



**City of Port Colborne**  
**Regular Meeting of Committee of the Whole 23-19**  
**Monday, September 9, 2019 – 6:30 p.m.**  
**Council Chambers, 3<sup>rd</sup> 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 22-19, held on August 26, 2019
- 7. Determination of Items Requiring Separate Discussion:**
- 8. Approval of Items Not Requiring Separate Discussion:**
- 9. Presentations:**
  - (a) Grant Cheque presentation
- 10. Delegations (10 Minutes Maximum):**
  - (a) Maureen Shantz, Member of the Board of Directors, Alzheimer Society Niagara Region Foundation Re: 2019 Coffee Break Campaign and updates regarding Dementia in the Niagara Region (Page No. 5)
  - (b) Putzy Madronich, Host of The Canadian Authors Series, Re: Request for Fees to be Waived for Rent at the Roselawn Centre for September 2019 to May 2020 season (Page No. 9)
  - (c) Edward Hill Re: Request for Fees to be Waived for Fire Services, regarding 144 Fares Street (Page No. 11)
- 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**

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.
Tuesday, November 12, 2019	Committee of the Whole/Council – 6:30 P.M.
Monday, November 25, 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
WCS MB EB RB GB FD AD DK HW	1.	<p><b><u>Corporate Services Department, Clerks Division, Report 2019-136, Subject: Heritage Committee</u></b></p> <p>That Appendix A to Corporate Services Department, Clerks Division, Report 2019-136, Subject: Heritage Committee by-law be supported; and</p> <p>That the Heritage Committee By-law be brought forward for approval.</p>	17
WCS MB EB RB GB FD AD DK HW	2.	<p><b><u>Community and Economic Department, Health Services Division, Report 2019-134, Subject: Physician Recruitment Incentive – Dr. Vincenzo Susini</u></b></p> <p>That the City of Port Colborne enter into a partnership with the Town of Fort Erie to offer an incentive contractual agreement to Dr. Vincenzo Susini, at a total approved cost of \$15,000 – representing the City's share (one half) of the total incentive amount; and</p> <p>That the City's cost be funded from the Physician Recruitment Reserve Fund; and</p> <p>That the appropriate by-law be presented for approval.</p>	21
WCS MB EB RB GB FD AD DK HW	3.	<p><b><u>Engineering and Operations Department, Engineering Division, Report 2019-135, Subject: Project #2019-06 – Janet Street Infrastructure</u></b></p> <p>That Project #2019-06 - Janet Street Infrastructure Replacement be awarded to Alfred Beam Excavating Limited, of Fort Erie, Ontario, for the submitted tender price of \$1,234,017.50 (plus applicable taxes); and</p> <p>That the \$768,234.50 for the City's portion of construction costs and contingency allowance be funded from the Water, Wastewater, and Storm capital reserves; and</p> <p>That the by-law be prepared and the City Clerk and the Mayor be authorized to execute the Contract Agreement.</p>	23

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.

Miscellaneous Correspondence					
WCS	MB	EB	4.	<p><b><u>Stephen Covey, Chief of Police and Chief Security Officer of CN Rail Re: Request for Proclamation of Rail Safety Week, 2019</u></b></p> <p>That September 23 to 29, 2019 be proclaimed as “Rail Safety Week” in the City of Port Colborne in accordance with the request received from Stephen Covey, Chief of Police and Chief Security Officer of CN Rail.</p>	27
RB	GB	FD			
AD	DK	HW			
WCS	MB	EB	5.	<p><b><u>Vance Badawey, Member of Parliament, Niagara Centre Re: Community Culture and Recreation Funding Stream</u></b></p> <p>That the correspondence received from Vance Badawey, Member of Parliament, Niagara Centre Re: Community Culture and Recreation Funding Stream, be received for information.</p> <p>Attached below are the provincial links for those who wish to submit an application:</p> <p><a href="http://www.grants.gov.on.ca/prodconsum/groups/grants_web_contents/documents/grants_web_contents/prdr019964.pdf">http://www.grants.gov.on.ca/prodconsum/groups/grants_web_contents/documents/grants_web_contents/prdr019964.pdf</a></p> <p><a href="http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR019953">http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR019953</a></p>	29
RB	GB	FD			
AD	DK	HW			
Outside Resolutions – Requests for Endorsement					
WCS	MB	EB	6.	<p><b><u>City of St. Catharines Re: Vacant Home Tax</u></b></p> <p>That the resolution received from the City of St. Catharines Re: Vacant Home Tax, be received for information.</p>	31
RB	GB	FD			
AD	DK	HW			
Responses to City of Port Colborne Resolutions					
Nil.					

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.



Alzheimer Society of Niagara Region – 24th Annual Coffee Break

**City of Port Colborne, Mayor William Steele**

**Presenter: Maureen Shantz**

**Alzheimer Society of Niagara Region**

**September 9, 2019 – 6:30 pm**

Mayor Steele, members of council, City staff and members of the public, my name is Maureen Shantz, a Member of the Board of Directors for the Alzheimer Society Niagara Region. Thank you for the opportunity to appear before you this evening and share information about our Annual Coffee Break campaign, now in its 24<sup>th</sup> year.

Coffee Break kicks off Friday, September 20<sup>th</sup> in St. Catharines at the Niagara Regional Headquarters with coffee and treats with this year’s Honourary Chair, Jim Bradley, Regional Chair of Niagara. There will be an official flag raising and from 10 to 11 am you are invited to come enjoy a coffee and treats while supporting the Alzheimer Society of Niagara Region.

Alzheimer’s disease, already the seventh-leading cause of death in Canada, continues to grow as a public health concern as the number of Canadians with dementia rises. The latest statistics from Alzheimer Canada indicate that as of today, there are over half a million Canadians living with dementia - plus about 25,000 new cases diagnosed every year. Roughly 56,000 Canadians with dementia are being cared for in hospitals, even though this is not an ideal location for care. The combined health-care system and out-of-pocket caregiver costs are estimated at \$10.4 billion per year to care for people living with dementia.

Dementia doesn’t discriminate – it can affect anyone regardless of background, education, lifestyle or status. It is not a normal part of aging. It’s one of the fastest-growing diseases of our time, but still has no cure or effective treatments. Dementia is also a health condition with important social implications that impacts our communities. There is often a lack of awareness and understanding of dementia, resulting in stigmatization and barriers to diagnosis and care.

In the Niagara Region, there are over 10,000 people experiencing a progressive dementia and the number of cases continues to grow. Last year, we saw 2,056 new referrals to our Society and educated more than 12,500 Niagara residents and frontline staff. Our service provision includes all individuals impacted by the diagnosis of dementia - spouses, families, children and friends who also need education and support to facilitate lifestyle, health and wellness changes for their family member.

The Alzheimer Society of Niagara Region is a recognized leader in the field of Dementia Care. Our vision is a community where individuals with dementia and their care partners are fully supported to maximize their quality of life and well-being. We enhance safety and independence within the home and community, strengthen resilience and coping capacity, and ensure that people living with dementia continue to participate in family and community life for as long as possible.

We offer people living with dementia a welcoming place where they can access information and support, as well as connect with others who share a similar experience. By accessing education, personalized in-home support services and wellness programs, families can better understand dementia, navigate the health system and access the resources they need when they need them at every stage of the dementia journey.

We have had wonderful success with our many programs and services offered out in the community such as Brain Wave Cafes, Support Groups, Minds in Motion, Friendly Visiting, Tele-care friendly visiting, Aging and Dementia Simulations and numerous other educational series. Our Family Support Counsellors do in-home visits in every municipality in the Niagara Region.

To support a large variety of programs that are provided at no charge to individuals or their families, our Society must raise over \$500,000 each year and Coffee Break is one of our biggest events.

Coffee Breaks are an opportunity to invite your friends, family, neighbours, co-workers, clients or customers to come together to enjoy a cup of coffee or other beverage and even treats at a break time or another social get-together in exchange for making a donation to support the work of your local Alzheimer Society.

Hosting a coffee break is easy to organize and provides a fun social opportunity. Our Society supplies each host with a free kit, while hosts supply the people and place. The kit includes coffee for that first pot, supplied locally by Barclay & Todd's, signage and literature, as well as a donation box to support each event and some promotional items from our sponsors Giant Tiger St. Catharines locations, J&L Flooring and Seniors on The Move.

September 21<sup>st</sup> is World Alzheimer Day and popular attractions across the country are "Going Blue For Alz". In Niagara, The Falls, The Peace Bridge and Welland Canal Bridge 13 are going to be illuminated blue. We invite you to wear blue that day in support of those living with dementia and perhaps even host your own Coffee Break on World Alzheimer Day.

Coffee Break events are held in homes, work places, community centres, schools, churches, city halls, stores, and businesses – just about anywhere you can imagine a social gathering taking place, and where coffee, other beverages, or food and goodies can be served and a donation collected. Some of the most successful events have been a result of doing something a little different. Whether it's a barbecue, open house, raffle, dress-down days, selling coffee cup cut outs or rounding up your bill at the cash register.

The campaign runs from September through to December, so you can choose an event date that is convenient for you. No Coffee Break event is too big or too small and each one truly makes a difference in the lives of those living with the effects of dementia in the Niagara Region!

Thanks to this Council and over 100 hosts including the Knights of Columbus Council 3732, Port Colborne Seniors Advisory Committee and Portal Village, to name a few we raised close to \$60,000 last year.

Organizing or taking part in a Coffee Break event in your community not only raises much-needed funds, but it can raise awareness and encourage discussion about Alzheimer's disease and dementia. You ensure that individuals and their families – your loved ones, friends and neighbours, know that they are not alone in their journey.

Please consider hosting a Coffee Break event this year and 'make your coffee count'. It's a fun and easy way to show your support for the Alzheimer Society.

Anyone can register for a free Coffee Break kit by calling the Alzheimer Society of Niagara Region at 905-687-3914 or by visiting the website at [www.alzheimerniagara.ca/coffeebreak](http://www.alzheimerniagara.ca/coffeebreak)

Thank you for your time this evening and your consideration in making a difference in your community today and making memories matter.

Mayor Steele, may I please present you with your Coffee Break Host Kit? (present kit). Thank you.



August 28, 2019

To: The City of Port Colborne  
Attention: Carrie McIntosh, Deputy Clerk

Hi Carrie,

I am contacting you today to request that I be added to the September 9 Council meeting agenda.

The Canadian Authors Series is in trouble financially and I am requesting that the city waive our Roselawn rent for this upcoming season. (September 2019 - May 2020)

Furthermore, I will propose possible solutions to our current situation so that, once on our feet again, we can sustain the series on our own.

Sincerely yours,

Putzy Madronich, Host of The Canadian Authors Series

39 Scholfield Ave.

Port Colborne, Ontario

L3K 5S8

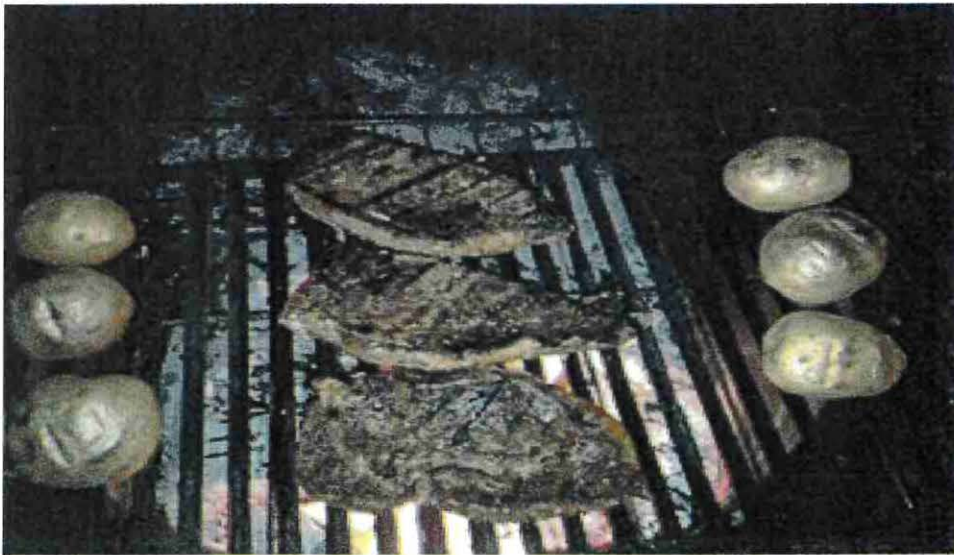
[REDACTED]

[REDACTED]

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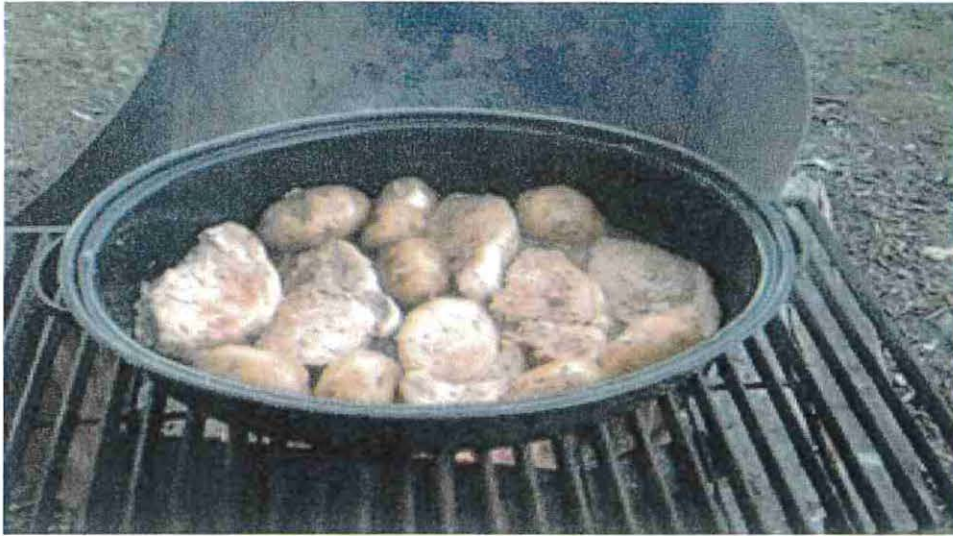
From: "edward hill" [REDACTED]  
To: "deputyclerk@portcolborne.ca" <deputyclerk@portcolborne.ca>  
Date: 03/09/2019 12:25 PM  
Subject: I would like an opportunity to speak with council and ask to waive...

I would like an opportunity to speak with council and ask to waive the fees incurred for fire services









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Report Number: 2019-136

Date: September 9, 2019

**SUBJECT: Heritage Committee**

**1) PURPOSE**

The purpose of this report is to establish a Heritage Committee within the Museum Board membership.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

Section 28 of the *Ontario Heritage Act* sets out a process for municipalities to establish a Heritage Committee. If established, the committee would advise and assist Council on matters relating to conservation of property of cultural heritage value, or interest, heritage conservation districts, and other heritage matters as the municipality sees fit.

Although the City has a longstanding Heritage Committee, the committee has not been successfully active in recent years. The committee has not been able to maintain the minimum five members required under the *Ontario Heritage Act*.

The Planning and Development Department recognizes the importance of seeking the input of members of the public regarding heritage matters. However, it has not been successful in recruiting and maintaining committee membership. As a result, it was recommended to Council in December 2018 in Corporate Services Department Report 2018-162, Review of Committees of Council Organization that the Museum Board take over the Heritage advisory role.

**3) STAFF COMMENTS AND DISCUSSIONS**

The by-law attached as Appendix A to this report formally establishes the members of the Museum Board as the Heritage Committee for the City of Port Colborne. The approval of this committee will ensure that the Planning and Development Department will receive valuable citizen input when considering heritage matters in the City.

The Planning and Development Department will attend Museum Board meetings as necessary to seek comments on decisions of heritage value. In addition, the Museum Board will have the opportunity to establish a subcommittee to proceed with any heritage initiatives that interest them.

At any time, Council can establish a Heritage Committee as a stand-alone committee by amending the attached by-law.

**4) OPTIONS AND FINANCIAL CONSIDERATIONS**

**a) Do Nothing**

If Council does not approve the by-law, staff will continue to seek membership for the previously established Heritage Committee.

**b) Other Options**

It is recommended that Council approve the attached draft by-law establishing the members of the Museum Board as the Heritage Committee.

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

Not applicable.

**6) ATTACHMENTS**

Appendix A – Heritage Committee By-Law

**7) RECOMMENDATION**

That Appendix A to Corporate Services Department, Clerks Division Report 2019-136, Subject: Heritage Committee By-law be supported; and

That the Heritage Committee By-law be brought forward for approval.

**8) SIGNATURES**

Prepared on August 28, 2019 by:

Reviewed by:



Amber LaPointe  
Manager of Legislative Services/City Clerk



Brenda Garrett  
Director of Corporate Services

Reviewed and respectfully submitted by:



C. Scott Luey  
Chief Administrative Officer

The Corporation of the City of Port Colborne

By-law No. \_\_\_\_\_

Being a By-law to Establish a Heritage  
Committee for the City of Port Colborne

Whereas under Section 28 of *The Ontario Heritage Act, R.S.O. 1990*, as amended, The Corporation of the City of Port Colborne may by by-law establish a municipal heritage committee to advise and assist the Council on matters relating to Part IV and V of the *Ontario Heritage Act*, and such other heritage matters as the council may specify by by-law; and

Whereas the Council of The Corporation of the City of Port Colborne deems it advisable to establish such a committee;

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

1. A local advisory committee to be known as Heritage Port Colborne is hereby established.
2. In accordance to Section 28(2) of the *Ontario Heritage Act Heritage*, Port Colborne shall consist of a minimum of five members.
3. The members of the Port Colborne Museum Board shall be dually appointed as members of Heritage Port Colborne.
4. The composition and term of membership for Heritage Port Colborne shall follow that of the Museum Board.
5. The Museum Board may if desired elect a separate chair and vice chair to conduct the business of Heritage Port Colborne.
6. Heritage Port Colborne shall follow the terms of reference approved for the Museum Board.
7. Heritage Port Colborne shall complete tasks within their mandate as follows:
  - a. To establish criteria for the evaluation of properties of cultural heritage value or interest;
  - b. To prepare and maintain a Municipal Register in compliance with the *Ontario Heritage Act*;
  - c. To advise Council on means of conserving heritage properties and areas;
  - d. To advise Council on current heritage conservation legislation to conserve heritage properties and areas;
  - e. To implement programs and activities to increase public awareness and knowledge of heritage conservation issues;
  - f. To advise and assist Council on all matters relating to Parts IV and V of The Ontario Heritage Act, R.S.O. 1990, as amended;
  - g. To advise and assist Council on any other matters relating to buildings and areas of cultural heritage significance;
8. Heritage Port Colborne shall meet as often as it deems necessary.

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

1. That by-law 3689/115/98 be repealed.
2. That this by-law come into force and take effect on the day of passing.

Enacted and passed this 9th day of September, 2019.

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William C. Steele  
Mayor

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Amber LaPointe  
City Clerk



Report Number: 2019-134

Date: September 9, 2019

**SUBJECT: Physician Recruitment Incentive - Dr. Vincenzo Susini**

**1) PURPOSE**

The purpose of this report is to request approval of a one-time funding request in the amount of \$15,000 to provide a physician recruitment incentive for the recruitment of Dr. Vincenzo Susini.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES**

The City of Port Colborne is located in an area of high physician need, as deemed by the Ministry of Health and Long Term Care. In addition, there is currently one local physician retiring in December, and others who are approaching retirement. In order to adequately succession plan for impending retirements, the City requires a robust recruitment strategy. Offering a physician recruitment incentive is an effective tool in which to recruit new physicians to the City. Council has supported physician recruitment in the past.

**3) STAFF COMMENTS AND DISCUSSIONS**

In order to recruit younger physicians, and to enhance teaching capacity, it is in the City's best interest at this time to partner with Fort Erie to share the incentive for a physician to join Bridges Community Health Centre and practice in both locations: Port Colborne and Fort Erie.

Dr. Susini is a successful a Family Physician, previously practicing in Sturgeon Falls, Ontario. The City is fortunate to have successfully recruited Dr. Susini to Bridges Community Health Centre. Bridges Community Health Centre has been underserved and trying to recruit a Family Physician for a long time.

Port Colborne's share of the incentive payment, in the amount of \$15,000, is recommended to be paid from the City's Physician Recruitment Reserve Fund. An incentive in the same amount has been requested from the Town of Fort Erie.

**4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

**a) Do Nothing**

Council could decide not to approve this request. This is not recommended. Bridges Community Health Centre has been underserved and trying to recruit a Family Physician for a long time.

**b) Other Options**

Council may provide alternative direction regarding the request. This option is not recommended.

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES**

This incentive will support the City's efforts in achieving enhanced physician recruitment and succession planning in the community. Locating new physicians to the community is a strategic direction of Council.

**6) ATTACHMENTS**

None.

**7) RECOMMENDATION**

That the City of Port Colborne enter into a partnership with the Town of Fort Erie to offer an incentive contractual agreement to Dr. Vincenzo Susini, at a total approved cost of \$15,000 – representing the City's share (one half) of the total incentive amount; and

That the City's cost be funded from the Physician Recruitment Reserve Fund; and

That the appropriate by-law be presented for approval.

**8) SIGNATURES**

Prepared on August 21, 2019 by:

Reviewed by:



Joanne Ferraccioli  
Health Services Coordinator  
(Interim)

Brenda Garrett  
Director of Corporate Services/Treasurer

Reviewed by:

Reviewed and respectfully submitted by:



Ashley Grigg  
Director of Community and Economic  
Development

C. Scott Luey  
Chief Administrative Officer

Report Number: 2019-135

Date: September 9, 2019

**SUBJECT: Project #2019-06 - Janet Street Infrastructure Replacement**

**1) PURPOSE:**

This report was prepared by Brian Kostuk, Design Technologist, under the direction of Chris Lee, Director of Engineering and Operations. The purpose of the report is to inform Council of the outcome of the tender proceedings for Project #2019-06 - Janet Street Infrastructure Replacement, and to obtain approval from Council to award the project to the recommended contractor.

**2) HISTORY, BACKGROUND, COUNCIL POLICY, AND PRACTICES:**

In 2016, staff presented a report to Council outlining the opportunity to apply to the Clean Water and Wastewater Fund (CWWF) for two projects, being the Carter Street Watermain Replacement and the Janet Street Watermain and Sanitary Sewer Replacements and Storm Sewer Repairs. The applications were successful and both projects were initiated.

In general, the federal government will contribute 50% of eligible project costs, the provincial government will cover 25% of eligible project costs, and the municipality will be responsible for the remaining project costs. The estimated cost for the Janet Street Infrastructure Replacement as submitted within the 2016 CWWF application was \$734,000. This amounted to \$361,655 in federal funding, \$180,828 in provincial funding, and \$191,517 in municipal funding (note that not all costs were considered eligible for the funding).

The Janet Street Infrastructure Replacement project includes replacing the existing watermain, sanitary sewers, and storm sewers, including new service laterals to property line for each. This will extend from Killaly Street East to the north end of Janet Street where Lakeshore Catholic High School's property begins. The existing 150 millimetre cast iron watermain will be replaced with a new 200 millimetre PVC watermain to improve hydrant flows for fire protection as well as provide greater capacity to support future watermain upgrades in this area. The existing asbestos cement sanitary sewers will be replaced like-for-like with new PVC sanitary sewers. The existing storm sewers in the west boulevard will be replaced and relocated into the roadway with new PVC storm sewers.

During the design process it became apparent that additions and alterations would need to be made to the original preliminary outline that the CWWF estimated cost was based on. The existing 1200 millimetre corrugated steel pipe (CSP) culvert running through the east boulevard is a large obstruction for the service laterals running to the houses on the east side of the street. It was decided that it should be removed and replaced with a much smaller PVC storm sewer as there is no longer a need for such a large pipe in this area. The upstream portion of this existing 1200 millimetre CSP culvert on Russell Avenue will be redirected into the existing concrete box culvert which runs from east to west through Russell Avenue and then north on Janet Street towards an outlet at the south side of

Lakeshore Catholic High School's property. It was also determined that the existing road profile had insufficient slope and it was reworked to achieve acceptable drainage. As a result, the boulevards will need to be re-graded to property line and in some cases onto private property. In addition, it was found that too much of the existing sidewalk would be impacted and spot repairs would not be possible. This opportunity was taken to increase the width of the sidewalk from 1.2 metres to 1.5 metres to improve foot traffic for students travelling to and from the school and to conform to municipal standards.

City staff finalized the detailed design and solicited bids through the City's website, biddingo.com, and through email notification to our contractor list. As of August 20, 2019, eleven contractors requested contract documents.

On Monday, August 26, 2019, at 2:00 p.m., the tender for Project #2019-06 closed. A standard three-envelope system was used for the tender process. Two tenders were submitted to the Clerk's office with the following results:

<b>Alfred Beam Excavating Limited</b>	<b>\$1,234,017.50</b>
<b>Alfidome Construction Niagara</b>	<b>\$1,481,895.00</b>

Note: Prices as quoted (inclusive of any and all provisional items)

Since the tender opening, City staff have reviewed and verified that the math is correct on both submissions.

It is City staff's recommendation to proceed with the tender submitted by Alfred Beam Excavating Limited in the amount of \$1,234,017.50.

### **3) STAFF COMMENTS AND DISCUSSIONS:**

#### **Project Funding:**

The federal and provincial governments will be contributing \$542,483 to the project. Since the actual contract costs would be \$1,234,017.50 versus the \$734,000 estimate submitted to CWWF in 2016, the municipality will be required to fund the difference of \$500,017.50, along with the original 25% portion being \$191,517. The City cannot apply for an increase in funding to the CWWF as the allotted grant funding has reached the maximum amount.

#### **Contingencies:**

City staff recommend a \$61,700 contingency to account for potential conflicts that may arise in the field. These funds will only be spent should an issue arise during construction and will require the approval of the Director of Engineering and Operations. The \$61,700 contingency amounts to 5% of the construction costs.

#### **Overall Project Cost Summary:**



Project Funding / Expenses		
Source	Funding	Expenses
Federal Funding (CWWF)	\$361,655	
Provincial Funding (CWWF)	\$180,828	
City of Port Colborne - Contractor Costs		\$1,234,017.50
City of Port Colborne - Construction Contingency		\$ 61,700
City of Port Colborne - Consulting Costs		\$ 15,000
<b>Total</b>	<b>\$542,483</b>	<b>\$1,310,717.50</b>

As shown in the table above, the total funding for the project equates to \$542,483 and total projected expenses are \$1,310,717.50; a difference of \$768,234.50.

**4) OPTIONS AND FINANCIAL CONSIDERATIONS:**

**a) Do nothing.**

If no action is taken at this time, the \$542,483 in grant funding will be lost and the existing cast iron watermain will remain in service, as well as the existing asbestos cement sanitary sewers and degraded storm sewers.

**b) Re-tender.**

If Council decides to reject staff's recommendation and wishes to re-tender the project, a seven-week delay will occur causing the work to exceed the expiry date of the CWWF funding. This will result in the City having to pay the entire cost of the project with no help from the Provincial or Federal governments. A re-tendering of this project may also discourage submissions of any future tender bids.

**c) Accept Lowest Bid.**

If Council accepts staff's recommendation, the City's Project #2019-06 can move forward, construction can commence, the existing infrastructure will be replaced, and the City will have taken advantage of the CWWF funding currently available. **(Recommended)**

**5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES:**

This project will aid the City in its goal to maintain and operate a quality Water Distribution System throughout the service area. It will also help to lower ongoing maintenance costs of the City's sanitary and storm sewer networks.

**6) ATTACHMENTS:**

None.



**7) RECOMMENDATION:**

That Project #2019-06 - Janet Street Infrastructure Replacement be awarded to Alfred Beam Excavating Limited, of Fort Erie, Ontario, for the submitted tender price of \$1,234,017.50 (plus applicable taxes); and

That the \$768,234.50 for the City's portion of construction costs and contingency allowance be funded from the Water, Wastewater, and Storm capital reserves; and

That the by-law be prepared and the City Clerk and the Mayor be authorized to execute the Contract Agreement.

**8) SIGNATURES:**

Prepared on August 30, 2019, by:



Brian Kostuk, C.Tech.  
Design Technologist

Reviewed by:



Steve Shypowskyj  
Acting Director of Engineering and  
Operations

Reviewed by:



Brenda Garrett  
Director of Finance, City Treasurer

Reviewed and respectfully submitted by:



C. Scott Luey  
Chief Administrative Officer



[www.cn.ca](http://www.cn.ca)

Corporate Services

**Stephen Covey**  
Chief of Police  
and Chief Security Officer

935 de La Gauchetière Street West  
15<sup>th</sup> Floor  
Montreal, Quebec H3B 2M9  
Canada

Services corporatifs

Chef de la Police  
et de la sécurité

935 rue de La Gauchetière Ouest  
15<sup>e</sup> étage  
Montréal (Québec) H3B 2M9  
Canada

June 28, 2019

Office of the Clerk  
City of Port Colborne  
66 Charlotte Street  
Port Colborne ON L3K 3C8

Dear Sir / Madam:

2019 is a very special year for CN as it marks our 100th anniversary. From the start, on June 6, 1919, safety has always been a core value at CN.

We are on a journey to become the safest railroad in North America. In addition to reinforcing a strong safety culture among our 25,000 employees, we collaborate with communities and local authorities to help prevent accidents and injuries at rail crossings, and ensure everyone's safety on and around railroad infrastructure.

This year, **Rail Safety Week** will be held in Canada from **September 23-29**. Hand in hand with *Operation Lifesaver*, CN Police Service officers and other CN employees will be in communities conducting hundreds of safety initiatives throughout the week. As proud partners, our commitment is to keep communities safe by raising rail safety awareness year-round.

**Safety is a shared responsibility**

Last year, your council joined the safety efforts of many other Canadian municipalities by adopting a resolution in support of Rail Safety Week. For this initiative, I thank you.

Rail safety is everyone's responsibility and, by looking out for each other and working together, we can help keep our communities safe and prevent fatalities and injuries on or near railway property.

Your council can continue to be a powerful ally in this effort to save lives by once again adopting the enclosed draft resolution. Please send a copy of your resolution by mail or e-mail to [sandra.orsini@cn.ca](mailto:sandra.orsini@cn.ca) and let us know how you will be promoting rail safety in your community this year.

For additional information about Rail Safety Week 2019, please consult [www.cn.ca/railsafety](http://www.cn.ca/railsafety) or [www.operationlifesaver.ca](http://www.operationlifesaver.ca).

Yours sincerely,

Stephen Covey

Encl.



(Draft Resolution)

RESOLUTION IN SUPPORT OF RAIL SAFETY WEEK

**Whereas** *Rail Safety Week* is to be held across Canada from September 23 to 29, 2019;

**Whereas** it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

**Whereas** Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

**Whereas** CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor \_\_\_\_\_

seconded by Councillor \_\_\_\_\_

It is hereby **RESOLVED** to support national *Rail Safety Week* to be held from September 23 to 29, 2019.

From: <Vance.Badawey.P9@parl.gc.ca>  
To: <clerks@stcatharines.ca>, <clerk@thorold.com>, <clerk@welland.ca>, <cityclerk@portcolborne.ca>  
Date: 2019-08-29 04:48 PM  
Subject: Community Culture and Recreation funding stream

Mayor, Members of City Council & Chief Administrative Officer:

Please note that on Monday August 19<sup>th</sup> during the AMO Conference the Province of Ontario announced that it will open the *Community Culture and Recreation funding stream* on September 3<sup>rd</sup>. Below are the provincial links for those who wish to submit an application:

[http://www.grants.gov.on.ca/prodconsum/groups/grants\\_web\\_contents/documents/grants\\_web\\_contents/prdr019964.pdf](http://www.grants.gov.on.ca/prodconsum/groups/grants_web_contents/documents/grants_web_contents/prdr019964.pdf)  
<http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR019953>

The Government of Canada signed an integrated bilateral agreement (IBA) with the Province of Ontario that will see a federal investment of more than \$11.8B over the next decade. The funding streams include Public Transit, Green, Community Culture and Recreation (CCR), and Rural and Northern Communities. We are pleased to hear that Ontario will open the Community, Culture, and Recreation stream that could fund municipal projects that would otherwise financially depend on municipal reserves and/or property taxes.

Under the Investing in Canada Infrastructure Program, projects must first be prioritized by the province in order to be considered for federal funding.

May I suggest that when giving consideration to submitting an application, please contact my office with any questions.

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](mailto:vance.badawey@parl.gc.ca)

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August 29, 2019

Sent via email

**Re: Vacant Home Tax**

To whom it may concern,

Please be advised that the Council of the City of St. Catharines, at its meeting held on August 12, 2019, passed the following motion:

WHEREAS St. Catharines currently has a years-long waiting list for social housing, extremely low apartment vacancy rates, rising apartment costs, a need for more shelter spaces and transitional housing, and a residential real estate market that has seen house values grow exponentially in a short period of time; and

WHEREAS these factors combined have resulted in St. Catharines becoming an unaffordable place to live for many, particularly those on fixed incomes, social assistance and those who earn less than the living wage; and

WHEREAS jurisdictions such as British Columbia and Vancouver have successfully implemented vacant property taxes to not only collect more revenue for social housing projects, but also to encourage real estate speculators to rent out vacant homes; and

WHEREAS the Regional Municipality of Niagara has the authority to implement a vacant home tax in St. Catharines (and all other lower-tier municipalities within Niagara);

THEREFORE BE IT RESOLVED that the City of St. Catharines endorse the concept of a vacant home tax and vacant residential land tax and call upon the Niagara Region to investigate a vacant home tax that specifically:

- Addresses vacant residential units in St. Catharines
- Encourages turning empty St. Catharines homes into good housing for people
- Raises revenue that will directly support affordable housing in St. Catharines

BE IT FURTHER RESOLVED that this resolution be circulated to the Office of the City Clerk at the Niagara Region, Niagara Region Housing, the local area municipalities and the City of St. Catharines City Treasurer / Director of Financial Management Services and the Director of Planning and Building Services. FORTHWITH

If you have any questions, please contact the Office of the City Clerk at extension 1524.



Bonnie Nistico-Dunk, City Clerk  
Legal and Clerks Services, Office of the City Clerk  
:kn

**City of Port Colborne  
Regular Committee of the Whole Meeting 22-19  
Minutes**

**Date:** August 26, 2019

**Time:** 6:50 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)

Absent: H. Wells, Councillor

**Staff Present:** 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  
C. McIntosh, Deputy Clerk (minutes)  
Todd Rogers, Acting Director of Planning and Development

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 A. Desmarais  
Seconded by Councillor G. Bruno

That the agenda dated August 26, 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 21-19, held on August 12, 2019.**

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

That the minutes of the regular meeting of the Committee of the Whole 21-19, held on August 12, 2019, be approved as presented.

CARRIED.

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

The following items were identified for separate discussion:

Items 1, 3, and 6.

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

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

That items 1 to 6 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:**

**2. Planning and Development Department, Planning Division, Report 2019-129, Subject: Proposed Development Agreement for David Luckasavitch and Mary Ventresca, 534 Pleasant Beach Road**

Committee of the Whole recommends:

That a development agreement be entered into with David Luckasavitch and Mary Ventresca for 534 Pleasant Beach Road and that the Mayor and Clerk be authorized to sign and execute the agreement.

**4. Region of Niagara Re: Niagara Peninsula Conservation Authority (NPCA) Board Appointments (PDS-C 15-2019)**

Committee of the Whole recommends:

That the correspondence received from the Region of Niagara Re: Niagara Peninsula Conservation Authority (NPCA) Board Appointments, be received for information.

**5. Region of Niagara Re: Bill 108 – Transition Regulations to the Planning Act and Development Charges Act (PDS 28-2019)**

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Committee of the Whole recommends:

That the correspondence received from the Region of Niagara Re: Bill 108 – Transition Regulations to the Planning Act and Development Charges Act, be received for information.

CARRIED.

**8. Presentations:**

Nil.

**9. Delegations:**

**(a) Jodi Shanoff, Vice-President, Consultation and Engagement, Environics Re: Regional Governance Review Survey**

Jodi Shanoff provided a powerpoint presentation summarizing the finding of the Regional Governance Review Survey. A copy of the presentation is attached.

**10. Mayor's Report:**

A copy of the Mayor's Report is attached.

**11. Regional Councillor's Report:**

Nil.

**12. Councillors' Items:**

**(a) Large weed across from Seniors Centre (Danch)**

In response to a concern expressed by Councillor Danch, the Director of Engineering and Operations advised that he would request that staff cut the weed across the street from the Seniors Centre.

**(b) Speeding on Highway 58 near Merritt Road (Danch)**

In response to a concern expressed by Councillor Danch about vehicles speeding on Highway 58 near Merritt Road, Mayor Steele advised that he would request to the Niagara Regional Police Staff Sergeant provide enforcement in the area.

**(c) Flooding on King Street property (Bruno)**

Councillor Bruno expressed thanks to the Director of Engineering and Operations and the Utilities Supervisor for working to resolve the flooding issues with the King Street property catch basin with the outflow at the end of Neff Street.



**(d) Speeding on Barrick Road (Bruno)**

In response to a concern expressed by Councillor Bruno about truck traffic and vehicles speeding on Barrick Road between Highway 58 and Elm Street, Mayor Steele advised that he would request that the Niagara Regional Police Staff Sergeant provide enforcement in the area.

**(e) Railway tracks at Sugarloaf and Elm Streets (Bagu)**

Councillor Bagu advised of an injury that occurred at the railway tracks at Sugarloaf and Elm Streets and requested that warning be put in place until repairs occur.

**(f) Lighthouse at Lock 8 Park (Desmarais)**

In response to an inquiry by Councillor Desmarais, the Director of Engineering and Operations advised that facility staff has discussed the building and that it is included in the Parks and Recreation Master Plan.

**(g) Traffic on Welland Street (Desmarais)**

Councillor Desmarais expressed concern about the dangerous corner on Welland Street north of Clarence Street to Killaly Street East, particularly as construction and heavy equipment parking has been blocking part of the road. The Acting Director of Planning and Development advised that the heaviest construction is complete and that he will request parking enforcement at the location.

**(h) Speeding and dump truck traffic on Empire and Beach Roads (Bodner)**

Councillor Bodner expressed concern about speeding and dump truck traffic on Empire and Beach Roads and about dump trucks using Pleasant Beach Road rather than Empire Road which is built to handle heavier loads. The Director of Engineering and Operations advised that he will contact Peters Construction Group and ask that drivers be reminded about children returning to school and to practice extra caution and to use Empire Road for trucks with heavy loads.

**Staff responses to Councillors' enquiries:****(a) Association of Municipalities of Ontario Conference (Luey)**

Chief Administrative Officer Luey advised that he attended the AMO conference in Ottawa, August 18-21. Mr. Luey noted that he attended sessions including a human resources update on fire fighter negotiations, emerging health and safety trends, and recreational cannabis review after a year. Mr. Luey advised that Premier Ford and Deputy Premier Elliott spoke and attendees had a question period with provincial Ministers. Mr. Luey informed that there was a good representation from Niagara municipalities and the trade show provided a range of products to consider using.

**13. Consideration of Items Requiring Separate Discussion:****1. Planning and Development Department, Report 2019-128, Subject: Planning and Development Department Fees**

---

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

That Planning and Development Department Report 2019-128, Subject: Planning and Development Department Fees, be received for information.  
 CARRIED.

**3. Corporate Services Department, Clerks Division, Report 2019-130, Subject: Shopping Cart By-law**

---

Moved by Councillor E. Beauregard  
 Seconded by Councillor A. Desmarais

That Appendix A to Corporate Services Department, Clerks Division Report 2019-130, Subject: Shopping Cart By-law, be supported; and

That the Shopping Cart By-law and an amendment to the Fees and Charges By-law be brought forward for approval.

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

That the main motion be amended by adding thereto as the second paragraph "That the Shopping Cart By-law be proactively enforced."  
 CARRIED.

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

That Appendix A to Corporate Services Department, Clerks Division Report 2019-130, Subject: Shopping Cart By-law, be supported; and

That the Shopping Cart By-law be proactively enforced; and

That the Shopping Cart By-law and an amendment to the Fees and Charges By-law be brought forward for approval.

CARRIED.

**6. Memorandum from Carrie McIntosh, Deputy Clerk Re: Port Colborne Harvest Festival**

---

Moved by Councillor A. Desmarais  
 Seconded by Councillor E. Beauregard

That the Council of The Corporation of the City of Port Colborne hereby deems the 2019 Harvest Festival as a municipally significant event and

supports the application to the Alcohol and Gaming Commission of Ontario for Special Occasion Permit.

CARRIED.

**14. Notice of Motion:**

Nil.

**15. Adjournment:**

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

That the Committee of the Whole meeting be adjourned at approximately  
8:45 p.m.

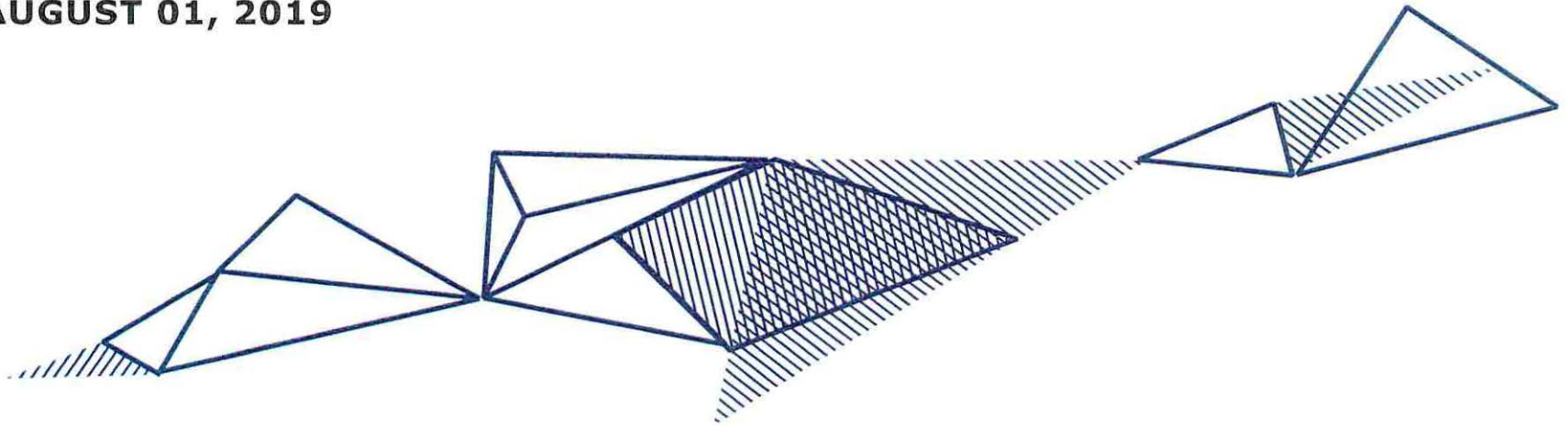
CARRIED.

AL/cm

# **Regional Governance Review Survey Presentation of Findings**

**REGION OF NIAGARA**

**AUGUST 01, 2019**



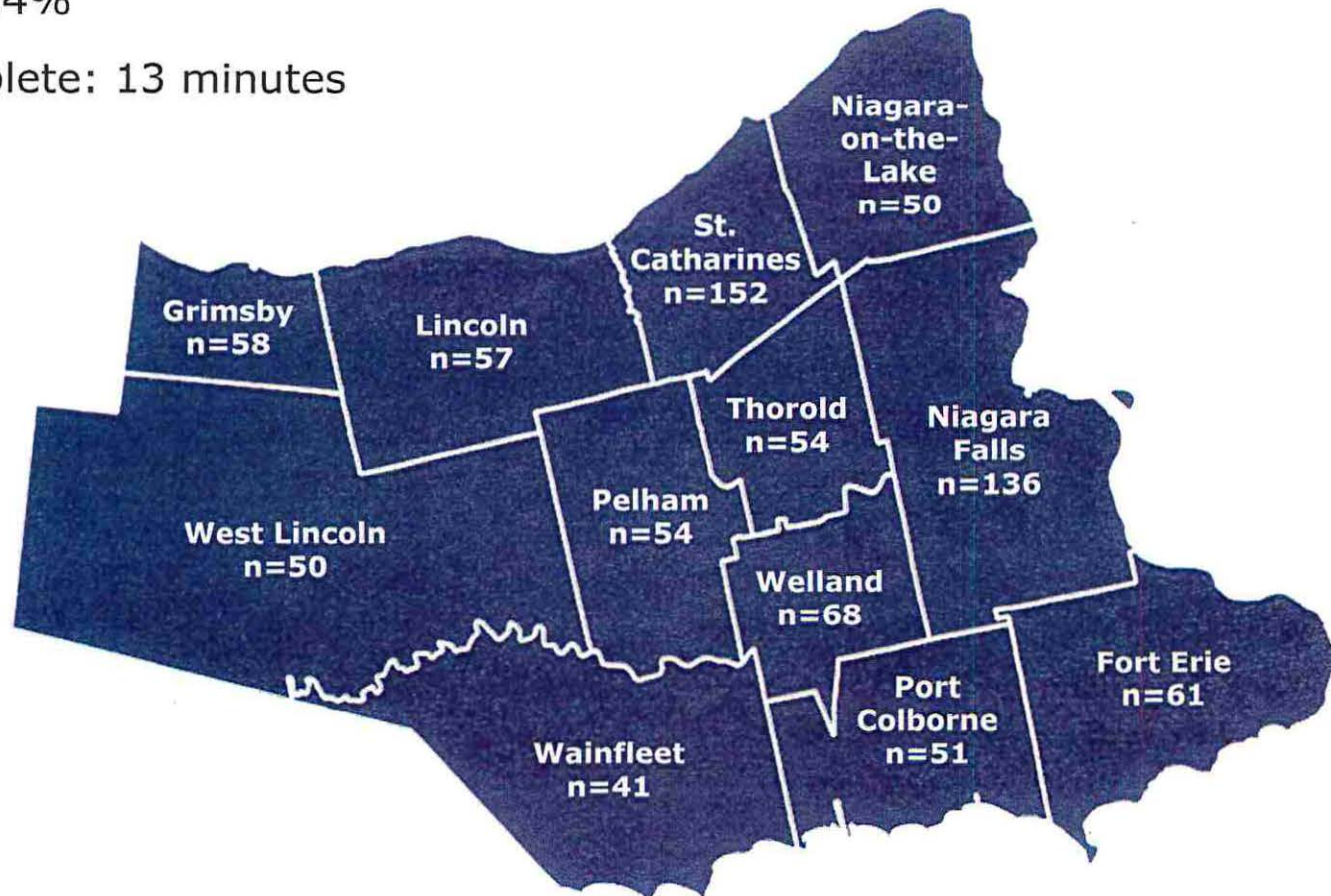


# METHODOLOGY

A telephone survey was conducted with a representative sample of Niagara Region residents between May 30 – June 17, 2019:

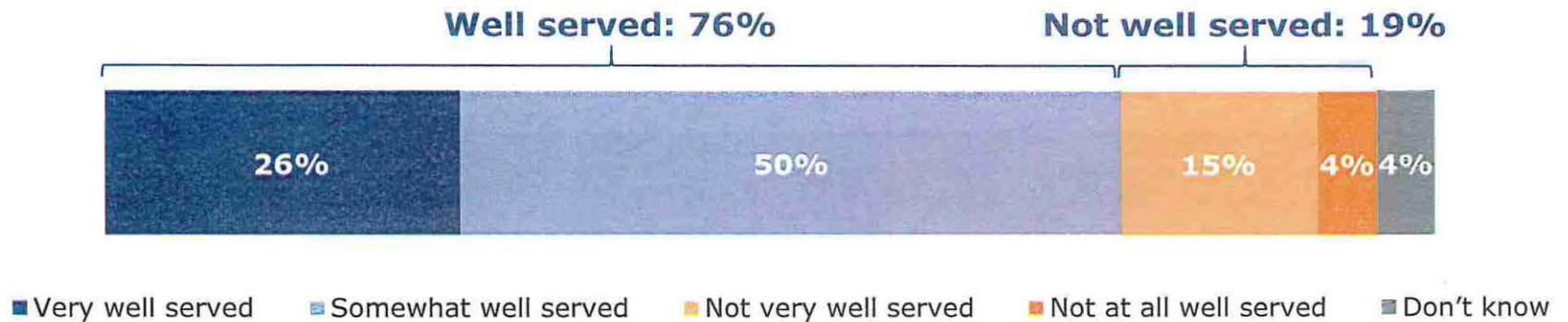
- Total N: 832
- Margin of error: +/- 3.4%
- Average Time to Complete: 13 minutes

	Actual sample (unweighted)	2016 Census (weighted)
<b>Gender</b>		
Men	45%	48%
Women	55%	52%
<b>Age</b>		
18-34	12%	24%
35-54	22%	31%
55+	66%	45%



# DELIVERY OF TWO-TIER GOVERNMENT

Three-quarters of Niagara Region residents feel well-served by the current two-tier structure of municipal government.



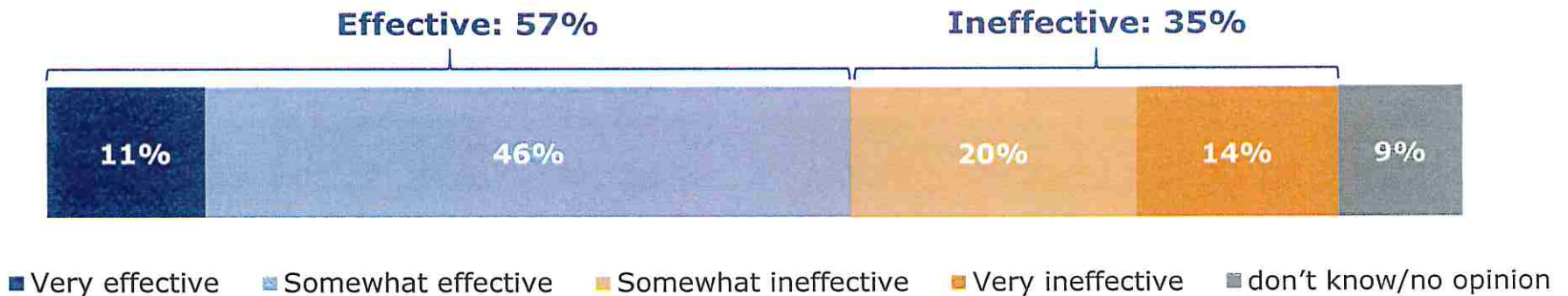
Q1. As you may know, <Municipality> residents are served by two levels of municipal government: <Municipality>, providing local services such as fire services, parks and recreation and community centres, and Niagara Region, which provides services across a broader geography such as emergency medical services, policing, public health, seniors services, and waste management. How well do you feel <Municipality> residents are being served by this current two-tier structure of municipal government?

Base: all respondents (n=832)



# EFFECTIVENESS OF GOVERNANCE STRUCTURE

A majority of residents feel that the current structure of elected officials is effective at representing their interests when making decisions for Niagara Region.



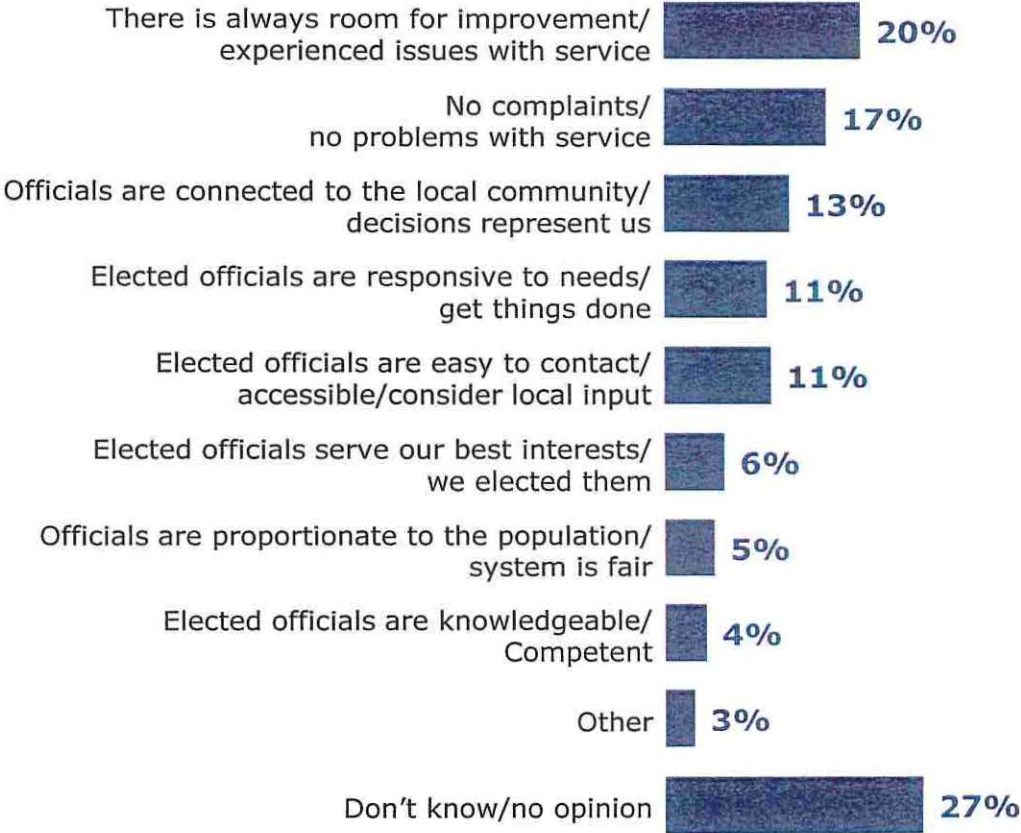
Q2. Niagara Region is made up of five cities, five towns and two townships, each of which have elected local councils governing them. Each community also elects Regional councillors, who along with the elected mayor, make decisions for Niagara Region. The number of regional councillors elected depends on the size of the community. <Municipality> has <number of regional councillors>.

Setting aside your political views, how effective or ineffective do you feel this structure of elected officials is at representing your interests when they are making decisions for Niagara Region?

Base: all respondents (n=832)

# REASONS FOR EFFECTIVENESS

Residents who consider the current structure effective say that there is always room for improvement, that they have no complaints, or that officials are connected to and represent the local community.



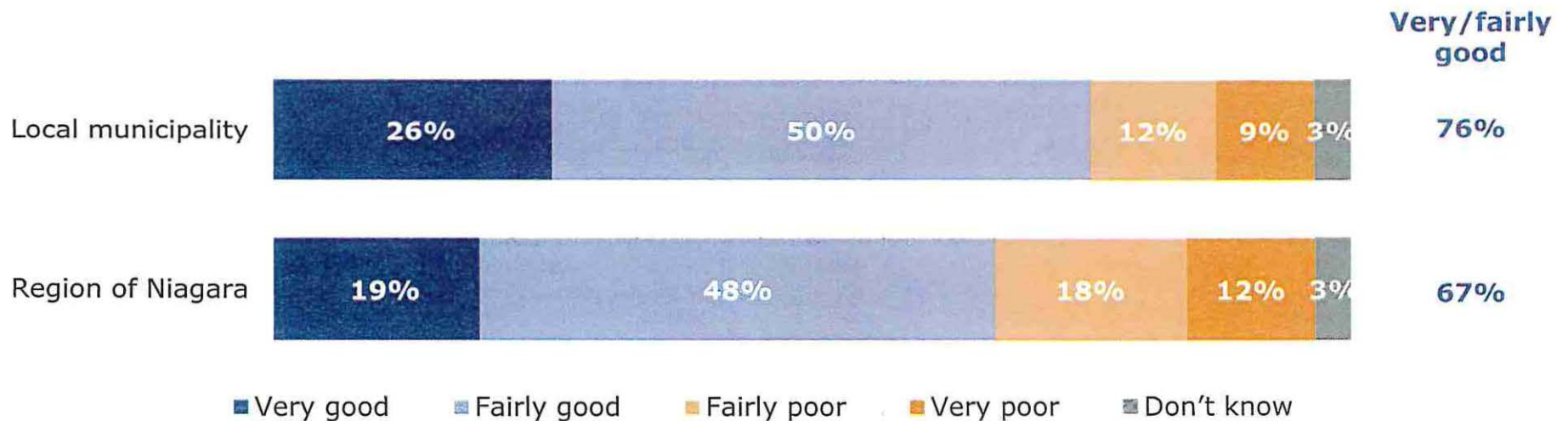
Q3A. Why do you say the structure of elected officials is effective at representing your interests when they are making decisions for Niagara Region?

Base: current structure is effective (n=466)



# VALUE FOR TAX DOLLARS

Three-quarters of residents say they receive good value for their tax dollars from their local municipality, while two-thirds say the same of Niagara Region.



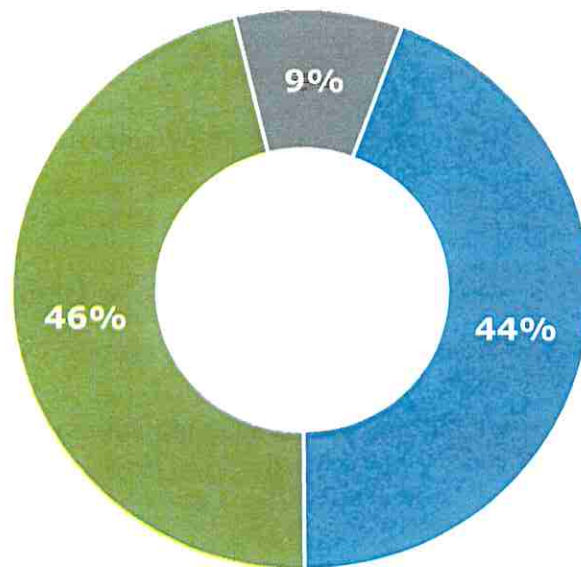
Q4. Thinking about all the programs and services you receive from <municipality>, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars?

Q5. And thinking about all the programs and services you receive from the Region of Niagara, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars?

Base: all respondents (n=832)

# REPRESENTATION PREFERENCE

Niagara Region residents are closely split between a preference for separate councillors elected at the lower-tier and regional level and one set of councillors elected for both.



- Separate Councillors elected to represent residents at [lower-tier municipality] and regional levels
- One set of Councillors elected to represent residents at both [lower-tier municipality] and regional levels
- Don't know/no opinion

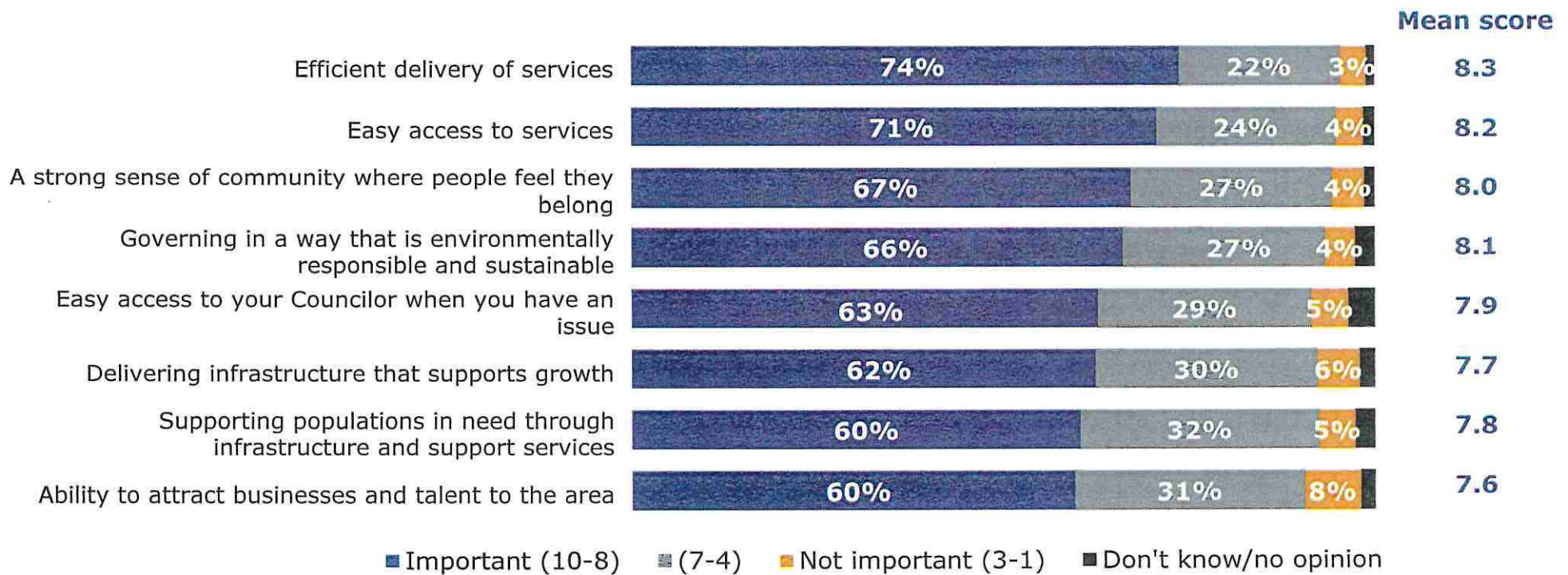
Q6. When you think about how you are represented at both the <town/city/township> and Regional levels, which scenario would you prefer?

Base: all respondents (n=832)



# CITIZEN PRIORITIES

When considering aspects of local government that are of importance, Niagara Region residents prioritize efficient delivery and easy access to services.



Q8-Q15. Using a ten-point scale where one means "not at all important" and ten means "extremely important", please indicate how important each of the following are to you personally when thinking about your local government.

Base: all respondents (n=832)

# DEFINITIONS OF POTENTIAL STRUCTURES

Residents were given the following descriptions of potential municipal governance structures before proceeding to subsequent questions.

As you may know, the provincial government is currently undertaking a review of the governance, decision-making and service delivery functions of Ontario's regional municipalities, including the Niagara Region and its twelve municipalities. Some possible outcomes from this review could include the following:

**Current Structure.** The province may decide to leave the current structure in place where the <municipality> remains a lower-tier municipality within Niagara Region. Each level of government would retain responsibility for delivery of services.

**Partial amalgamation.** A scenario that combines some Niagara area municipalities into larger municipal governments which are responsible for delivering services within the new municipality.

**Total amalgamation.** A scenario whereby the 12 municipalities within the Niagara Region are brought together into one central government which has the sole responsibility for administering services across a new amalgamated geography.

I'd like to ask you about the different aspects of municipal governance and administration discussed earlier and get your sense of which of these three municipal models you think would do the best job of delivering services in a way that meets your expectations.

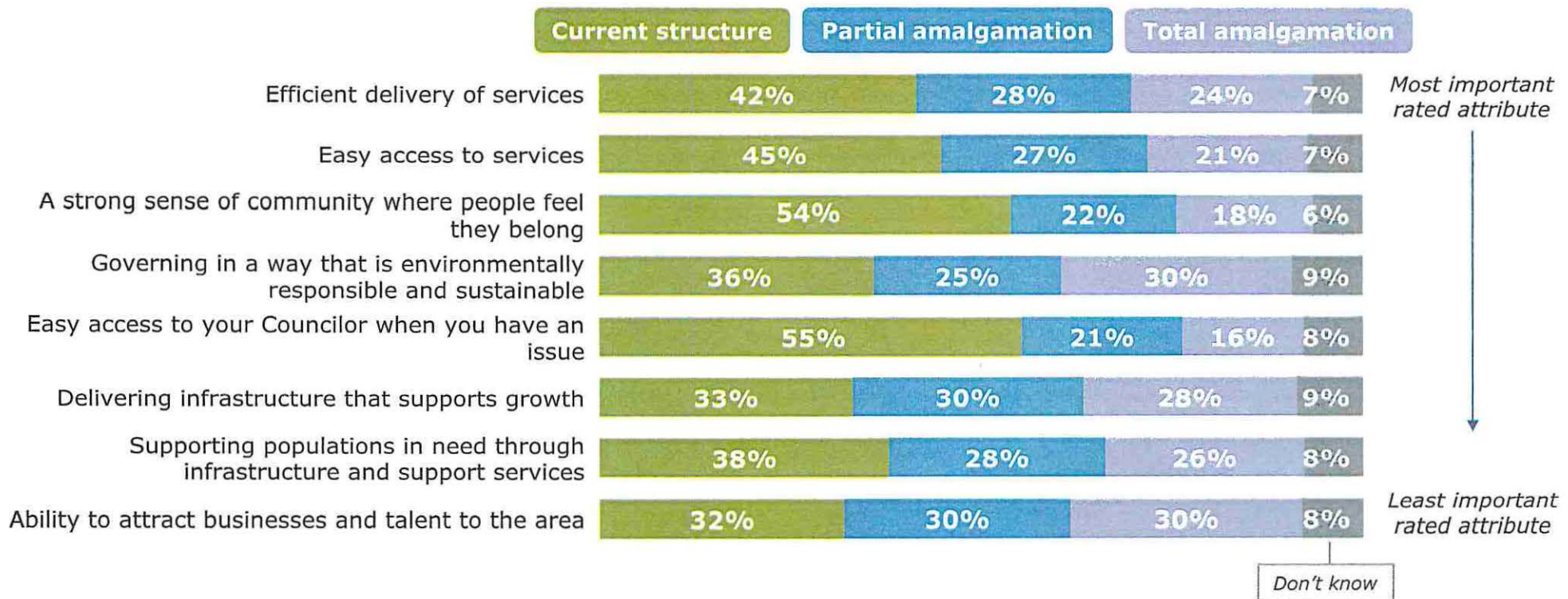
To recall, the three options are:

- The **current structure**, or two-tier model, in place now in Niagara Region;
- The **partial amalgamation** of a few municipalities into one municipality
- A **total amalgamation** of all of the municipalities currently within Niagara Region.



# PREFERRED GOVERNMENT STRUCTURE

Majorities of residents express a preference for the current structure when considering delivering a strong sense of community and providing easy access to Councillors.

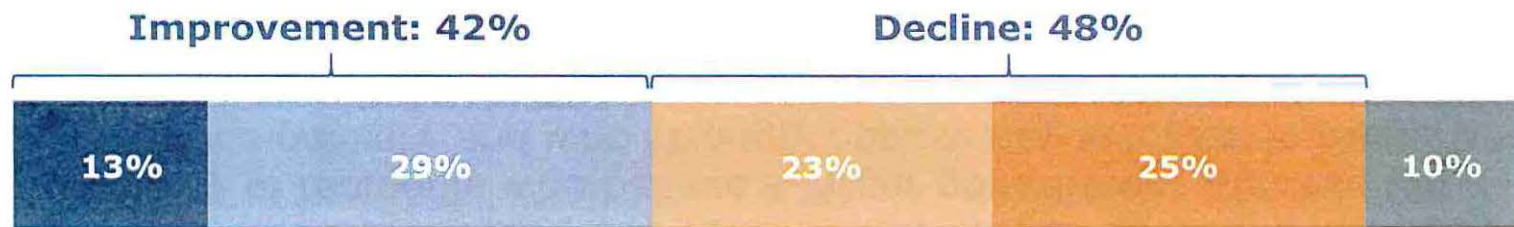


Q16-Q23. Which of the three models would do the best job of...  
 Base: all respondents (n=832)



# EFFECT OF LARGER GOVERNMENT ON SERVICES

Overall, residents are closely split in their expectations of the quality of service delivered if their local municipality became part of a larger municipal structure. A plurality lean towards an expectation of a decline in service, of which one-quarter anticipate the decline would be significant.



■ A significant improvement ■ A moderate improvement ■ A moderate decline ■ A significant decline ■ Don't know/no opinion


Q24. If [MUNICIPALITY] was reorganized to make it larger would that result in an [improvement/decline] in the quality of service delivery to [MUNICIPALITY]?

Base: all respondents (n=832)

## Key Takeaways

- ▶ Residents generally express **confidence in the current state** of representation in Niagara Region; they feel well-served by current political representation, feel their interests are well represented by the two-tier system and derive value for the taxes they pay to both tiers of municipal government.
- ▶ There are small pockets of evidence of a **limited appetite for some changes** to the two-tier system. A significant proportion of Niagara Region residents anticipate efficiencies derived from one set of councilors to represent residents at both municipal levels. However, this sentiment is limited as it runs into opposition from a majority of residents who believe a larger government will result in a decline in service delivery and who strongly oppose any increase in property taxes to fund a new, larger municipality.
- ▶ Support for the current government structure translates into confidence that **existing representation can best deliver important services and community character**. Amalgamation scenarios receive diffused support for the delivery of some municipal responsibilities, however the overall tone of support for the current structure and pronounced opposition to any changes that would negatively impact service delivery or taxation suggest that resistance to change would be vocalized should amalgamation be imposed throughout the region.

**ENVIRONICS**  
RESEARCH

Niagara  Region

**Regional Governance Review Survey  
Detailed Report**

REGION OF NIAGARA  
JULY 15, 2019

**TABLE OF CONTENTS**

Section	Slide
Executive Summary	3
Research Overview and Methodology	4
Perceptions of Current Governance	9
Preference for Different Models of Governance	23
Key Takeaways	37
Respondent characteristics	38

**ENVIRONICS**  
RESEARCH

NIAGARA REGION | REGIONAL REVIEW SURVEY | DRAFT REPORT | 2



## EXECUTIVE SUMMARY

### Positive perceptions of the current structure of governance.

Overall, Niagara region residents have positive perceptions of current governance.

- The majority say they receive good value for tax dollars at both the lower-tier (76%) and Regional levels (67%).
- Most (50%) of those who have reached out to their municipal government say they have rarely or never encountered confusion over the division of responsibilities between their local municipal government and regional government. Only a quarter (27%) have sometimes or often encountered confusion.
- The majority (76%) feel well-served by the current two-tier structure of municipal government.

The majority (57%) feel that the current structure of elected officials is effective at representing their interests when making decisions for Niagara Region. At the same time, Niagara Region residents are evenly split between preferring separate councillors elected at the lower-tier and regional level (44%) versus one set of councillors elected for both (46%).

Of all 12 lower-tier municipalities, Wainfleet residents tend to have consistently less positive perceptions of the current governance structure.

## EXECUTIVE SUMMARY

### Mixed opinions of the outcome of larger government.

Niagara region residents hold mixed opinions regarding the impact on service delivery of amalgamating their local municipality into a larger government. Specifically, around half (48%) anticipate it would result in a decline in service, while four-in-ten (42%) say it would result in improvements.

When asked about the importance of different aspects of governance, efficient delivery of services and ease of access to service are most often identified as important (74% and 71% respectively).

## EXECUTIVE SUMMARY

**Opinions lean toward the current governance structure as best delivering on areas of responsibility.**

Niagara residents were asked to select between three distinct governance models (current structure, partial amalgamation or total amalgamation) which they believe can best deliver on eight different areas of municipal government responsibility. A resident's preference for a model was determined by that resident selecting the model for a majority of the eight areas of responsibility tested:

- Only one-in-five residents prefer either amalgamation structure (20% and 19% respectively) in a majority of instances. Half (50%) and close to half (45%) never opt for partial or total amalgamation respectively for any area of responsibility.
- Two-in-five (40%) residents prefer the current structure in a majority of instances. A third (33%) of residents never opted for the current structure for any area of responsibility.

Preference for the current structure is more common among those saying they are well served by it (57%) and those believing they receive very good value for municipal (55%) and regional tax dollars (52%). Conversely, preference for total amalgamation is more common among those saying the current structure of elected officials is ineffective (27%) and those believing they receive poor value for municipal (29%) and regional tax dollars (26%).

## Research Overview & Methodology



## RESEARCH OVERVIEW AND METHODOLOGY

**Overview.** Niagara Region, in partnership with its 12 lower-tier municipalities, commissioned Environics Research to conduct a representative survey of residents across the Region. The research objectives included understanding attitudes towards municipal and regional governance, representation, and the potential of amalgamation.

**Methodology.** A telephone survey was fielded among a random sample of Niagara Region residents. This report is based on 832 interviews. The average interview length was 13 minutes.

The survey data are weighted by age and gender according to 2016 Census data. Quotas based on census subdivisions ensured geographical representation.

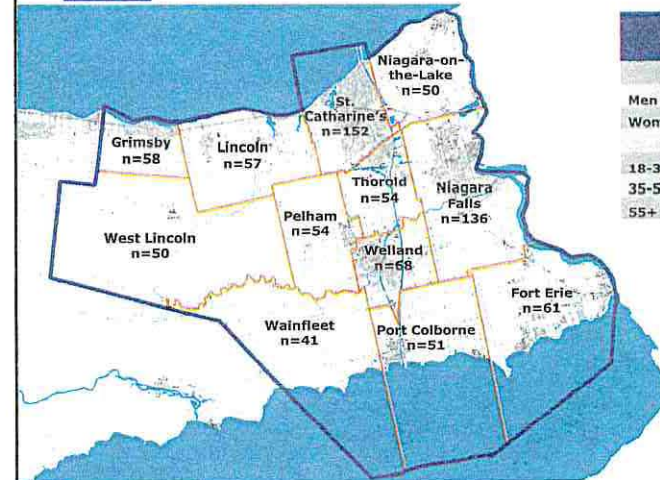
- A sample of 832 produces results that are statistically reliable to within  $\pm 3.4$  percentage points, 19 times out of 20 (that is, at a 95% confidence interval). The margin of error is larger for smaller sub-segments of the total sample.

**Field dates.** May 30 to June 17, 2019.

**Notes:**

- In this report, results are expressed as percentages unless otherwise noted.
- Results may not add to 100% due to rounding or multiple responses.

## SURVEY REPRESENTATION ACROSS NIAGARA



	Actual sample (unweighted)	2016 Census (weighted)
<b>Gender</b>		
Men	45%	48%
Women	55%	52%
<b>Age</b>		
18-34	12%	24%
35-54	22%	31%
55+	66%	45%

# Survey Findings: Perceptions of Current Governance



## DELIVERY OF TWO-TIER GOVERNMENT

Three-quarters of Niagara Region residents feel well-served by the current two-tier structure of municipal government. Holding the opinion of being well served declines with age.



### MOST LIKELY TO SAY:

#### Well Served

- 18 to 34 years old (86%)
- Believe receive *good* value for lower-tier municipal tax dollars (86%)
- Believe receive *good* value for regional tax dollars (89%)
- Say current structure is *effective* at representing interests (91%)

#### Not Well Served

- 55 years and older (26%)
- Say receive *poor* value for lower-tier municipal tax dollars (51%)
- Say receive *poor* value for regional tax dollars (48%)
- Say current structure is *ineffective* at representing interests (42%)

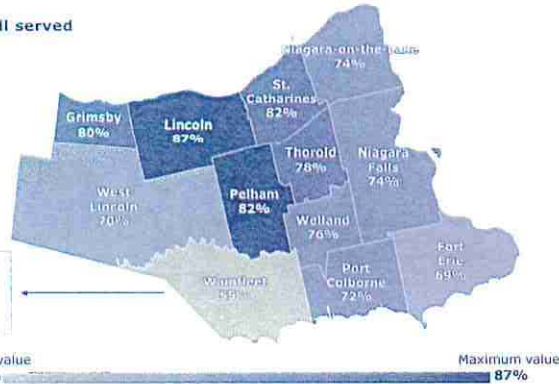
Q1. As you may know, <Municipality> residents are served by two levels of municipal government: <Municipality>, providing local services such as fire services, parks and recreation and community centres, and Niagara Region, which provides services across a broader geography such as emergency medical services, policing, public health, seniors services, and waste management. How well do you feel <Municipality> residents are being served by this current two-tier structure of municipal government?  
Base: all respondents (n=832)



### WELL SERVED BY TWO-TIER GOVERNMENT

Residents of Wainfleet are least likely to say that they are well-served by the current structure, while those in Lincoln are most likely.

% Very/somewhat well served

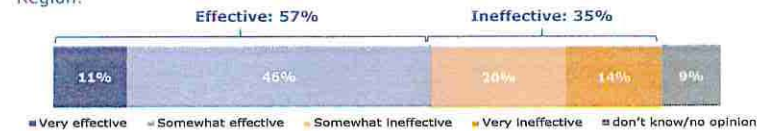


Compared to most other lower-tier municipalities, significantly fewer Wainfleet residents say they are very/somewhat well served by the current two-tier structure.

Q1. As you may know, <Municipality> residents are served by two levels of municipal government: <Municipality>, providing local services such as fire services, parks and recreation and community centres, and Niagara Region, which provides services across a broader geography such as emergency medical services, policing, public health, seniors services, and waste management. How well do you feel <Municipality> residents are being served by this current two-tier structure of municipal government?  
 Base: all respondents (n=832)

### EFFECTIVENESS OF GOVERNANCE STRUCTURE

A majority of residents feel that the current structure of elected officials is effective at representing their interests when making decisions for Niagara Region.



#### MOST LIKELY TO SAY:

##### Effective

- 18 to 34 years old (70%)
- Believe receive *good* value for lower-tier municipal tax dollars (65%)
- Believe receive *good* value for regional tax dollars (70%)
- Prefer *separate sets of councillors* (68%)

##### Ineffective

- 35 to 54 years old (42%) & 55 years and older (35%)
- Believe receive *poor* value for lower-tier municipal tax dollars (64%)
- Believe receive *poor* value for regional tax dollars (65%)
- Prefer *one set of councillors* (45%)

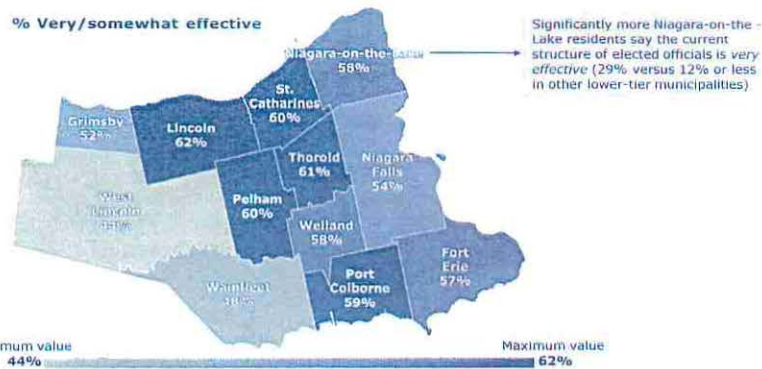
Q2. Niagara Region is made up of five cities, five towns and two townships, each of which have elected local councils governing them. Each community also elects Regional councillors, who along with the elected mayor, make decisions for Niagara Region. The number of regional councillors elected depends on the size of the community. <Municipality> has <number of regional councillors>.

Setting aside your political views, how effective or ineffective do you feel this structure of elected officials is at representing your interests when they are making decisions for Niagara Region?  
 Base: all respondents (n=832)

### EFFECTIVE GOVERNANCE STRUCTURE

Residents of West Lincoln and Wainfleet are the least likely to say the current structure is effective at representing their interest. The majority of residents in other municipalities feel it is effective.

% Very/somewhat effective



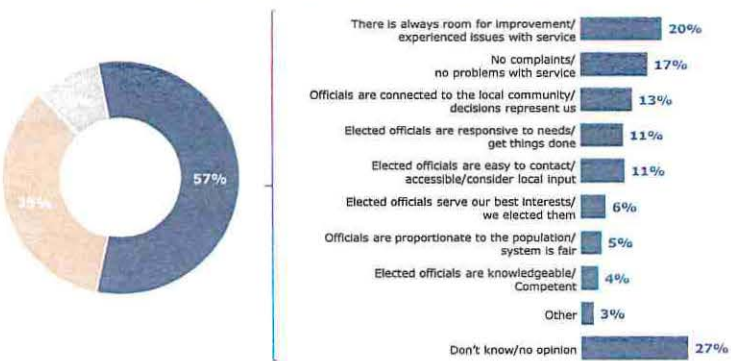
Significantly more Niagara-on-the-Lake residents say the current structure of elected officials is very effective (29% versus 12% or less in other lower-tier municipalities).

Q2. Setting aside your political views, how effective or ineffective do you feel this structure of elected officials is at representing your interests when they are making decisions for Niagara Region?  
Base: all respondents (n=832)



### REASONS FOR EFFECTIVENESS

Residents who consider the current structure effective say that there is always room for improvement, that they have no complaints, or that officials are connected to and represent the local community.



Q3A. Why do you say the structure of elected officials is effective at representing your interests when they are making decisions for Niagara Region?  
Base: current structure is effective (n=466)





### REASONS FOR INEFFECTIVENESS

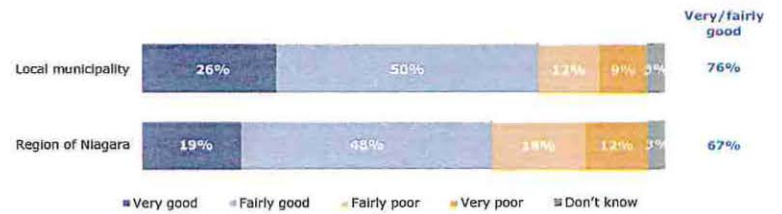
Residents who consider the current structure ineffective say the elected officials don't consider local input, or that the elected officials are ineffective.



Q3B. Why do you say the structure of elected officials is effective at representing your interests when they are making decisions for Niagara Region? Base: current structure is ineffective (n=295)

### VALUE FOR TAX DOLLARS

Three-quarters of residents say they receive good value for their tax dollars from their local municipality, while two-thirds say the same of Niagara Region.



Q4. Thinking about all the programs and services you receive from <municipality>, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars?

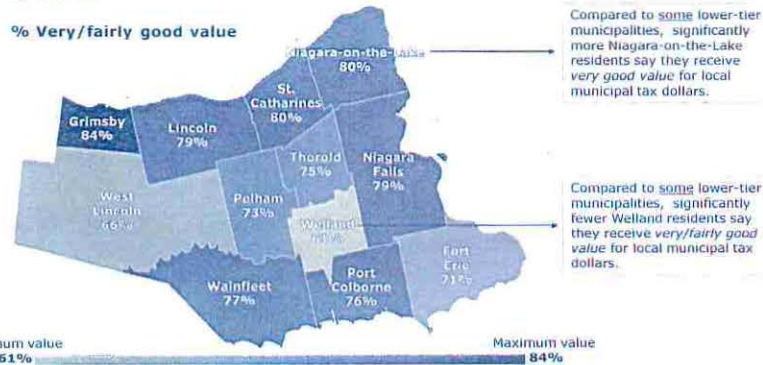
Q5. And thinking about all the programs and services you receive from the Region of Niagara, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars? Base: all respondents (n=832)



### GOOD VALUE FOR LOCAL MUNICIPAL TAX DOLLARS

Residents of Grimsby are the most likely to say they receive good value for lower-tier municipal tax dollars, while Welland residents are the least likely to say so.

% Very/fairly good value



Compared to *some* lower-tier municipalities, significantly more Niagara-on-the-Lake residents say they receive very good value for local municipal tax dollars.

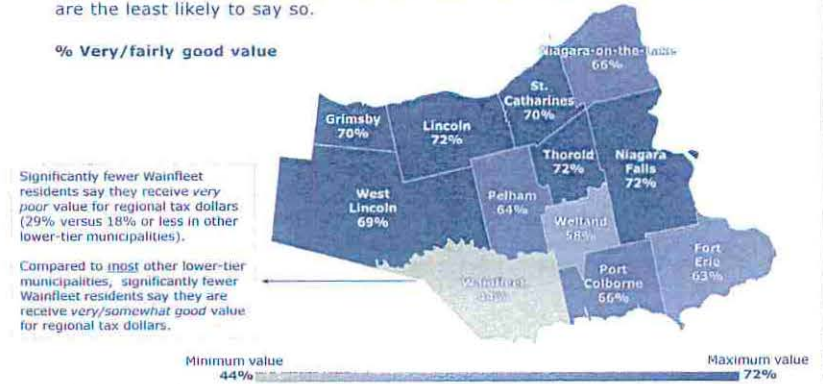
Compared to *some* lower-tier municipalities, significantly fewer Welland residents say they receive very/fairly good value for local municipal tax dollars.

Q4. Thinking about all the programs and services you receive from <municipality>, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars?  
Base: all respondents (n=832)

### GOOD VALUE FOR REGIONAL TAX DOLLARS

Residents of Lincoln, Thorold and Niagara Falls are the most likely to say they receive good value for regional tax dollars, while Wainfleet residents are the least likely to say so.

% Very/fairly good value



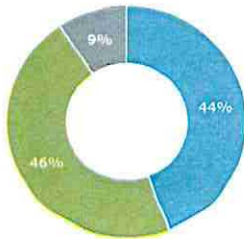
Significantly fewer Wainfleet residents say they receive very poor value for regional tax dollars (29% versus 18% or less in other lower-tier municipalities).

Compared to *most* other lower-tier municipalities, significantly fewer Wainfleet residents say they are receive very/somewhat good value for regional tax dollars.

Q5. And thinking about all the programs and services you receive from the Region of Niagara, would you say that, overall, you receive very good, fairly good, fairly poor or very poor value for your tax dollars?  
Base: all respondents (n=832)

### REPRESENTATION PREFERENCE

Niagara Region residents are closely split between a preference for separate councillors elected at the lower-tier and regional level and one set of councillors elected for both.



- Separate Councillors elected to represent residents at [lower-tier municipality] and regional levels
- One set of Councillors elected to represent residents at both [lower-tier municipality] and regional levels
- Don't know/no opinion

**MOST LIKELY TO SAY:**

**Separate**

- 18 to 34 years old (57%)
- Female (50%)
- Believe receive *very good* value for lower-tier municipal tax dollars (55%)
- Believe receive *good* value for regional tax dollars (49%)

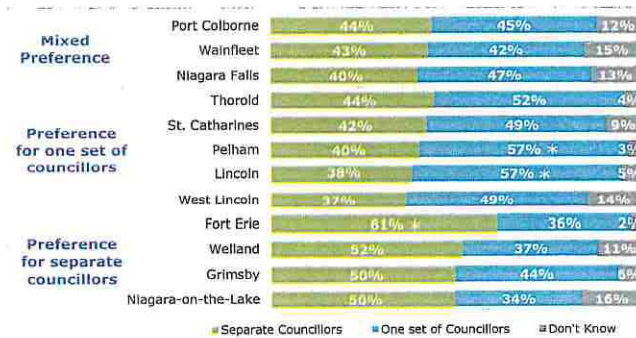
**One set**

- 35 to 54 years old (57%) & 55 years and older (47%)
- Male (52%)
- Believe receive *poor* value for lower-tier municipal tax dollars (55%)
- Believe receive *poor* value for regional tax dollars (55%)

Q6. When you think about how you are represented at both the <town/city/township> and Regional levels, which scenario would you prefer?  
Base: all respondents (n=832)

### REPRESENTATION PREFERENCE

There is a preference for one set of councillors among residents of the plurality of lower-tier municipalities.

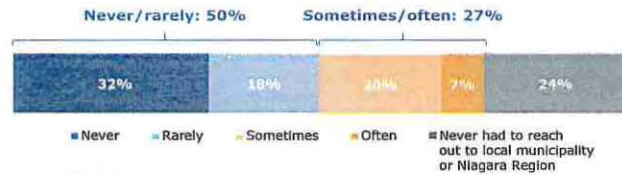


\*Significantly higher than most other lower-tier municipalities

Q6. When you think about how you are represented at both the <town/city/township> and Regional levels, which scenario would you prefer?  
Base: all respondents (n=832)

### CONFUSION OVER RESPONSIBILITIES

Only one-quarter of Region residents report they have sometimes or often experienced confusion as a result of the division of responsibilities between local and regional governments. Encountering confusion is more often associated with residents saying they receive poor value for tax dollars.



**MOST LIKELY TO SAY:**

**Never/Rarely**

- Believe receive *good* value for local municipal tax dollars (53%)
- Believe receive *good* value for regional tax dollars (56%)

**Sometimes/Often**

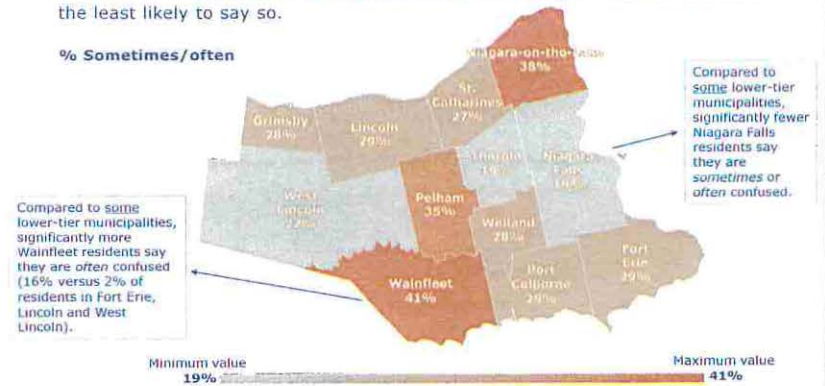
- Male (34%)
- *Poor* value for local municipal tax dollars (41%)
- *Poor* value for regional tax dollars (44%)

Q7. Have you encountered a situation where the division of responsibilities between the [local municipality] and the region has been a source of confusion, etc?  
 Base: all respondents (n=832)

### ENCOUNTERED CONFUSION OVER RESPONSIBILITIES

Residents of Wainfleet are the most likely to say they have encountered confusion over the division of responsibilities, while Niagara Falls residents are the least likely to say so.

**% Sometimes/often**



Compared to some lower-tier municipalities, significantly more Wainfleet residents say they are often confused (16% versus 2% of residents in Fort Erie, Lincoln and West Lincoln).

Compared to some lower-tier municipalities, significantly fewer Niagara Falls residents say they are sometimes or often confused.

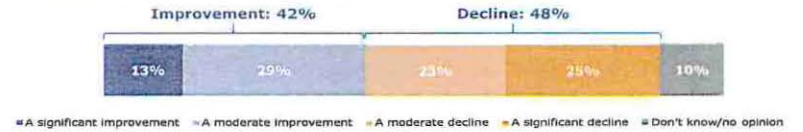
Q7. Have you encountered a situation where the division of responsibilities between the [local municipality] and the region has been a source of confusion, etc?  
 Base: all respondents (n=832)

## Survey Findings: Assessing Different Models of Governance

ENVIRONICS  
RESEARCH

### EFFECT OF LARGER GOVERNMENT ON SERVICES

Overall, residents are closely split in their expectations of the quality of service delivered if their local municipality became part of a larger municipal structure. A plurality lean towards an expectation of a decline in service, of which one-quarter anticipate the decline would be significant.



#### MOST LIKELY TO SAY:

##### Improvement

- 18 to 34 years old (51%)
- Believe receive *very poor* value for lower-tier municipal tax dollars (62%)
- Believe receive *poor* value for regional tax dollars (51%)
- Say current structure is *ineffective* at representing interests (52%)
- Prefer *one set of councillors* (53%)

##### Decline

- 55 years and older (54%)
- Believe receive *very good* value for lower-tier municipal tax dollars (55%)
- Say current structure is *effective* at representing interests (50%)
- Prefer *separate councillors* (58%)

Q24. If [MUNICIPALITY] was reorganized to make it larger would that result in an [improvement/decline] in the quality of service delivery to [MUNICIPALITY]?

Base: all respondents (n=832)

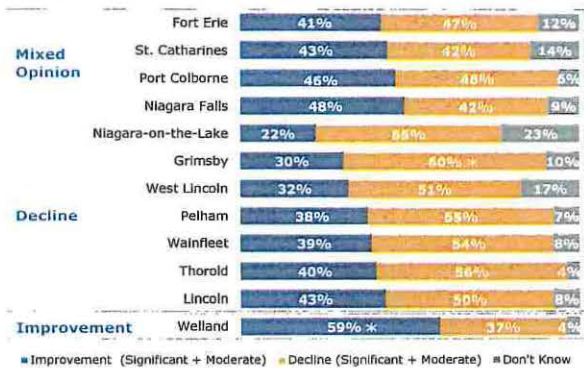
ENVIRONICS  
RESEARCH

NIAGARA REGION | REGIONAL REVIEW SURVEY | DRAFT REPORT | 24



### EFFECT OF LARGER GOVERNMENT ON SERVICES

The majority of residents in most lower-tier municipalities anticipate a larger government would result in a decline in service quality. The majority of Welland residents alone say it results in improvements

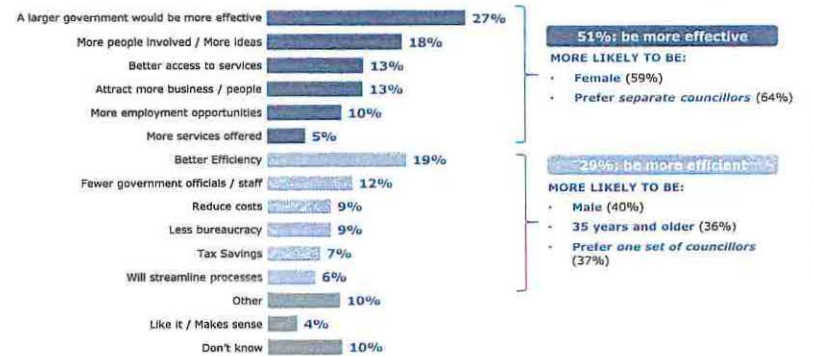


\*Significantly higher than most other lower-tier municipalities

Q24. If [MUNICIPALITY] was reorganized to make it larger would that result in an [Improvement/decline] in the quality of service delivery to [MUNICIPALITY]?  
Base: all respondents (n=832)

### REASONS FOR SAYING SERVICE IMPROVEMENT

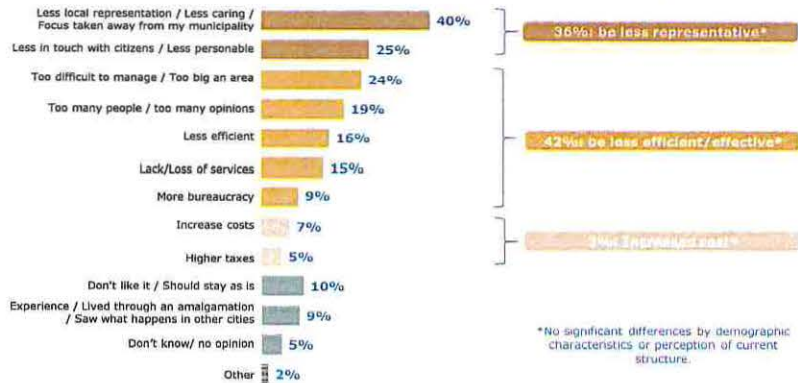
Residents who anticipate a service improvement resulting from larger government believe it would be more effective, would achieve better efficiencies, and would benefit from more people generating ideas.



Q25. Why do you believe a larger government will represent an improvement of service delivery in [MUNICIPALITY]?  
Base: Improvement in Q24 (n=328)

### REASONS FOR SAYING DECLINE IN SERVICE

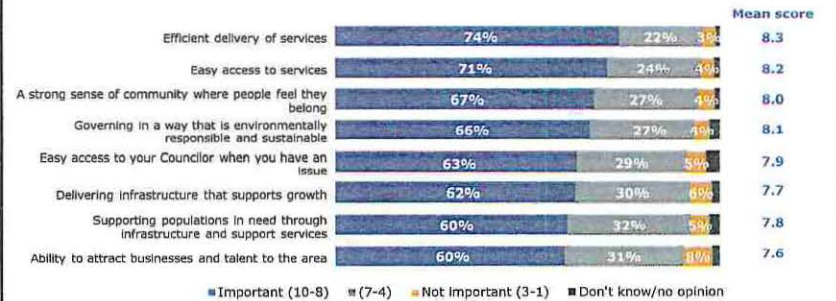
Residents who anticipate a decline in the quality of services resulting from a larger government believe there would be less representation, that it would be less in touch, and would be difficult to manage.



Q25. Why do you believe a larger government will represent a decline of service delivery in [MUNICIPALITY]?  
 Base: Decline in Q24 (n=420)

### CITIZEN PRIORITIES

When considering aspects of local government that are of importance, Niagara Region residents prioritize efficient delivery and easy access to services.



Q8-Q15. Using a ten-point scale where one means "not at all important" and ten means "extremely important", please indicate how important each of the following are to you personally when thinking about your local government.  
 Base: all respondents (n=832)

### DEFINITIONS OF POTENTIAL STRUCTURES

Residents were given the following descriptions of potential municipal governance structures before proceeding to subsequent questions.

As you may know, the provincial government is currently undertaking a review of the governance, decision-making and service delivery functions of Ontario's regional municipalities, including the Niagara Region and its twelve municipalities. Some possible outcomes from this review could include the following:

**Current Structure:** The province may decide to leave the current structure in place where the <municipality> remains a lower-tier municipality within Niagara Region. Each level of government would retain responsibility for delivery of services.

**Partial amalgamation:** A scenario that combines some Niagara area municipalities into larger municipal governments which are responsible for delivering services within the new municipality.

**Total amalgamation:** A scenario whereby the 12 municipalities within the Niagara Region are brought together into one central government which has the sole responsibility for administering services across a new amalgamated geography.

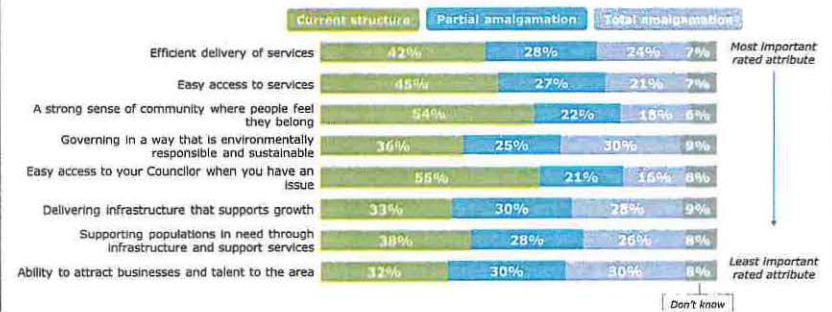
I'd like to ask you about the different aspects of municipal governance and administration discussed earlier and get your sense of which of these three municipal models you think would do the best job of delivering services in a way that meets your expectations.

To recall, the three options are:

- The **current structure**, or two-tier model, in place now in Niagara Region;
- The **partial amalgamation** of a few municipalities into one municipality
- A **total amalgamation** of all of the municipalities currently within Niagara Region.

### PREFERRED GOVERNMENT STRUCTURE

Majorities of residents express a preference for the current structure when considering delivering a strong sense of community and providing easy access to Councillors.



Q16-Q23. Which of the three models would do the best job of...  
Base: all respondents (n=832)



### Governance Structure Options - Analysis

Support for amalgamation structures is limited and diffuse, while preference for current two-tier structure is articulated frequently.

Niagara residents were asked to select between three distinct governance models which they believe can best deliver on different areas of municipal government responsibility. They were permitted only one selection for each area of service, governance and representation.

When examining the frequency with which each structure was chosen across all eight (8) areas of responsibility, the following was observed:

- 33% of residents **never** selected "current structure" for any of the 8 areas of responsibility
- 45% of residents **never** selected "partial amalgamation" for any of the 8 areas of responsibility
- 50% of residents **never** selected "local amalgamation" for any of the 8 areas of responsibility

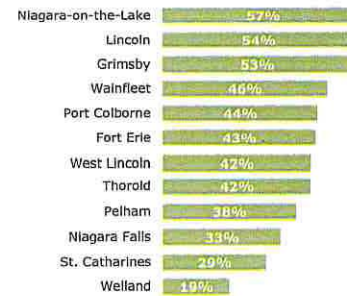
By comparison:

- Only one-in-five residents opted for either amalgamation structure for more than half of the 8 areas of responsibility (20% and 19% respectively)
- The "current structure" option was selected for more than half of all 8 areas of responsibility by two-in-five residents (38%).
- One-in-five residents showed mixed preference as they did not opt for any one option for more than half the 8 areas of responsibility (18%).

### PREFER CURRENT STRUCTURE

The majority of Niagara-on-the-Lake, Lincoln and Grimsby residents show a preference for the delivery of responsibilities via the current structure.

**38%** Residents opted for the **Current Structure** for more than half of the 8 areas of responsibility.



#### MOST LIKELY TO SAY:

- 55 years and older (46%)
- Female (42%)
- Say very well served by two-tier structure (57%)
- Believe receive very good value for lower-tier municipal tax dollars (55%)
- Believe receive very good value for regional tax dollars (52%)
- Say Current structure is effective at representing interests (44%)
- Prefer separate councillors (50%)
- Compared to some other lower-tier municipalities, significantly more Niagara-on-the-Lake (57%), Lincoln (54%) and Grimsby (53%) residents opted for the current structure for more than half of the 8 areas of responsibility.

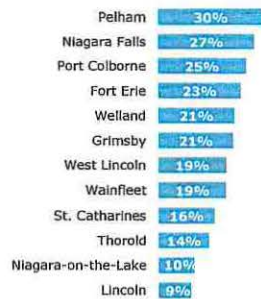
Q16-Q23. Which of the three models would do the best job of...  
Base: all respondents (n=832)



### PREFER PARTIAL AMALGAMATION

Preference for partial amalgamation is more common among residents of Pelham and Niagara Falls, and least common among Lincoln residents.

**20%** Residents opted for the **Partial Amalgamation** for more than half of the 8 areas of responsibility.



**MOST LIKELY TO SAY:**

Compared to some other lower-tier municipalities, significantly more Pelham (30%) and Niagara Falls (27%) residents opted for the partial amalgamation for more than half of the 8 areas of responsibility.

Q16-Q23. Which of the three models would do the best job of...  
Base: all respondents (n=832)



### PREFER TOTAL AMALGAMATION

Preference for total amalgamation is more common among residents of Welland and St. Catharines, and least common among Niagara-on-the-Lake and Grimsby residents.

**19%** Residents opted for **Total Amalgamation** for more than half of the 8 areas of responsibility.



**MOST LIKELY TO SAY:**

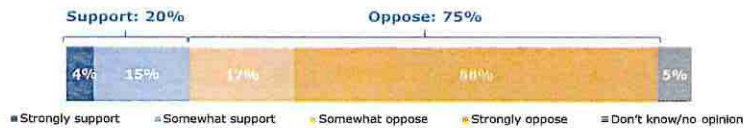
- Male (25%)
- Believe receive *poor* value for lower-tier municipal tax dollars (29%)
- Believe receive *poor* value for regional tax dollars (26%)
- Say current structure is *ineffective* at representing interests (27%)
- Prefer *one set of councillors* (30%)
- Compared to some other lower-tier municipalities, significantly more Welland (31%), and St. Catharines (26%) residents opted for the current structure for more than half of the 8 areas of responsibility.

Q16-Q23. Which of the three models would do the best job of...  
Base: all respondents (n=832)



### POST-AMALGAMATION TAX INCREASE

Six in ten Niagara Region residents would be strongly opposed to a increase in property taxes to support service delivery by a new amalgamated municipality.



#### MOST LIKELY TO SAY:

##### Support

- 18 to 34 years old (32%)
- Male (23%)
- Renters (40%)
- Lived in local municipality for fewer than 4 years (23%)
- Prefer one set of councillors (25%)
- Say quality of service would improve with larger government (32%)

##### Oppose

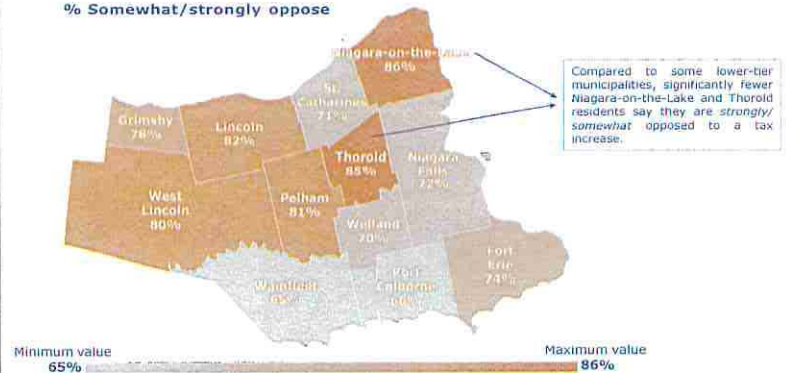
- 35 years and older (78%)
- Own home (79%)
- Lived in local municipality for 4 to 15 years (74%) or more than 15 years (78%)
- Believe receive poor value regional tax dollars (78%)
- Prefer separate councillors (81%)
- Say quality of service would decline with larger government (87%)

Q26. If <municipality> were to be amalgamated with other municipalities to make it larger, would you support or oppose a moderate increase in property taxes to support service delivery by the new municipality?  
Base: all respondents (n=832)

### OPPOSITION TO POST-AMALGAMATION TAX INCREASE

Across lower-tier municipalities, the majority would oppose a property tax increase to support service delivery by a new amalgamated municipality.

#### % Somewhat/strongly oppose



Compared to some lower-tier municipalities, significantly fewer Niagara-on-the-Lake and Thorold residents say they are strongly/somewhat opposed to a tax increase.

Q26. If <municipality> were to be amalgamated with other municipalities to make it larger, would you support or oppose a moderate increase in property taxes to support service delivery by the new municipality?  
Base: all respondents (n=832)

## Key Takeaways

- ▶ Residents generally express **confidence in the current state** of representation in Niagara Region; they feel well-served by current political representation, feel their interests are well represented by the two-tier system and derive value for the taxes they pay to both tiers of municipal government.
- ▶ There are small pockets of evidence of a **limited appetite for some changes** to the two-tier system. A significant proportion of Niagara Region residents anticipate efficiencies derived from one set of councilors to represent residents at both municipal levels. However, this sentiment is limited as it runs into opposition from a majority of residents who believe a larger government will result in a decline in service delivery and who strongly oppose any increase in property taxes to fund a new, larger municipality.
- ▶ Support for the current government structure translates into confidence that **existing representation can best deliver important services and community character**. Amalgamation scenarios receive diffused support for the delivery of some municipal responsibilities, however the overall tone of support for the current structure, and pronounced opposition to any changes that would negatively impact service delivery or taxation suggest that resistance to change would be vocalized should amalgamation be imposed throughout the region.

## Respondent Characteristics

## DEMOGRAPHICS (WEIGHTED)



## FOR FURTHER INFORMATION OR QUESTIONS CONTACT:



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## MAYOR'S REPORT – AUGUST 26, 2019

### **Fire at Sugarloaf Marina**

Yesterday afternoon at Sugarloaf Marina a boat caught on fire about 100 metres from our fuel dock.

The occupants of the boat made it safely to shore, however the boat continued to float around the marina, unmanned.

There were several people in the marina at the time who took quick action to help move the boat away from the docks using jet skis and extinguish the fire on the end of one dock before considerable damage occurred.

These individuals risked their lives to protect the property of others and we thank you.

Also to the members of our fire department for responding as well.

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**City of Port Colborne  
Regular Meeting of Council 26-19  
Monday, September 9, 2019  
following Committee of the Whole Meeting  
Council Chambers, 3<sup>rd</sup> 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 23-19, held on August 26, 2019
  - (b) Special meeting of Council 24-19, held on August 26, 2019
  - (c) Regular meeting of Council 25-19, held on August 26, 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) Rail Safety Week, September 23 – 29, 2019
10. **Minutes of Boards, Commissions & Committees:**
  - (a) Minutes of the Port Colborne Historical & Marine Museum Meeting of June 18, 2019
11. **Consideration of By-laws:**
12. **Adjournment:**

**Council Items:**

Notes	Item	Description / Recommendation	
WCS MB EB RB GB FD AD DK HW	1.	<p><b><u>Corporate Services Department, Clerks Division, Report 2019-136, Subject: Heritage Committee</u></b></p> <p>That Appendix A to Corporate Services Department, Clerks Division, Report 2019-136, Subject: Heritage Committee by-law be supported; and</p> <p>That the Heritage Committee By-law be brought forward for approval.</p>	
WCS MB EB RB GB FD AD DK HW	2.	<p><b><u>Community and Economic Department, Health Services Division, Report 2019-134, Subject: Physician Recruitment Incentive – Dr. Vincenzo Susini</u></b></p> <p>That the City of Port Colborne enter into a partnership with the Town of Fort Erie to offer an incentive contractual agreement to Dr. Vincenzo Susini, at a total approved cost of \$15,000 – representing the City’s share (one half) of the total incentive amount; and</p> <p>That the City’s cost be funded from the Physician Recruitment Reserve Fund; and</p> <p>That the appropriate by-law be presented for approval.</p>	
WCS MB EB RB GB FD AD DK HW	3.	<p><b><u>Engineering and Operations Department, Engineering Division, Report 2019-135, Subject: Project #2019-06 – Janet Street Infrastructure</u></b></p> <p>That Project #2019-06 - Janet Street Infrastructure Replacement be awarded to Alfred Beam Excavating Limited, of Fort Erie, Ontario, for the submitted tender price of \$1,234,017.50 (plus applicable taxes); and</p> <p>That the \$768,234.50 for the City’s portion of construction costs and contingency allowance be funded from the Water, Wastewater, and Storm capital reserves; and</p> <p>That the by-law be prepared and the City Clerk and the Mayor be authorized to execute the Contract Agreement.</p>	



Miscellaneous Correspondence					
WCS	MB	EB	4.	<p><b><u>Stephen Covey, Chief of Police and Chief Security Officer of CN Rail Re: Request for Proclamation of Rail Safety Week, 2019</u></b></p> <p>That September 23 to 29, 2019 be proclaimed as “Rail Safety Week” in the City of Port Colborne in accordance with the request received from Stephen Covey, Chief of Police and Chief Security Officer of CN Rail.</p>	
RB	GB	FD			
AD	DK	HW			
WCS	MB	EB	5.	<p><b><u>Vance Badawey, Member of Parliament, Niagara Centre Re: Community Culture and Recreation Funding Stream</u></b></p> <p>That the correspondence received from Vance Badawey, Member of Parliament, Niagara Centre Re: Community Culture and Recreation Funding Stream, be received for information.</p> <p>Attached below are the provincial links for those who wish to submit an application:</p> <p><a href="http://www.grants.gov.on.ca/prodconsum/groups/grants_web_contents/documents/grants_web_contents/prdr019964.pdf">http://www.grants.gov.on.ca/prodconsum/groups/grants_web_contents/documents/grants_web_contents/prdr019964.pdf</a>  <a href="http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR019953">http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR019953</a></p>	
RB	GB	FD			
AD	DK	HW			
Outside Resolutions – Requests for Endorsement					
WCS	MB	EB	6.	<p><b><u>City of St. Catharines Re: Vacant Home Tax</u></b></p> <p>That the resolution received from the City of St. Catharines Re: Vacant Home Tax, be received for information.</p>	
RB	GB	FD			
AD	DK	HW			
Responses to City of Port Colborne Resolutions					
Nil.					

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

<b>By-law No.</b>	<b>Title</b>
6718/82/19	Being a By-law to Establish a Heritage Committee for the City of Port Colborne
6719/83/19	Being a By-law to Authorize Entering Into a Physician Recruitment Incentive Contractual Agreement with Dr. Vincenzo Susini in Partnership with the Town of Fort Erie
6720/84/19	Being a By-law to Authorize Entering Into a Contract Agreement with Alfred Beam Excavating Limited Re Tender 2019-06, Janet Street Infrastructure Replacement
6721/85/19	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 September 9, 2019

The Corporation of the City of Port Colborne

By-law No. 6718/82/19

Being a By-law to Establish a Heritage  
Committee for the City of Port Colborne

Whereas under Section 28 of *The Ontario Heritage Act, R.S.O. 1990*, as amended, The Corporation of the City of Port Colborne may by by-law establish a municipal heritage committee to advise and assist the Council on matters relating to Part IV and V of the *Ontario Heritage Act*, and such other heritage matters as the council may specify by by-law; and

Whereas the Council of The Corporation of the City of Port Colborne deems it advisable to establish such a committee;

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

1. A local advisory committee to be known as Heritage Port Colborne is hereby established.
2. In accordance to Section 28(2) of the *Ontario Heritage Act Heritage*, Port Colborne shall consist of a minimum of five members.
3. The members of the Port Colborne Museum Board shall be dually appointed as members of Heritage Port Colborne.
4. The composition and term of membership for Heritage Port Colborne shall follow that of the Museum Board.
5. The Museum Board may if desired elect a separate chair and vice chair to conduct the business of Heritage Port Colborne.
6. Heritage Port Colborne shall follow the terms of reference approved for the Museum Board.
7. Heritage Port Colborne shall complete tasks within their mandate as follows:
  - a. To establish criteria for the evaluation of properties of cultural heritage value or interest;
  - b. To prepare and maintain a Municipal Register in compliance with the *Ontario Heritage Act*;
  - c. To advise Council on means of conserving heritage properties and areas;
  - d. To advise Council on current heritage conservation legislation to conserve heritage properties and areas;
  - e. To implement programs and activities to increase public awareness and knowledge of heritage conservation issues;
  - f. To advise and assist Council on all matters relating to Parts IV and V of The Ontario Heritage Act, R.S.O. 1990, as amended;
  - g. To advise and assist Council on any other matters relating to buildings and areas of cultural heritage significance;
8. Heritage Port Colborne shall meet as often as it deems necessary.

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

1. That by-law 3689/115/98 be repealed.
2. That this by-law come into force and take effect on the day of passing.

Enacted and passed this 9th day of September, 2019.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk



The Corporation of the City of Port Colborne

By-law No. 6719/83/19

Being a by-law to authorize entering into a physician recruitment incentive contractual agreement with Dr. Vincenzo Susini in partnership with the Town of Fort Erie

Whereas the Council of The Corporation of the City of Port Colborne ("Council") approved the recommendation of Community and Economic Development Department, Health Services Division, Report 2019-134, Subject: Physician Recruitment Incentive - Dr. Vincenzo Susini; and

Whereas Council is desirous of entering into a partnership with the Town of Fort Erie to offer an incentive contractual agreement to Dr. Vincenzo Susini, at a total approved cost of \$15,000 – representing the City's share (one half) of the total incentive amount; and

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 enter into an agreement with Dr. Vincenzo Susini for the above noted purpose.
2. That the City's cost be funded from the Physician Recruitment Reserve Fund.
3. That the Mayor and Clerk be and hereby authorized and directed to sign the said agreement and the Clerk is hereby authorized to affix the Corporate Seal thereto.
4. That this by-law come into force and effect on the day of passing.

Enacted and passed this 9th day of September, 2019.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

The Corporation of The City of Port Colborne

By-law No. 6720/84/19

Being a by-law to authorize entering into a contract agreement with Alfred Beam Excavating Limited Re tender 2019-06, Janet Street infrastructure replacement

Whereas at its meeting of September 9, 2019 the Council of The Corporation of the City of Port Colborne approved the recommendations of the Engineering and Operations Department, Engineering Division, Report 2019-135, Subject: Project 2019-06, Janet Street Infrastructure Replacement; and

Whereas Council of The Corporation of the City of Port Colborne is desirous of entering into a contract agreement with Alfred Beam Excavating Limited regarding Tender 2019-06, Janet Street Infrastructure Replacement;

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 enter into a contract agreement with Alfred Beam Excavating Limited regarding Tender 2019-06, Janet Street Infrastructure Replacement.
2. That the Mayor and the Clerk be and each of them is hereby authorized and directed to sign said agreement, together with any documents necessary to complete the conditions of said agreement, and the Clerk is hereby authorized to affix the Corporate Seal thereto.

Enacted and passed this 9th day of September, 2019.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

The Corporation of the City of Port Colborne

By-Law no. 6721/85/19

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 September 9, 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 September 9, 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 9th day of September, 2019.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

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# PORT COLBORNE

September 9, 2019

Moved by Councillor  
Seconded by Councillor

**WHEREAS** *Rail Safety Week* is to be held across Canada from September 23 to 29, 2019;

**AND WHEREAS** it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

**AND WHEREAS** Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

**AND WHEREAS** CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

**NOW THEREFORE**, I Mayor William C. Steele proclaim the week of September 23 to 29, 2019 as "*Rail Safety Week*" in the City of Port Colborne.

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William C. Steele  
Mayor

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**City of Port Colborne  
Special Council Meeting 23-19  
Minutes**

**Date:** August 26, 2019

**Time:** 5:30 p.m.

**Place:** Committee Room 3, 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:** S. Luey, Chief Administrative Officer  
A. LaPointe, Manager of Legislative Services/City Clerk  
C. Lee, Director of Engineering and Operations (for items (a) and (b))

**Guests:** Sherri Rossi, Consultant, Employers Choice (for item (c))

**1. Call to Order:**

Mayor Steele called the meeting to order.

**2. Introduction of Addendum Items:**

Nil.

**3. Confirmation of Agenda:**

**No. 145** Moved by Councillor  
Seconded by Councillor

That the agenda dated August 26, 2019 be confirmed, as  
circulated or as amended.

CARRIED.

**4. Disclosures of Interest:**

Nil.

**5. Council in Closed Session:**

**Motion to go into Closed Session – 5:30 p.m.:**

**No. 146** Moved by Councillor  
Seconded by Councillor

That Council do now proceed into closed session in order to address the following matter(s):

- (a) Minutes of the closed session portion of the following Council meetings: July 8, 2019 (special meeting of Council), July 8, 2019 (regular meeting of Council)
- (b) Engineering and Operations Department Report 2019-118 regarding Re-organization of the Engineering and Operations Department, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees.
- (c) Chief Administrative Officer Report 2019-131 and presentation regarding 2018 Employee Engagement Survey, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(b) personal matters about an identifiable individual and Subsection 239(3.1) for the purpose of educating or training the members.

CARRIED.

**Motion to Rise With Report – 6:34 p.m.**

**No. 147** Moved by Councillor Danch  
Seconded by Councillor Beauregard

That Council do now rise from closed session with report at approximately 6:34 p.m.

CARRIED.

**6. Disclosures of Interest Arising From Closed Session:**

Nil.

**7. Report/Motions Arising From Closed Session:**



- (b) **Engineering and Operations Department Report 2019-118 regarding Re-organization of the Engineering and Operations Department, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees.**

The City Clerk reported that direction was provided to staff during closed session in accordance with the *Municipal Act, 2001*.

- (c) **Chief Administrative Officer Report 2019-131 and presentation regarding 2018 Employee Engagement Survey, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(b) personal matters about an identifiable individual and Subsection 239(3.1) for the purpose of educating or training the members.**

The City Clerk reported that direction was provided to staff during closed session in accordance with the *Municipal Act, 2001*.

**8. Adjournment:**

**No. 148** Moved by Councillor  
Seconded by Councillor

That the Council meeting be adjourned at approximately  
6:35 p.m.  
CARRIED.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

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**City of Port Colborne  
Special Council Meeting 24-19  
Minutes**

**Date:** August 26, 2019

**Time:** 7:00 p.m.

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

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

**Staff Present:** T. Cartwright, Fire Chief  
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)  
C. McIntosh, Deputy Clerk  
T. Rogers, Acting Director Planning & Development

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. 149** Moved by Councillor R. Bodner  
Seconded by Councillor M. Bagu

That the agenda dated August 26, 2019 be confirmed, as circulated or as amended.  
CARRIED.

**4. Disclosures of Interest:**

Nil.

**5. Public Hearing Under the Development Charges Act:**

- (a) Planning and Development Department, Planning Division, Report 2019-132, Subject: Public Hearing Report – Background Study and Development Charges By-law Update

**(i) PURPOSE OF MEETING**

Todd Rogers advised that the purpose of this meeting, pursuant to the provisions of Section 12 of the *Development Charges Act*, R.S.O., 1997 is being held to present and obtain public input on the City's proposed Development Charges By-law and underlying background study. The *Development Charges Act* requires municipalities to update their Development Charge By-law every 5 years, including a background study and creation of a new by-law.

**(ii) METHOD OF NOTICE**

Mr. Rogers advised that Notice of the Public Meeting was administered in accordance with Section 12 of the Development Charges Act R.S.O. 1997.

The Notice of Public Meeting was posted on the City's website and appeared in The Leader on July 25, 2019.

**(iii) EXPLANATION OF PROCEDURE TO BE FOLLOWED**

Mr. Rogers advised that the procedure to be followed this evening will be to present Department of Planning & Development Report 2019-132, to receive questions of clarification from Council to the applicant or Planning Staff, to open the meeting to the public for comments and questions, to announce the requirements under the Development Charges Act for written notice of passage of the proposed Background Study and Development Charges By-law update, and to provide a brief explanation of future meetings regarding the application.

**(iv) PRESENTATION OF BACKGROUND STUDY AND DEVELOPMENT CHARGES**

Mr. Rogers introduced Byron Tan, consultant from Watson and Associates Economists Ltd. to provide the Background Study and Development Charges presentation.



Mr. Tan outlined the purpose for the public meeting, format, the study process and timelines through a powerpoint presentation. He noted that the purpose of the development charges is to recover the capital costs associated with residential and non-residential growth within a municipality. Mr. Tan also outlined the limitations on services and provided the methodology for identification applicable to the development charges. Mr. Tan noted the impact of Bill 73 on Port Colborne. He then advised of both mandatory and discretionary exemptions as well as local service policies. He briefly described the relationship between the need to service growth vs. funding and provided a growth forecast and services summary. Mr. Tan also provided illustrated Charts on the current and calculated development charges as well as comparisons between residential and non-residential charges. Mr. Tan then spoke on Bill 108: "More Homes, More Choice: Ontario's Housing Supply Action Plan" and provided a brief overview of the changes to the Development Charges Act. Mr. Tan advised that the next step is the passage of the By-law, which is scheduled for September 23, 2019.

**(v) QUESTIONS OF CLARIFICATION TO PLANNING CONSULTANTS**

Following Mr. Tan's presentation, Mr. Rogers asked Council if there were any questions of clarification to the consultant.

Councillor Bruno questioned Mr. Tan on whether development charges would pertain to the Vale Centre. He questioned how the development charges review affects paid debentures. Mr. Tan spoke of Bill 73 and recommended that Council consider development charges to benefit certain areas such as for water/wastewater/storm rather than for a recreational centre.

Councillor Bruno also questioned Mr. Tan on how the development charges can affect affordable housing. Mr. Tan noted that development charges can be provided for any residential class. Council could choose to exempt certain areas if desired. Exemptions can be done anytime during the 5 year period through a by-law amendment if needed. There was a brief discussion concerning the waiving and phasing in of development charges. Mr. Tan noted that this could be done at Council's discretion such as by 20% over a 5 year period. It was further noted that the by-law amendment could be done internally by staff.

Councillor Beauregard questioned Mr. Tan on how the designated areas were determined. Mr. Tan advised that this had been done in co-ordination with Planning staff who provided the mapping areas. Councillor Beauregard questioned how it would affect development charges if the growth forecast is incorrect. Mr. Tan responded that if that were the case then the development charges should be revisited. Councillor Beauregard noted

that it appears that municipalities with development charges show more growth and questioned whether municipalities without development charges are losing out. Mr. Tan responded that high growth areas could be due to other factors such as proximity to highway corridors or greater hubs. Housing prices could also be a factor. There is not a direct correlation between development charges and growth factor.

Councillor Kalailieff questioned Mr. Tan on whether the costs of development charges revert back to the ratepayers if not covered by developers. She noted that some developers profit off the sale of the land without having to absorb the development charges. Mr. Tan advised that the development charges are carried forward to whoever develops the land. Discussion commenced on new builds and infills. Mr. Tan advised that development charges pertain to city-wide areas such as CIP areas and not specific infills. Council could look into this further but it would require some rationale.

**(vi) ORAL PRESENTATIONS AND/OR QUESTIONS BY PUBLIC**

Before opening the meeting to the public Mr. Rogers read the following cautionary statements:

“If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before a decision on the proposed Background Study and Development Charges By-law Update is passed by Council, the person or public body is not entitled to appeal the decision of the City of Port Colborne Council to the Local Planning Appeal Tribunal.”

And;

“If a person or public body does not make oral submissions at a public meeting, or make written submission to the City of Port Colborne before a decision on the proposed Background study and Development Charges By-law Update is passed by Council, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.”

Mr. Rogers also advised for any interested members of the public that there is a sign-in sheet to request future notices regarding this application.

At this time Mr. Rogers invited any members of the public who wish to speak to the applications to do so.

Heather McDougall of 5474 Firelane 22 addressed Council. Ms. McDougall questioned whether the development charges would affect the water/wastewater services for the Rural areas. Mr. Tan advised that this would not be included.

**(vii) ANNOUNCEMENT RESPECTING WRITTEN NOTICE OF**

Mr. Rogers advised that if anyone wishes "to be notified of the approval of the Background Study and Development Charges By-law Update they must make a written request to the clerk. Only those persons and public bodies that give the clerk a written request for the notice of the adoption and passing of a Background Study and Development Charges By-law Update will be given notice."

**(ix) EXPLANATION OF FUTURE MEETINGS -**

Mr. Rogers advised that this concludes the public hearing under the Development Charges Act. The proposed Background Study and Development Charges By-law Update will be placed on Council's agenda at a future meeting.

**6. Adjournment:**

**No. 150** Moved by Councillor F. Danch  
Seconded by Councillor R. Bodner

That the Council meeting be adjourned at approximately 7:50 p.m.  
CARRIED.

\_\_\_\_\_  
William C. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

Minutes prepared by the Department of Planning and Development.

/hm





# City of Port Colborne

Development Charges Public Meeting

August 26, 2019





# Public Meeting Purpose

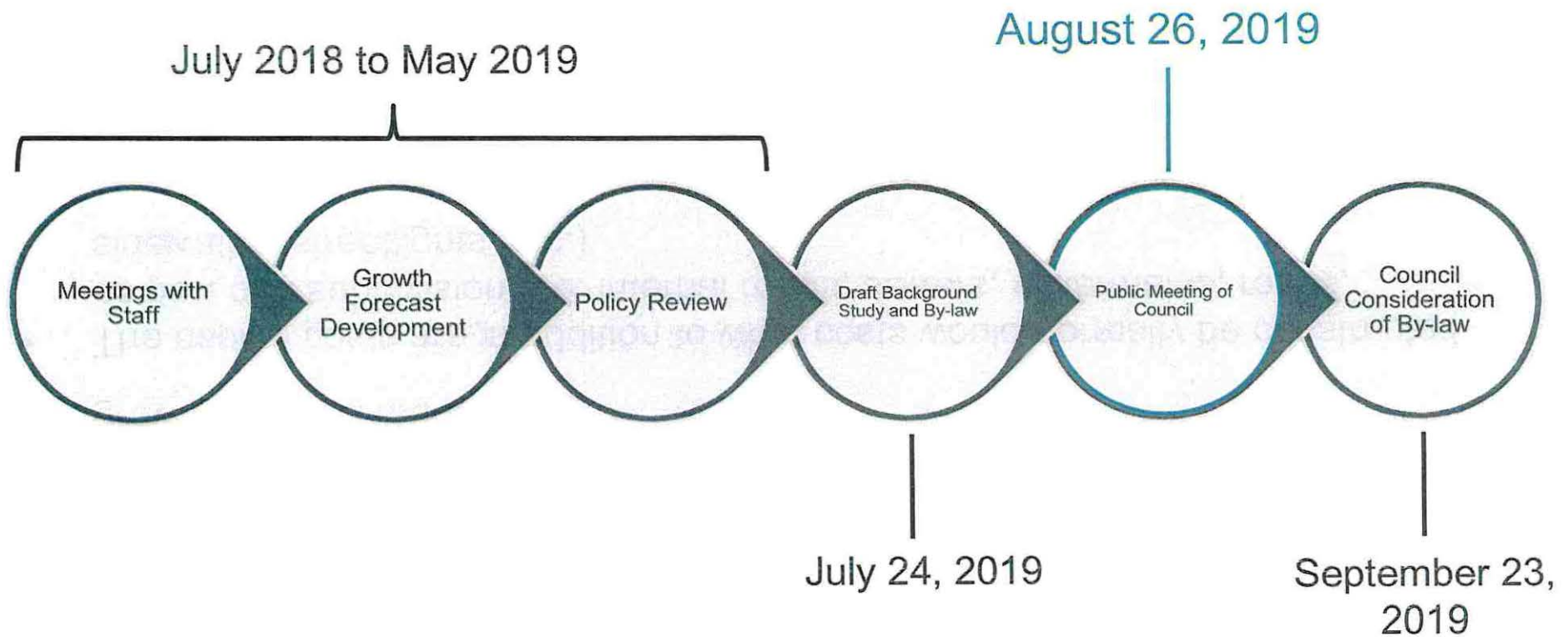
- The public meeting is to provide for a review of the D.C. proposal and to receive public input on the proposed policies and charges
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage



# Format for Public Meeting

- D.C.A. Public Meeting
  - Opening remarks
  - Presentation of the proposed policies and charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Study Process & Timelines





# Development Charges

## **Purpose:**

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)





# Limitations on Services

- Some forms of capital and some services can not be included in the D.C.A.. For example:
  - Headquarters for the General Administration of the Municipality
  - Arts, Culture, Museums and Entertainment Facilities
  - Tourism Facilities
  - Provision of a Hospital
  - Parkland Acquisition
  - Vehicles & Equipment with an average life of <7 years
  - Waste Management Services (non-waste diversion related)



# Methodology

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. Statutory 10% deduction (soft services)
  - iv. Amounts in excess of 10-year historical service calculation
  - v. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.



# Impact of Bill 73 (Smart Growth for our Communities Act, 2015) on Port Colborne

- Consider impact of “no additional levies” in development process and on Local Service Policy
- Annual reporting requirements to conform to the new required format
- Ensure the background study is available at least 60 days prior to by-law passage
- Need to consider Area Rating as part of the Background Study (but not mandatory to impose)
  - Currently the City imposes water and wastewater services on an urban area basis.



# Exemptions

## **Mandatory Exemptions**

- For industrial building expansions (may expand by 50% with no D.C.)
- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards

## **Discretionary Exemptions**

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)





# Port Colborne's Discretionary Exemptions Contained in D.C. By-law

- Non-residential farm buildings;
- Downtown core areas;
- Industrial development – exemption on any square footage of gross floor area over 5,000 sq.ft.;
- Residential development within the Sherkston Secondary Plan Area – partial exemption requiring the payment of only the road and fire components of the charge;
- Brownfield properties – partial exemption of up to 70% under the City's Brownfield Community Improvement Plan; and
- Partial exemption for certain Community Improvement Plan areas based upon specific policies approved by Council.

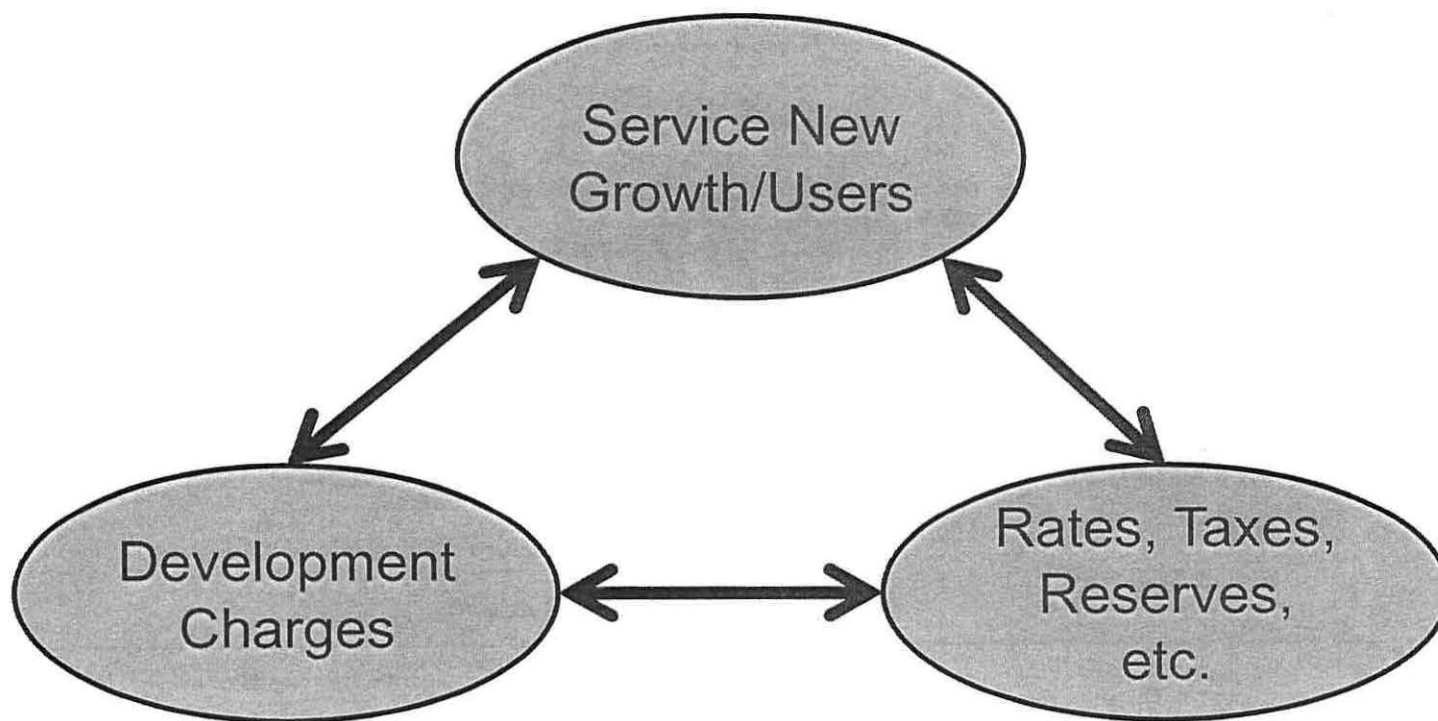


# Local Service Policies

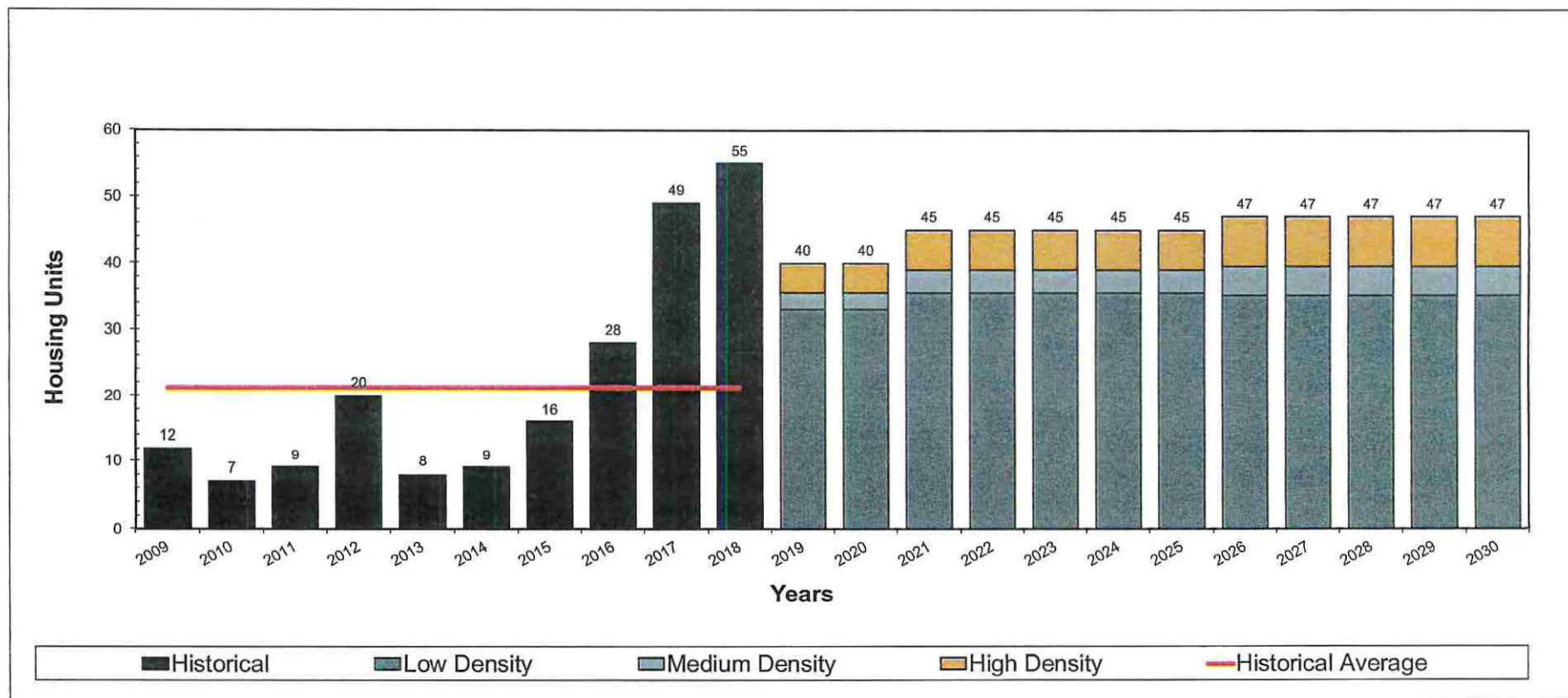
- Subdivision Agreement Conditions - the Act broadens the coverage of such agreements to include “local services related to a plan of subdivision or within the area to which the plan relates”, rather than simply local services within a plan of subdivision, as under the old Act.
- This suggests the need for a D.C. Background study to provide a local service policy
- Further, due to Bill 73, “no additional levies” clause, a Local Service Policy is required to be developed and approved by Council, through the D.C. study process, to clearly define what developers would be required to do as part of their development agreements versus what would be included in the D.C.
- Items to consider are collector & arterial roads, intersection improvements & traffic signals, streetlights & sidewalks, Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways, Noise Abatement Measures, Land dedications/easements, Water, Wastewater, Stormwater, and Park requirements.



# Relationship Between Needs to Service Growth vs. Funding



# Growth Forecast



Source: Historical housing activity derived from City of Port Colborne Planning and Development Department, 2009 to 2018.  
 1. Growth forecast represents calendar year.



# Growth Forecast Summary



<b>Measure</b>	<b>10 Year 2019-2028</b>	<b>2031 Forecast 2019-2031</b>	<b>Urban 2031 Forecast 2019-Urban 2031</b>
(Net) Population Increase	842	1,032	874
Residential Unit Increase	446	540	423
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	326,900	387,000	369,400

Source: Watson & Associates Economists Ltd. Forecast 2019



# Summary of Services Considered

## **City-wide:**

- Services Related to a Highway
- Fire Protection Services
- Outdoor Recreation Services
- Indoor Recreation Services
- Library Services
- Engineering Related Studies
- Community Based Studies

## **Urban-area Services:**

- Wastewater Services
- Water Services

# Current D.C. Rates (from the D.C. by-law - unindexed)



Service	Residential				Non-Residential per sq.ft.
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	
<b>City-Wide Services</b>					
Services Related to a Highway	1,710	1,131	1,087	733	0.98
Fire Protection Services	267	177	170	115	0.15
Outdoor Recreation Services	1,530	1,012	972	656	0.09
Indoor Recreation Services	1,500	992	953	644	0.09
Library Services	535	354	340	230	0.03
Administration	275	182	175	118	0.18
<b>Subtotal City-Wide</b>	<b>5,817</b>	<b>3,848</b>	<b>3,697</b>	<b>2,496</b>	<b>1.52</b>
<b>Urban Services</b>					
Wastewater Services	556	368	353	239	0.33
Water Services	2,214	1,464	1,407	950	1.31
<b>Subtotal Urban Services</b>	<b>2,770</b>	<b>1,832</b>	<b>1,760</b>	<b>1,189</b>	<b>1.64</b>
<b>Total</b>	<b>8,587</b>	<b>5,680</b>	<b>5,457</b>	<b>3,685</b>	<b>3.16</b>

Note: Development Charges are currently being deferred

# Calculated D.C. Rates



Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>City-Wide Services:</b>						
Services Related to a Highway	2,160	1,595	1,557	952	862	1.10
Fire Protection Services	155	114	112	68	62	0.08
Outdoor Recreation Services	305	225	220	134	122	0.02
Indoor Recreation Services	2,999	2,214	2,162	1,322	1,197	0.21
Library Services	163	120	118	72	65	0.01
Engineering Related Studies	267	197	192	118	107	0.13
Community Based Studies	89	66	64	39	36	0.04
<b>Total City-Wide Services</b>	<b>6,138</b>	<b>4,531</b>	<b>4,425</b>	<b>2,705</b>	<b>2,451</b>	<b>1.59</b>
<b>Urban Services</b>						
Wastewater Services	1,593	1,176	1,149	702	636	0.76
Water Services	3,688	2,723	2,659	1,626	1,472	1.75
<b>Total Urban Services</b>	<b>5,281</b>	<b>3,899</b>	<b>3,808</b>	<b>2,328</b>	<b>2,108</b>	<b>2.51</b>
<b>GRAND TOTAL CITY-WIDE</b>	<b>6,138</b>	<b>4,531</b>	<b>4,425</b>	<b>2,705</b>	<b>2,451</b>	<b>1.59</b>
<b>GRAND TOTAL CITY-WIDE + URBAN SERVICES</b>	<b>11,419</b>	<b>8,430</b>	<b>8,233</b>	<b>5,033</b>	<b>4,559</b>	<b>4.10</b>

# D.C. Comparison - Residential



## Residential (Single Detached) Comparison

Service	Current (Assuming Indexed to 2019)	Calculated
<b>City-Wide Services:</b>		
Services Related to a Highway	1,973	2,160
Fire Protection Services	308	155
Outdoor Recreation Services	1,766	305
Indoor Recreation Services	1,731	2,999
Library Services	617	163
Engineering Related Studies	317	267
Community Based Studies		89
<b>Total City-Wide Services</b>	<b>6,713</b>	<b>6,138</b>
<b>Urban Services:</b>		
Wastewater Services	642	1,593
Water Services	2,555	3,688
<b>Total Urban Services</b>	<b>3,197</b>	<b>5,281</b>
<b>Grand Total</b>	<b>9,910</b>	<b>11,419</b>



# D.C. Comparison – Non-Residential



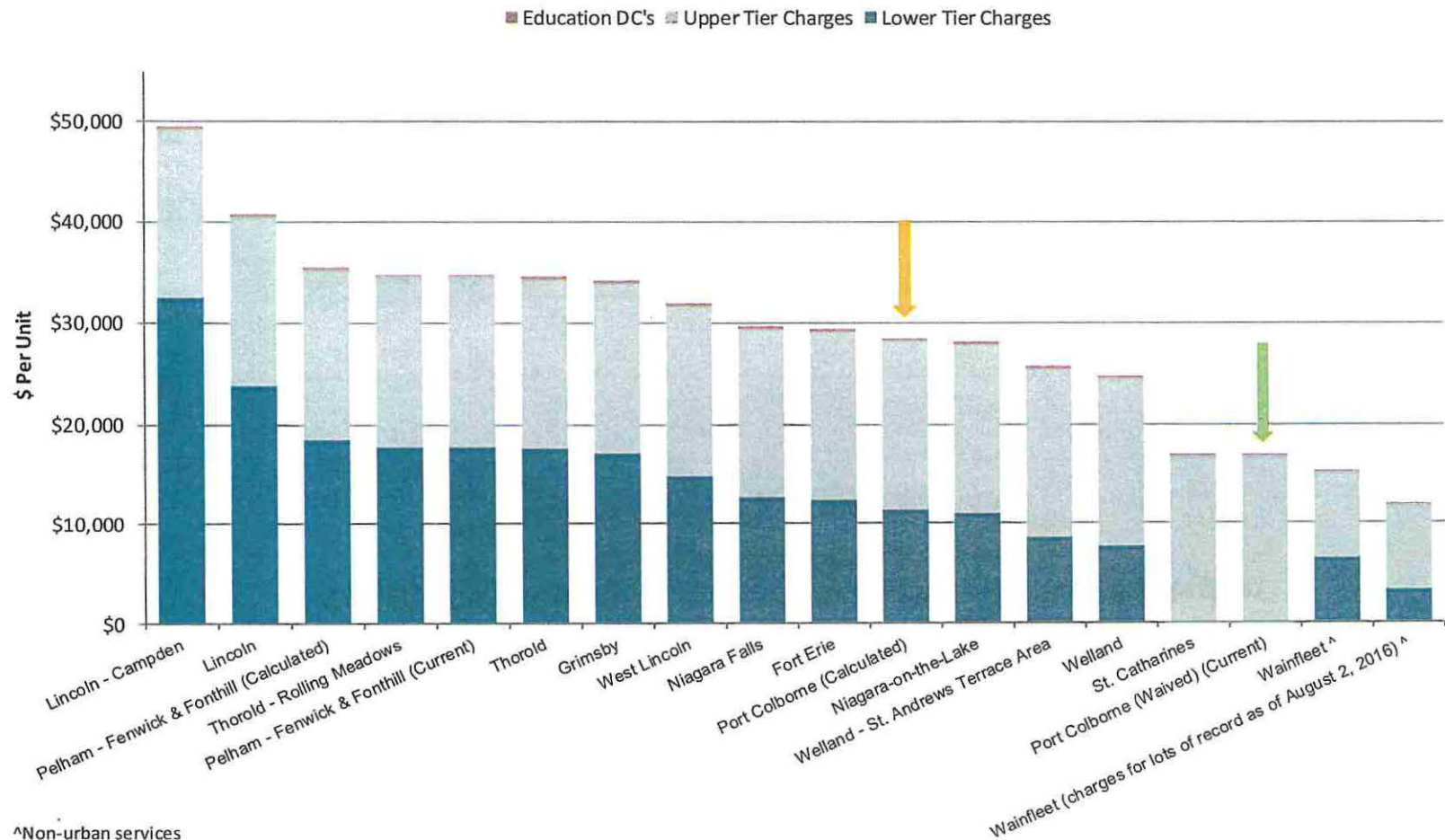
Non-Residential (per sq.ft.) Comparison

Service	Current (Assuming Indexed to 2019)	Calculated
<b>City-Wide Services:</b>		
Services Related to a Highway	1.13	1.10
Fire Protection Services	0.17	0.08
Outdoor Recreation Services	0.10	0.02
Indoor Recreation Services	0.10	0.21
Library Services	0.03	0.01
Engineering Related Studies	0.21	0.13
Community Based Studies		0.04
<b>Total City-Wide Services</b>	<b>1.75</b>	<b>1.59</b>
<b>Urban Services:</b>		
Wastewater Services	0.38	0.76
Water Services	1.51	1.75
<b>Total Urban Services</b>	<b>1.89</b>	<b>2.51</b>
<b>Grand Total</b>	<b>3.65</b>	<b>4.10</b>



# Residential (per single-detached unit) Development Charges Comparison

## Development Charge Rates for Municipalities in Niagara Region Single Detached & Semi Detached Dwelling

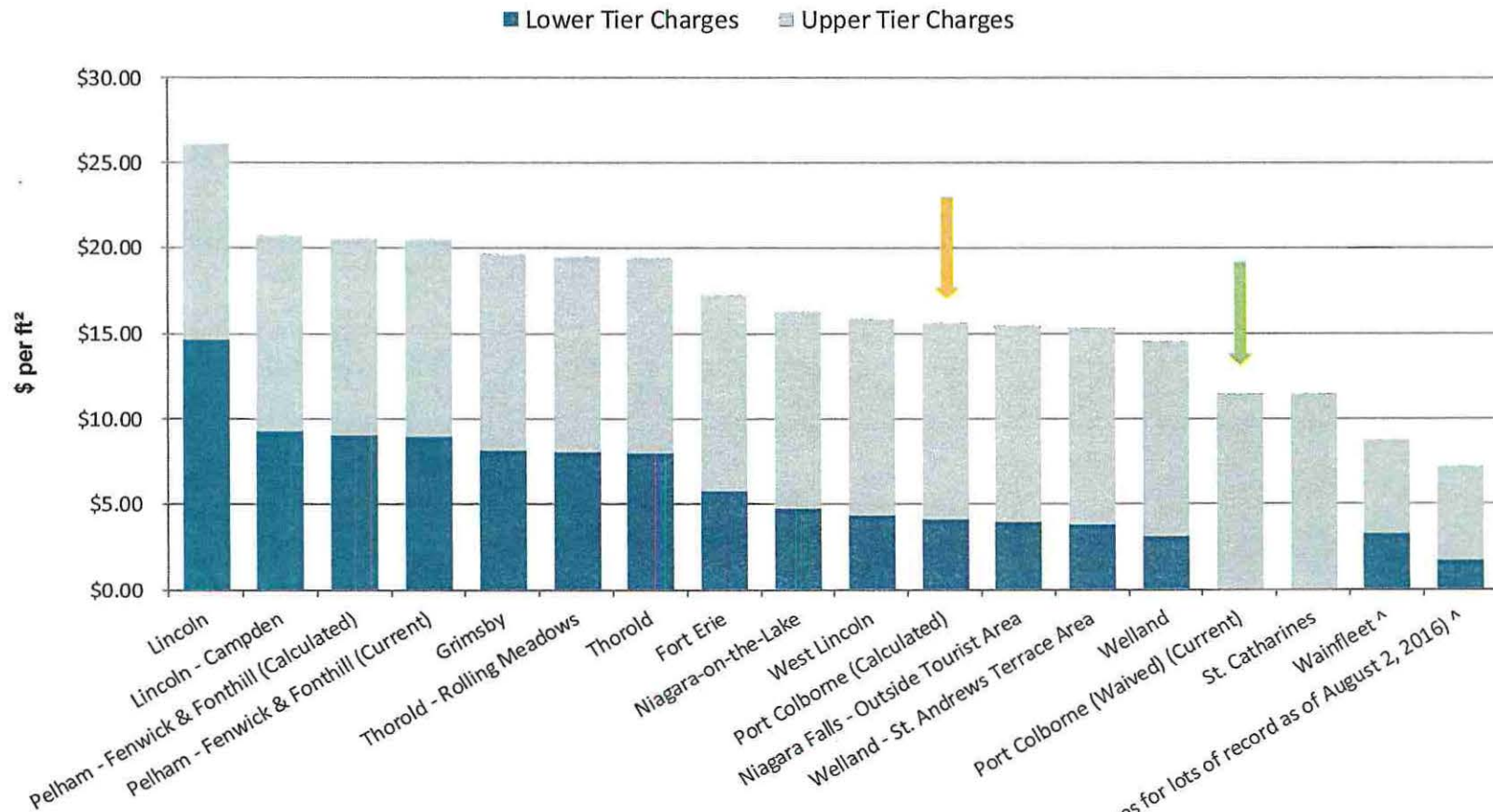


^Non-urban services



# Non-Residential – Commercial (per sq.ft.) Development Charges Comparison

Development Charge Rates for Municipalities in Niagara Region  
Commercial Development - per ft<sup>2</sup>

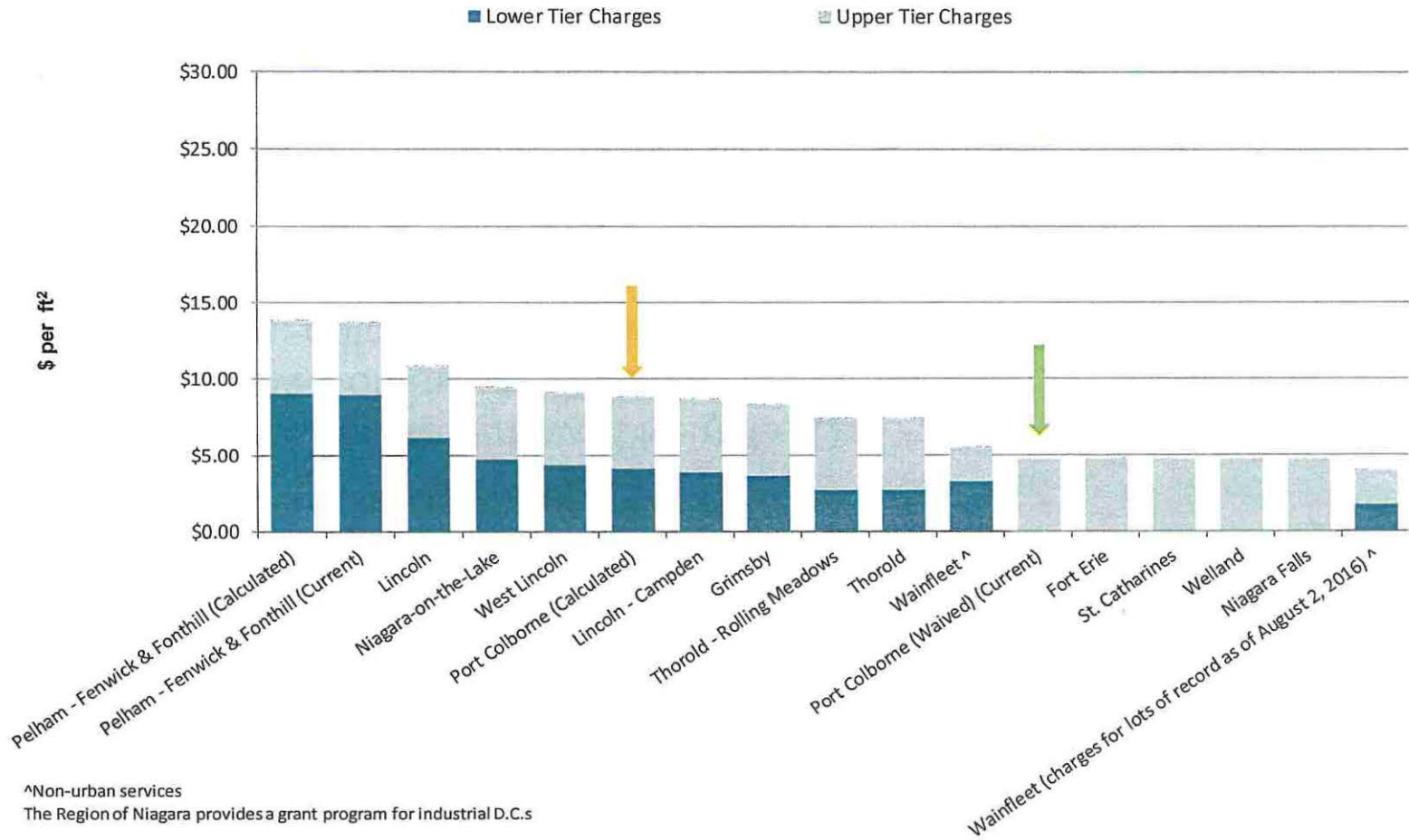


^Non-urban services

# Non-Residential – Industrial (per sq.ft.) Development Charges Comparison



Development Charge Rates for Municipalities in Niagara Region  
Industrial Development - per ft<sup>2</sup>







# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

The following provides a brief overview of the proposed changes to the **Development Charges Act** (known as of June 6, 2019):

- Changes to eligible services
  - Soft Services will be removed from the D.C.A. and will be considered as part of a new Community Benefits Charge imposed under the *Planning Act* (i.e. parking, outdoor recreation, indoor recreation, library services, etc.)
- Payment in Installments:
  - Over six years for rental housing, as well as non-residential developments will pay their D.C. in six equal annual installments
  - Over 20 years for non-profit housing, will pay their D.C. in equal annual installments
- When D.C. Amount is Determined
  - Currently D.C.s are calculated at the building permit stage. The proposed change would have D.C.s calculated on the date of the application for Site Plan or zoning amendment



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”



## **Community Benefit Charge (for soft services – outdoor recreation, indoor recreation, library and soft service admin studies )**

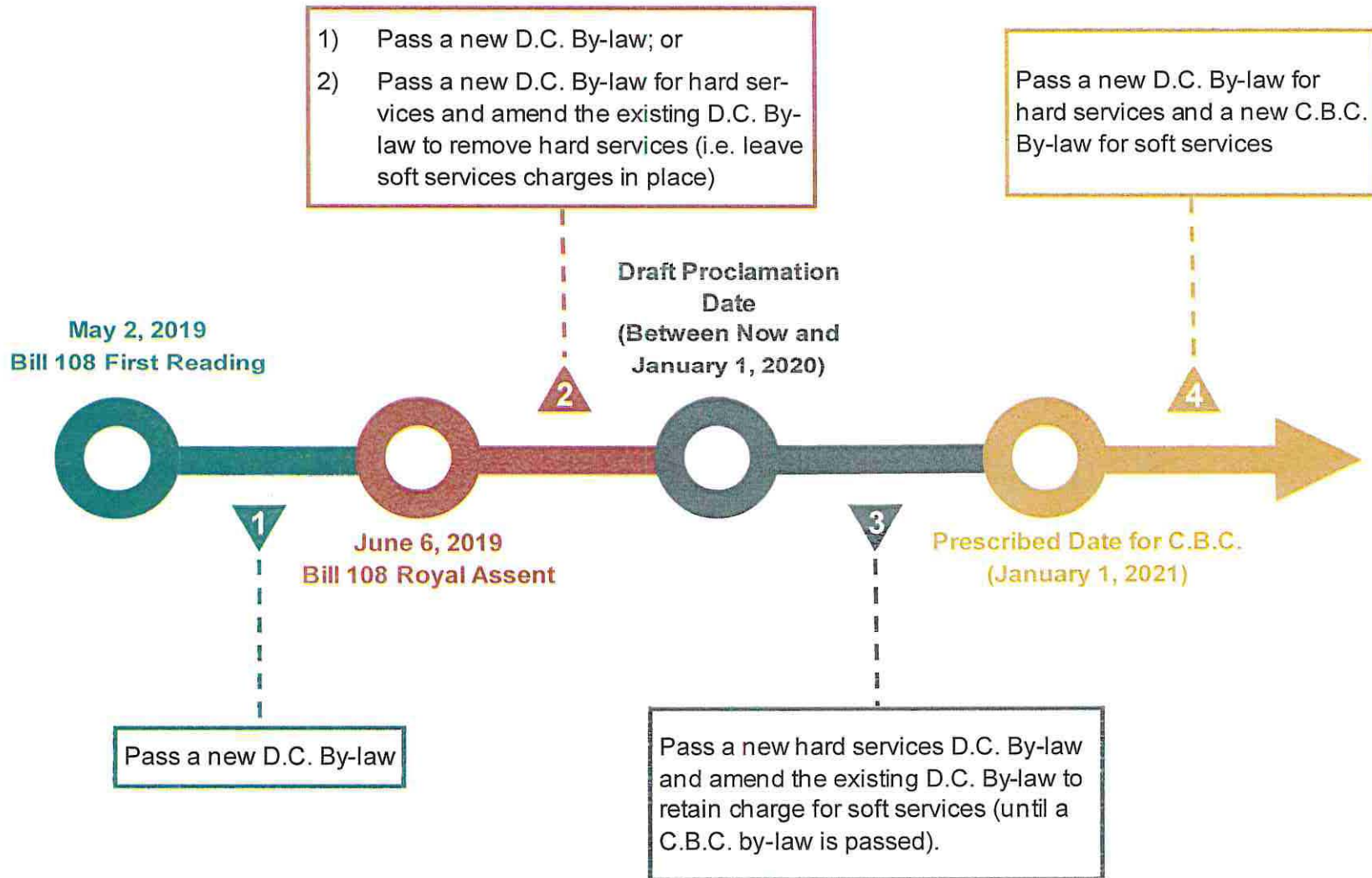
- Municipality may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies
- These services may not include services authorized by the D.C.A.
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date
- The valuation date is the day before building permit issuance
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits

Note that the Ministry of Municipal Affairs and Housing has hired a vendor to develop a preliminary methodology and draft percentages for the province’s consideration related to the Community Benefit Charge. The Ministry has also established a C.B.C. Technical Consultation Group that will provide critical insight to the Ministry and assistance in guiding the work of the vendor. Meetings of the Technical Group have begun and will continue through the early fall.

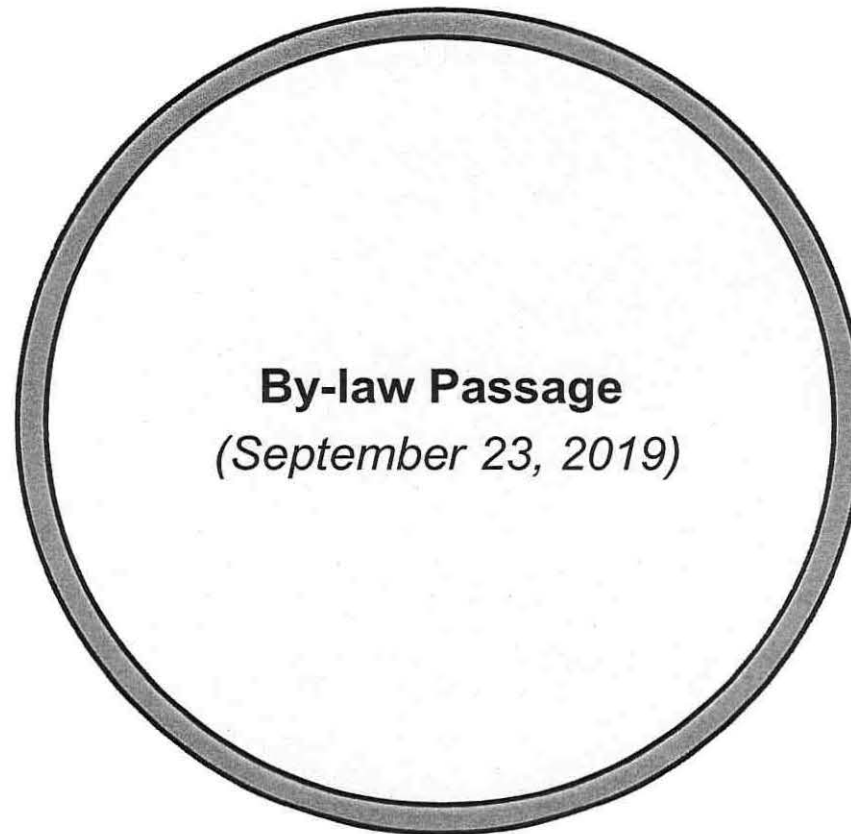
24



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”



# Next Steps



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**City of Port Colborne  
Regular Meeting of Council 25-19  
Minutes**

**Date:** August 26, 2019

**Time:** 8:45 p.m.

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

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

Absent: H. Wells, Councillor

**Staff Present:** 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  
C. McIntosh, Deputy Clerk (minutes)  
T. Rogers, Acting Director of Planning and Development

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

That the agenda dated August 26, 2019 be confirmed, as  
circulated or as amended.

CARRIED.

**4. Disclosures of Interest:**

Nil.



**5. Adoption of Minutes:**

**No. 152** Moved by Councillor E. Beauregard  
Seconded by Councillor A. Desmarais

- (a) That the minutes of the regular meeting of Council 22-19, held July 22, 2019, be approved as presented.

CARRIED.

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

Nil.

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

**No. 153** Moved by Councillor E. Beauregard  
Seconded by Councillor F. Danch

That items 1 to 6 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. Planning and Development Department, Report 2019-128, Subject: Planning and Development Department Fees**

Council resolved:

That Planning and Development Department Report 2019-128, Subject: Planning and Development Department Fees, be received for information.

**2. Planning and Development Department, Planning Division, Report 2019-129, Subject: Proposed Development Agreement for David Luckasavitch and Mary Ventresca, 534 Pleasant Beach Road**

Council resolved:

That a development agreement be entered into with David Luckasavitch and Mary Ventresca for 534 Pleasant Beach Road and that the Mayor and Clerk be authorized to sign and execute the agreement.

**3. Corporate Services Department, Clerks Division, Report 2019-130, Subject: Shopping Cart By-law**

Council resolved:

That Appendix A to Corporate Services Department, Clerks Division Report 2019-130, Subject: Shopping Cart By-law, be supported; and

That the Shopping Cart By-law be proactively enforced; and

That the Shopping Cart By-law and an amendment to the Fees and Charges By-law be brought forward for approval.

**4. Region of Niagara Re: Niagara Peninsula Conservation Authority (NPCA) Board Appointments (PDS-C 15-2019)**

Council resolved:

That the correspondence received from the Region of Niagara Re: Niagara Peninsula Conservation Authority (NPCA) Board Appointments, be received for information.

**5. Region of Niagara Re: Bill 108 – Transition Regulations to the Planning Act and Development Charges Act (PDS 28-2019)**

Council resolved:

That the correspondence received from the Region of Niagara Re: Bill 108 – Transition Regulations to the Planning Act and Development Charges Act, be received for information.

**6. Memorandum from Carrie McIntosh, Deputy Clerk Re: Port Colborne Harvest Festival**

Council resolved:

That the Council of The Corporation of the City of Port Colborne hereby deems the 2019 Harvest Festival as a municipally significant event and supports the application to the Alcohol and Gaming Commission of Ontario for Special Occasion Permit.

CARRIED.

**8. Consideration of Items Requiring Separate Discussion:**

Nil.

**9. Proclamations:**

Nil.

**10. Minutes of Boards, Commissions & Committees:**

**No. 154** Moved by Councillor A. Desmarais  
Seconded by Councillor G. Bruno

- (a) That the minutes of the Port Colborne Public Library Board meeting of June 4, 2019, be received.

CARRIED.

**11. Consideration of By-laws:**

**No. 155** Moved by Councillor R. Bodner  
Seconded by Councillor D. Kalailieff

That the following by-laws be enacted and passed:

- 6713/77/19 Being a By-law Authorizing The Corporation of the City of Port Colborne to Enter into a Mutual Assistance Agreement between the Twelve Local area Municipalities and the Niagara Region
- 6714/78/19 Being a By-law to Authorize Entering into a Development Agreement with David Luckasavitch and Mary Ventresca regarding 534 Pleasant Beach Road
- 6715/79/19 Being a By-law to Prevent and Control the Abandonment of Shopping Carts on Public lands in the City of Port Colborne
- 6716/80/19 Being a By-law to Amend By-law No. 6638/02/19, Being a By-law to Establish Fees and Charges for Various Services and to Repeal and/or amend Various By-laws
- 6717/81/19 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 Special and Regular Meetings of August 26, 2019

CARRIED.

**12. Adjournment:**

**No. 156** Moved by Councillor F. Danch  
Seconded by Councillor E. Beauregard

That the Council meeting be adjourned at approximately 8:47 p.m.  
CARRIED.

\_\_\_\_\_  
William W. Steele  
Mayor

\_\_\_\_\_  
Amber LaPointe  
City Clerk

AL/cm



Port Colborne Historical & Marine  
**MUSEUM**  
*...more than a museum!*

City of Port Colborne  
**RECEIVED**

**AUG 29 2019**

**CORPORATE SERVICES  
DEPARTMENT**

A meeting of the Board of Management of the Port Colborne Historical and Marine Museum was held June 18 at 7 p.m. at the L.R. Wilson Heritage Research Archives.

Present: Stephanie Powell Baswick, Pam Koudjis, Cheryl MacMillan, Claudia Brema, Margaret Tanaszi, Brian Heaslip, Bonnie Johnston, Councillor Eric Beauregard, Terry Huffman, Jeff Piniak, Bert Murphy and Abbey Stansfield.

Regrets: Marcia Turner, Alexander Fazzari, Donna Abbott

Minutes of Last Meeting

Moved by: Claudia Brema

Seconded by: Cheryl MacMillan

To: Approve the Minutes of the Board of Management from May 21, 2019.

Motion Carried.

Business Arising From Minutes:

No Report.

Correspondence:

Stephanie Powell Baswick reported that the Museum had received a \$5,000 sponsorship cheque from Lower Lakes Towing for their Canal Days contribution.

Stephanie also displayed the newsletters and magazines received from heritage institutions and societies.

Curator Report:

Stephanie Powell Baswick reported that the museum is very busy now that summer season has started. All the summer students are in place and their projects are underway.

Stephanie also reported that she and Assistant Curator, Michelle Mason, had attended the Canal Days Media Launch on behalf of the Museum. During this event museum staff was able to wear the 2019 Canal Days T-Shirts because they were available early this year and have already been selling well.

Auxiliary Report:

Bonnie Johnston reported that June is typically their slowest month and that numbers range anywhere from 2- 20. She also reported that after the roof being completed and the sink being restored that the Auxiliary is looking to do the upstairs storage spaces.

Program Committee Report:

Cheryl MacMillan reported that cemetery tours this year are available upon request this year. July will be walking tours of West Street every Friday Morning at 10:00 AM and every Evening at 6:00 PM. In August tours of Humberstone will run every Friday Morning and Evening.





Port Colborne Historical & Marine  
**MUSEUM**  
*...more than a museum!*

Cheryl asked Abbey Stansfield, Education Programmer, to speak on the museum school tours. Abbey reported that for 2019 there was bookings for the pioneer program, shipwreck program, and Solid Comfort exhibit and Archives tour bookings. The programs that have been run to date have been successful and the teachers and students have been very engaged by the tour offerings that the museum provides.

Cheryl also reported that there would be a Program Committee Meeting in July to discuss how the committee can offer support for Canal Days.

Fundraising Committee Report:

Stephanie Powell Baswick reported on behalf of Donna Abbott that the fundraising committee had discussed the feasibility of continuing with Towpath Treasures Flea Market as it has run its course. This year's revenue was \$186 this year. It was felt that with the investment in time to prepare, run, and clean up from it that it is best to discontinue Towpath Treasures and to look to utilizing the archives hall in a different way at next year's Pie Social.

Stephanie also reported that a letter has been sent to the Lions Club to ask for sponsorship of the Cabinet of Curiosities at this year's Canal Days Festival.

K- Motion has also agreed to sponsor Canal Days T-Shirts for \$1,000. The committee is currently trying to gain permission to have a table at the Downtown Cruise Nights to sell the t-shirts similar to how they are currently sold at Market. Stephanie sent around a signup sheet to have board members volunteer to do shifts at markets Friday mornings to sell Canal Days T-Shirts.

Building and Property Committee Report:

Brian Heaslip reported that the group volunteers are working away on the building and maintenance repair list to complete jobs around the grounds.

Brian also reported that the museum signage and brochure need to be updated to reflect the changes that the museum grounds has undergone included the addition of the Timber Cabin and the Archives. After speaking to Stephanie it was suggested that a new sub-committee be formed to undertake these tasks.

Moved by: Brian Heaslip

Seconded by: Councillor Eric Beauregard

To: Form a Marketing and Site Promotion sub-committee.

Motion Carried.

Volunteer members of the committee include Brian Heaslip as Chair, Margaret Tanaszi, Bonnie Johnston and Claudia Brema. The committee would like to submit a report to the board for the October Board Meeting. The first meeting will be held July 4, 2019 at 4:00 PM at the archives.

Finance Committee Report:

Stephanie Powell Baswick reported that she had received a report of the museum's reserve accounts. Details on funds available in the following accounts were reviewed: 1812,





Port Colborne Historical & Marine  
**MUSEUM**  
*...more than a museum!*

artifact acquisition, equipment, cultural block, heritage research. The timber cabin and accessibility reserve accounts are at zero funds.

Stephanie suggested that some of these figures were being checked over as they are not reflective of money that would have been very recently spent. Discussion was held on what would fit within the guidelines and what would not and future use of the funds.

Membership Committee Report

Bonnie Johnston reported that for 2019 the Museum has 128 members who have donated \$890 in addition to their membership dues. The museum has also welcomed 10 new Life Patrons this year.

Accession Committee Report:

The next accession committee meeting will be held June 24, 2019 at 6:30 PM.

Policy Report:

Councillor Beauregard reported that the Policy meeting had met and had updated the Accessions and Collections policy that they would like to submit for board approval. The changes that had made focused on adding to the policy what to do in the case of bequests.

Moved by: Councillor Beauregard

Seconded by: Burt Murphy

To: Approve the amendments to the Accessions and Collections Policy.

Motion Carried.

New Business:

Stephanie Powell Baswick reported that she had a meeting with the fire department regarding the ramp coming out of the museum by Princess Street. Currently the suggestion is to remove it and have steps coming down from the door as it is still a Fire Exit.

Stephanie passed around Canal Days volunteer position sign-up sheets on behalf of Assistant Curator Michelle Mason.

Stephanie reported that the Museum has entered a partnership with the Library to provide the Arabella's Kids youth program. The library has run the program for the last since 2015 and was unable to do so this year. The Library was asked if we were willing to take over the program to ensure that it could still be offered.

Margaret Tanaszi suggested that a French drain may be beneficial for the property by the caretaker's garage. This item was deferred to the building and property committee.

Councillor Beauregard reported on a matter that was brought before council where a building was brought to council for removal off of the Heritage Registry. The information had not been brought forward for recommendations prior to going to council and he intends on looking into the matter to see what protocol is in the future. His desire is to see the Museum Board be asked for opinions on these matters prior to them going to council and act as an Ad Hoc Heritage Advisory Committee.

Motion to Adjourn: Claudia Brema

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