That Councillor Wells and Councillor Bodner be appointed as a member of the Schihl Municipal Drain Court of Revision and Mayor Steele be appointed as an alternate.

5. **Community and Economic Development Department, Parks and Recreation Division, Report 2019-114, Subject: By-law Exemption Request – Canal Days Marine Heritage Festival Bass Pro Outdoor World Shooting Range**

Council resolved:

That a temporary exemption to By-law 2499/115/90, Being a By-law to Prohibit and Regulate the Discharge of Guns and Other Weapons within the City of Port Colborne be approved, specifically for the purpose of permitting Bass Pro Outdoor World to offer a BB gun shooting range attraction during the 2019 Canal Days Marine Heritage Festival, as outlined in Community and Economic Development Department, Parks and Recreation Division, Report 2019-114, Subject: By-law Exemption Request - Canal Days Marine Heritage Festival Bass Pro Outdoor World Shooting Range.

6. **Corporate Services Department, Clerk's Division, Report 2019-116, Subject: Appointments to Boards and Committees**

Council resolved:

That Nancy Busch be appointed to the Accessibility Advisory Committee for a term ending December 21, 2023.

That Wade Smith and Gregg Dame be appointed to the Active Transportation Committee for a term ending December 31, 2023.

That Kevin Reles and Angela Doyle be appointed to the Economic Development Advisory Committee for a term ending December 31, 2023.

That Trent Doan, Steven Rivers, and Norbert Gieger be appointed to the Environmental Advisory Committee for a term ending December 21, 2023.

That Nancy Busch and Heidi Grzesina be appointed to the Senior Citizen Advisory Council for a term ending December 31, 2023.

That Jack Hellinga be recommended to Council of the Region of Niagara to be appointed to serve on the Niagara Peninsula Conservation Authority Board.

7. Planning and Development Department, Planning Division, Report 2019-117, Subject: Lorraine Road Property Sale

Council resolved:

That Council declares Part 2 and 6 on Plan 59R-10301 as surplus to the City's needs; and

That the City enter into an Agreement of Purchase and Sale with Helen Lliodromitis for \$230,000 plus HST and with Paul and Kathleen Kuronen for \$250,000 plus HST; and

That the Mayor, Clerk and City Solicitor be authorized to sign and execute any and all documents respecting the sale of these lands.

8. Planning and Development Department, Planning Division, Report 2019-119, Subject: Recommendation Report for Official Plan Amendment D09-01-19 and Zoning By-law Amendment D14-03-19, 170 Welland Street

Council resolved:

That the Official Plan Amendment, attached to Planning and Development Department, Planning Division, Report 2019-119 as Appendix A, changing the designation of the property from "Parks and Open Space" to "Industrial Areas", be approved.

That the Zoning By-law Amendment, attached to Planning and Development Department, Planning Division, Report 2019-119 as Appendix B, rezoning the land from "P-CH" to "LI-51", be approved.

That Planning staff be directed to prepare the Notice of Passing in accordance with the *Planning Act* and circulate to all applicable parties.

9. **Engineering and Operations Department, Engineering Division, Report 2019-120, Subject: Information Report on Fees for the Engineering and Operations Department**

Council resolved:

That the Fees Schedule for 2019 be established as the 2018 rates and fees plus an adjustment for inflation, based on the CANADATA index for 2019, (2.7% increase).

That Engineering and Operations staff be directed to track in 2019-2020, all actual costs, for labour, materials and equipment required in performing a task or supplying a service and then use that data to annually adjust the rates and fees schedules on an annual basis.

10. **Memorandum from Port Colborne Transit Advisory Committee Re: Support of Entering into an Agreement with Regional Transit**

Council resolved:

That the recommendation by the Transit Advisory Committee that the City of Port Colborne enter into an agreement with Regional Transit for the purpose of increasing the shares of Provincial Gas Tax, be supported, and that the Region be so notified.

11. **Memorandum from the Environmental Advisory Committee, Re: Vale Community-Based Action Plan**

Council resolved:

That consideration of the Memorandum from the Environmental Advisory Committee, Re: Vale Community-Based Action Plan be referred to the Director of Planning and Development for review; and

That the Director of Planning and Development report back with comments to Council on August 26, 2019 Committee of the Whole meeting.

12. Maple Leaf Strategies Re: Support for Rural Investment Tax Credit

Council resolved:

That the creation of a rural investment tax credit being advocated by the Rural Opportunity and Investment Coalition (ROI), be supported.

CARRIED.

8. Proclamations:

(a) International Lighthouse Day, August 7, 2019

No. 133 Moved by Councillor R. Bodner
Seconded by Councillor A. Desmarais

Whereas the 7th of August is International Lighthouse Day, therefore we seek recognition here by having Lighthouse Day declared in Port Colborne;

And Whereas, this recognition acknowledges our rich marine based history, culture and industry;

And whereas Port Colborne is unique, having 2 lighthouses connected by a tunnel;

And whereas we are able to have tours to same, through co-operative inter-agency agreements, thus meeting the public's ever growing interest in lighthouses.

And whereas this public interest re-enforces Friends of Port Colborne Lighthouses efforts to increase access and gain stewardship so that they may be properly preserved, restored, maintained and shared with the public for future generations;

Now therefore, I, Mayor, William C. Steele, proclaim August 7th "Lighthouse Day" in the City of Port Colborne.

CARRIED.

9. Minutes of Boards, Commissions & Committees:

Nil.

10. Consideration of By-laws:

No. 134 Moved by Councillor D. Kalailieff
Seconded by Councillor E. Beauregard

That the following by-laws be enacted and passed:

- 6704/68/19 Being a by-law to adopt amendment no. 6 to the Official Plan for the City of Port Colborne
- 6705/69/19 Being a by-law to amend Zoning By-law 6575/30/18 respecting lands legally described as Part Lot 27 Concession 1, formerly in the Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara, municipally known at 170 Welland Street
- 6706/70/19 Being a by-law to authorize entering into an agreement of purchase and sale with Hellen Dlliodromitis for the sale of Part 2 on Plan 59R-10301 and with Paul and Kathleen Kuronen for the sale of Part 6 on Plan 59R-10301
- 6707/71/19 Being a by-law to authorize entering into a contract agreement with CRL Campbell Construction & Drainage Ltd. of Wainfleet, ON Re tender 2019-11, Young & Hopf Wagner Drains
- 6708/72/19 Being a by-law to provide for a Section 4 Engineer's Report for a drainage works in the City of Port Colborne in the Regional Municipality of Niagara known as the Schihl Municipal Drain
- 6709/73/19 Being a By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Regular Meeting of July 22, 2019

CARRIED.

11. Adjournment:

No. 135 Moved by Councillor F. Danch
Seconded by Councillor E. Beauregard

That the Council meeting be adjourned at approximately 7:47 p.m.
CARRIED.

William C. Steele
Mayor

Amber LaPointe
City Clerk

/AL



City of Port Colborne
RECEIVED

AUG 01 2019

**CORPORATE SERVICES
DEPARTMENT**

MEMORANDUM

MAYOR'S OFFICE

905-835-2900 Ext. 301

TO: Amber LaPointe, City Clerk

FROM: Nancy Giles

DATE: August 1, 2019

RE: Minutes of Grant Policy Committee

Please find attached the minutes of the February 13, 2019 meeting of the Grant Policy Committee that were approved at our July 31, 2019 meeting.

February 13, 2019
MEETING OF THE GRANT POLICY COMMITTEE

Minutes of the Grant Policy Committee held on February 13, 2019 at 3:00 p.m. in the Library at City Hall, 66 Charlotte Street, Port Colborne.

The following Committee Members and Staff were present:

| | |
|-------------------|--|
| Committee Members | Chairman Bea Kenny Mayor William Steele Councillor Eric Beauregard Gary Bruno (arrived at 3:20) Brenda Haymes Nancy Giles, Executive Assistant to the Mayor/CAO |
|-------------------|--|

CALL TO ORDER:

Chairman Kenny called the meeting to order at 3:08 p.m.

ELECTION OF CHAIR AND CO-CHAIR

Moved by B. Steele
Seconded by B. Haymes

That Bea Kenny be nominated as Chair and Eric Beauregard be nominated as Vice-Chair.
CARRIED.

APPROVAL OF THE AGENDA

Moved by B. Haymes
Seconded by E. Beauregard

That the agenda as presented be approved.
CARRIED.

APPROVAL OF THE MINUTES OF THE JULY 30th, 2018 MEETING

Moved by B. Haymes
Seconded by B. Kenny

That the minutes of the July 30, 2018 meeting be approved as presented.
CARRIED.

CORRESPONDENCE

Thank you letters were received from Niagara Health Foundation, and Friends of the Port Colborne Lighthouses.

DONATION/SPONSORSHIP APPLICATIONS

The purpose of the meeting was to review the donation/sponsorship applications received from various organizations.

Moved by B. Steele

Seconded by B. Haymes

That donation/sponsorship requests be approved for a total of \$18,510 maximum for the first allocation for the year 2019 as follows:

| | |
|---|---------|
| Air Race Classic Terminus Committee | \$1,300 |
| Education Foundation of Niagara | \$1,500 |
| Niagara Health Foundation | \$1,900 |
| Port Cares | \$2,300 |
| Port Colborne Feline Initiative | \$2,500 |
| Port Colborne Lions Club | \$1,600 |
| Port Colborne Operatic Society | \$2,150 |
| St. James St. Brendan's Anglican Church | \$1,660 |
| Women's Place of South Niagara | \$2,000 |
| YMCA of Niagara | \$1,600 |

CARRIED.

Letters will be sent to all applicants advising them of the committee's decision and inviting them to a future council meeting.

OTHER BUSINESS

CHANGES TO GRANT POLICY

Moved by E. Beauregard

Seconded by B. Haymes

That this committee look into amending the grant policy, section 3.0 – adding 1 f to clarify the eligibility requirements.

CARRIED.

Nancy to get a copy of Fort Erie's policy.

Moved by B. Haymes
Seconded by G. Bruno

That this committee recommends funds from this fund not be used to re-fund other organizations.
CARRIED.

It was felt that an accountability report was needed.

ADJOURNMENT:

Moved by G. Bruno
Seconded by B. Haymes

That we do now adjourn. Time of adjournment 4:15 p.m.
CARRIED.


CHAIRMAN


SECRETARY