



**The Corporation of the Municipality of Port Hope
Committee of the Whole Minutes**

December 3, 2024, 6:30 p.m.

Present: Mayor Olena Hankivsky
Councillor Les Andrews
Councillor Todd Attridge
Deputy Mayor Claire Holloway Wadhvani
Councillor Vicki Mink
Councillor Adam Pearson
Councillor Darrell Toms

Staff: Tonia Bennett, Interim Chief Administrative Officer
David Baxter, Director, Finance
Brian Gilmer, Director, Corporate Services
Shrishma Davé, Manager, Legislative Services / Clerk
Tania Wilson, Administrative Assistant

Minutes of the Committee of the Whole Meeting of the Corporation of the Municipality of Port Hope, held at 56 Queen Street, Port Hope, Ontario

1. Call to Order

The Committee of the Whole meeting was called to order at 6:30 p.m.

1.1 Moment of Silent Reflection

1.2 Land Acknowledgement

Mayor Hankivsky read the Land Acknowledgement.

2. Disclosure of Pecuniary Interest

None declared.

3. Correspondence

3.1 Town of Aurora re Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding.

Moved by Deputy Mayor Holloway Wadhvani

Seconded by Councillor Andrews

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

Now Therefore Be It Hereby Resolved That the Municipality of Port Hope Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

Be It Further Resolved That the Municipality of Port Hope Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried

Deputy Mayor Holloway Wadhvani assumed the Chair at 6:35 p.m. so that Mayor Hankivsky could bring forward the following motion.

- 3.2 Stephen Lecce, Minister, Ministry of Energy and Electrification regarding Potential New Clean Energy Generation projects

Moved by Mayor Hankivsky
Seconded by Councillor Pearson

WHEREAS the Province of Ontario has identified their Wesleyville site in the Municipality of Port Hope as an ideal location for future energy generation projects as outlined in the letter from the Minister of Energy and Electrification, dated November 29, 2024 (Agenda Item 3.2); and

WHEREAS the Province of Ontario and the Municipality of Port Hope recognize the importance of meaningful community engagement in exploring potential new clean energy generation projects; and

WHEREAS the Province of Ontario has committed to providing initial financial support, up to \$1 million, and working with the Municipality to explore and assess the feasibility of such projects, including the benefits of potential infrastructure improvements, economic development opportunities, and incremental municipal revenues; and

WHEREAS hosting new energy generation projects at the Wesleyville site aligns with the Province's goals to meet growing energy demand, promote economic growth, and advance sustainable energy solutions; and

WHEREAS the Municipality of Port Hope acknowledges the potential benefits to the community, including job creation, economic development, increased tax revenues, and investment in infrastructure;

NOW THEREFORE BE IT RESOLVED:

1. That the Council of the Municipality of Port Hope supports continued dialogue and engagement with Ontario Power Generation (OPG), the Ministry of Energy and Electrification, and local stakeholders to explore the development of clean energy generation projects at the Wesleyville site; and
2. That a copy of this resolution be forwarded to the Ministry of Energy and Electrification, Ontario Power Generation, and other relevant stakeholders as an expression of the Municipality's interest in exploring clean energy opportunities at the Wesleyville site.

Carried

Mayor Hankivsky resumed the Chair at 6:38 p.m.

4. Items for Consideration

- 4.1 Presentation by Ashley Crews, Northumberland Humane Society regarding TNR Program - Trap, Neuter and Release

Ashley Crews, Northumberland Humane Society was in attendance and provided a presentation.

Moved by Councillor Toms
Seconded by Councillor Mink

That the presentation by Ashley Crews, Northumberland Humane Society regarding TNR Program - Trap, Neuter and Release be received for information.

Carried

Presenter was excused at 7:01 p.m.

4.2 Presentation by Sal Ugarte from the Loomex Group regarding Rail Safety Plan

Sal Ugarte from the Loomex Group was in attendance and provided a presentation.

Moved by Councillor Andrews
Seconded by Deputy Mayor Holloway Wadhvani

That the presentation by Sal Ugarte from the Loomex Group regarding Rail Safety Plan be received for information.

Carried

Presenter was excused at 7:07 p.m.

4.3 Report FS-19-24 re: 2025 Short-Term Borrowing By-law

Moved by Councillor Pearson
Seconded by Councillor Mink

That a By-law be presented to Council to approve short-term borrowing for 2025.

Carried

4.4 Report PRC-15-24 re: Port Hope Agricultural Society Fair Agreement

Moved by Councillor Pearson
Seconded by Councillor Toms

1. That Council authorize the Mayor and Clerk to execute a lease agreement with the Port Hope and District Agricultural Society for use the premises at the Town Agricultural Park (62 McCaul Street, Port Hope) for the purposes of hosting the annual Port Hope Fair as per terms generally outlined in Report PRC-15-24; and further,
2. That the Mayor and Clerk be authorized to execute any agreements and other documents as may be necessary to facilitate the agreement subject to satisfaction of staff and legal counsel.

Carried

4.5 Report PS-17-24 re: Clean Yards By-law

Moved by Councillor Toms

Seconded by Councillor Andrews

1. That Report PS-17-24 be received; and
2. That a by-law (Attachment 1) be presented for Council consideration to enact a Clean Yards By-law related to the administration and enforcement of property maintenance in the Municipality of Port Hope; and
3. That staff be directed to provide public notice in relation to the enactment of the Clean Yards By-law through Corporate Communications.

Carried

Committee of the Whole recessed at 7:18 p.m. and reconvened at 7:27 p.m.

4.6 Report CS-16-24 re: One Year Review of Procedural By-law 60-2023 - Recommended Changes and Results of Community Engagement

Moved by Councillor Andrews

Seconded by Councillor Mink

That By-law 60-2023 be further amended as follows:

- Keep current Meeting time of 6:30 p.m. for Council and Committee of the Whole, and 5:00 p.m. for Public Meetings (which are only called as needed); and
- Change meeting frequency to first and third Tuesday, with Committee of the Whole every first Tuesday and Council every third Tuesday; and
- Keep a hold for a special Council/public meeting on the agenda as needed;
- Change the two meetings in July/August to Council Meetings only; and
- Bring forward any other further edits to the by-law to affect this change (See Appendix E); and
- Bring forward the final Meeting Calendar for Council's approval at the next meeting.

Carried

Moved by Councillor Attridge

Seconded by Councillor Andrews

That By-law 60-2023 be further amended as follows:

- Replace the terminology related to "presentations" with "delegations", keeping all other aspects of Section 42 the same (with administrative changes as necessary).

- Keep the amount of delegations at 3 per meeting, with some flexibility provided to the Chair and Clerk to increase as necessary.
- Keep the time limit of 10 minutes per delegation, with further clarification of language allowing the Chair to extend this time limit upon request.
- Replace “deputations” with a “Public Comment Period”, which would only be for matters that are on that Council agenda, establishing parameters around time for each individual comment (1 minute each), with no questions/comments from Council Members in response to the comments made during the Public Comment Period.
- Limit the Public Comment Period to 20 minutes, with the option to extend this time limit through direction by Council.
- No PowerPoint presentations/audio-visual requests will be allowed during the Public Comment period, but members of the public may circulate materials through the Clerk if they wish.
- Allow members of the public to register to provide public comments up to the start of a Council meeting through a process established by the Clerk.

See Following Motion

Amendment:

Moved by Councillor Toms

Seconded by Deputy Mayor Holloway Wadhwani

That the main motion be amended by changing individual comments from 1 minute to 2 minutes under the Public Comment Period.

Carried

The main motion, as amended, was then carried as follows.

Moved by Councillor Attridge

Seconded by Councillor Andrews

That By-law 60-2023 be further amended as follows:

- Replace the terminology related to “presentations” with “delegations”, keeping all other aspects of Section 42 the same (with administrative changes as necessary).
- Keep the amount of delegations at 3 per meeting, with some flexibility provided to the Chair and Clerk to increase as necessary.
- Keep the time limit of 10 minutes per delegation, with further clarification of language allowing the Chair to extend this time limit upon request.

- Replace “deputations” with a “Public Comment Period”, which would only be for matters that are on that Council agenda, establishing parameters around time for each individual comment (2 minute each), with no questions/comments from Council Members in response to the comments made during the Public Comment Period.
- Limit the Public Comment Period to 20 minutes, with the option to extend this time limit through direction by Council.
- No PowerPoint presentations/audio-visual requests will be allowed during the Public Comment period, but members of the public may circulate materials through the Clerk if they wish.
- Allow members of the public to register to provide public comments up to the start of a Council meeting through a process established by the Clerk.

Carried

Moved by Councillor Toms

Seconded by Councillor Pearson

That By-law 60-2023 be further amended as follows:

That Question Period be added to the Order of Business for Council Meetings, with the same stipulations as outlined in Section 46.

Carried

Moved by Councillor Attridge

Seconded by Councillor Mink

That By-law 60-2023 be further amended as follows:

That language pertaining to Portfolio Chairs be deleted from the By-law; and

That the Clerk bring forward any further edits to the by-law to affect this change.

Defeated

Deputy Mayor Holloway Wadhvani assumed the Chair at 8:02 p.m. so that Mayor Hankivsky could bring forward the motion below.

Moved by Mayor Hankivsky

Seconded by Councillor Mink

That portfolio chairs be assigned to the priorities/objectives to be determined in the upcoming Strategic Plan development process:
and

That language pertaining to Portfolio Chairs be deleted from the By-law; and

That the Clerk be directed bring forward any further edits to the by-law to affect this change.

See Following Motion

Moved by Councillor Pearson
Seconded by Councillor Toms

That the discussion on the Portfolio Chairs be referred to the Strategic Planning process.

Carried

Mayor Hankivsky resumed the Chair at 8:21 p.m.

Moved by Deputy Mayor Holloway Wadhwani
Seconded by Councillor Pearson

That Section 39 of By-law 60-2023, Notice of Motion process, be deleted and replaced with the following:

A Member desiring to introduce a Motion at a Committee of the Whole meeting regarding a matter that would not otherwise be considered at such Meeting, shall:

- a. Engage with staff to consider timing, resource and budgetary implications of the proposed Motion prior to circulation.
- b. Prepare the proposed Motion in writing, with a confirmed mover and seconder.
- c. Submit the proposed Motion to the Clerk at least 7 days prior to the publication deadline for the regular agenda of the Committee of the Whole.
- d. The Clerk will circulate the proposed Motion to other Members and senior staff, and shall print the Motion in full in the agenda for the next scheduled Committee of the Whole Meeting, noting the mover and seconder.

The Member who submitted the Notice of Motion shall introduce and subsequently move the Motion at that Committee of the Whole meeting. After discussion by Members, the final disposition of the item will be at the next scheduled Meeting of Council.

Notices of Motions not provided in writing at least 7 days prior to the publication deadline for the regular agenda of the Committee of the Whole will not be added to that agenda and will be automatically put over to the next scheduled Committee of the Whole meeting agenda.

See Following Motion

Amendment:

Moved by Councillor Attridge

Seconded by Deputy Mayor Holloway Wadhvani

That the main motion be amended by deleting Item a) being:
Engage with staff to consider timing, resource and budgetary implications of the proposed Motion prior to circulation.

Carried

The main motion, as amended, was then carried as follows:

Moved by Deputy Mayor Holloway Wadhvani

Seconded by Councillor Pearson

That Section 39 of By-law 60-2023, Notice of Motion process, be deleted and replaced with the following:

A Member desiring to introduce a Motion at a Committee of the Whole meeting regarding a matter that would not otherwise be considered at such Meeting, shall:

- a. Prepare the proposed Motion in writing, with a confirmed mover and seconder.
- b. Submit the proposed Motion to the Clerk at least 7 days prior to the publication deadline for the regular agenda of the Committee of the Whole.
- c. The Clerk will circulate the proposed Motion to other Members and senior staff, and shall print the Motion in full in the agenda for the next scheduled Committee of the Whole Meeting, noting the mover and seconder.

The Member who submitted the Notice of Motion shall introduce and subsequently move the Motion at that Committee of the Whole meeting. After discussion by Members, the final disposition of the item will be at the next scheduled Meeting of Council.

Notices of Motions not provided in writing at least 7 days prior to the publication deadline for the regular agenda of the Committee of the Whole will not be added to that agenda and will be automatically put over to the next scheduled Committee of the Whole meeting agenda.

Carried

Deputy Mayor Holloway Wadhvani assumed the Chair at 8:42 p.m. so that Mayor Hankivsky could bring forward the motion below.

Moved by Mayor Hankivsky

Seconded by Councillor Pearson

That Section 10 of By-law 60-2023 regarding Duties of the Deputy Mayor be further amended by adding the following and renumbering the subsections accordingly:

The Deputy Mayor shall attend a minimum of two public events or meetings per month on behalf of the Mayor, as part of their official duties, unless otherwise agreed upon by the Mayor.

Carried

Mayor Hankivsky resumed Chair at 8:50 p.m.

Moved by Councillor Attridge

Seconded by Deputy Mayor Holloway Wadhwani

That Section 7.3 of By-law 60-2023 be further amended to read "The Chair of Special Council Meetings related to review and approval of the Municipal Budget and Statutory Public Meetings is the Deputy Mayor." and that Section 37.1 be further amended to read "The Deputy Mayor or designate shall chair public meetings."

Carried

Committee of the Whole recessed at 8:55 p.m. and reconvened at 9:01 p.m.

Moved by Councillor Attridge

Seconded by Councillor Toms

That Section 42.8 of By-law 60-2023 be further amended to include "Presentations disparaging or discriminatory to groups or individuals protected under Section 15 of the Canadian Charter of Rights and Freedom."

Carried

Moved by Deputy Mayor Holloway Wadhwani

Seconded by Councillor Pearson

That the Section pertaining to Order of Business in By-law 60-2023 be amended by adding the following and renumbering the sub-sections accordingly:

Items will generally be considered first at Committee of the Whole, with the final disposition of those items to take place at the following regular Meeting of Council.

Carried

Moved by Councillor Mink

Seconded by Councillor Toms

That staff be directed to prepare a report for Council on the topic of weighted voting, which shall:

- Outline the history of weighted voting within the Municipality of Port Hope;
- Explain the legislative framework for weighted voting as outlined in the Municipal Act;
- Describe how weighted voting is applied in practice;
- Provide legal clarification on its intended purpose and implications; and
- Identify any additional information or considerations to help Council and members of the public better understand the subject.

Carried

Moved by Councillor Toms
Seconded by Councillor Pearson

1. That Report CS-16-24 be received; and
2. That Council approve the Terms of Reference for the Youth Councillor (Appendix C) and direct staff to commence recruitment for the position; and
3. That staff be directed to bring forward a revised Procedural By-law that repeals By-law 60-2023 and includes any specific amendments as directed by Council upon consideration of this report, including the housekeeping amendments as identified in Appendix B of Report CS-16-24.

Carried

5. Notice of Motions

None.

6. Updates and New Business

Mayor Hankivsky provided updates regarding:

- The 2024 Candlelight Walk and Santa Parade were a huge success;
- Walton Street is now open to vehicular traffic;
- Provincial announcement directing Ontario Power Generation (OPG) to begin discussion for community engagement on three existing sites including the OPG lands in Wesleyville to determine community support for all types of new energy generation;
- Approval of the 2025 Budget; and
- Advisory Committee recruitment.

Councillor Pearson provided updates regarding:

- Nominations are now open for the Civic Awards Program;
- Horse Drawn Carriage rides are being provided by Top Notch Carriage Service as part of the Port Hope Candlelight Festival - December 7th, 14th and 21st.
- Visit with Santa on December 7, 2024.

7. Question Period

Council - None.

Media - None.

Public - M. Field, Oshawa, re: Item 4.1, advised that he will submit a report back to Council to answer their questions regarding the TNR program.

S. Smith, no address provided, re: Ward 2 taxes and the 15% increase in policing for Rural residents.

R. Argue, 13 Corbett St, re: overall budgetary percentage tax increase for 2025.

R. DeMatteo, 8158 Gilmour Rd. re: Item 4.6, requested information about more opportunities for public input on amendments to the procedural by-law.

8. Adjournment

The Committee of the Whole meeting adjourned at 9:32 p.m.

Olena Hankivsky, Mayor

Shrishma Davé, Clerk