



## COUNCIL MEETING MINUTES

**April 27, 2026, 6:30 p.m.  
Town Hall Council Chambers  
160 Livingston Ave, Grimsby ON**

**Present:** Mayor J. Jordan  
Councillor D. Davoli  
Councillor R. Freake  
Councillor D. Howe  
Councillor L. Vardy  
Councillor V. Charrois  
Councillor J. Baradziej (exited at 8:24 p.m. returned at 8:27 p.m.)  
Councillor N. DiFlavio

**Absent:** Councillor J. Korstanje

**Staff:** S. Kim, Chief Administrative Officer  
V. Steele, Town Clerk  
K. Boyko, Deputy Clerk  
B. Wartman, Director of Public Works  
T. Del Monaco, Director of Finance/Treasurer  
K. McCauley, Director of Planning  
P. Nickerson, Chief Building Official  
B. Verrecchia, Intermediate Heritage Planner  
M. Bray, Intermediate Planner  
S. Sandhu, Planner  
W. Basic, Manager of Community Planning  
S. Pierce, Manager of Development Engineering

**Others:** Regional Councillor M. Seaborn

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**1. Call to Order**

The meeting was called to order at 6:30 p.m.

**2. Playing of National Anthem**

Everyone rose for the playing of the National Anthem.

**3. Land Acknowledgement**

The Mayor read the Land Acknowledgement:  
Grimsby is situated on treaty land. This land is steeped in the rich history of the First Nations such as the Hatiwendaronk, the Haudenosaunee, and the Anishinaabe, including the Mississaugas of the Credit First Nation. There are many First Nations, Métis, and Inuit people from across Turtle Island that live and work in Niagara today. The Regional Municipality of Niagara/Grimsby stands with all Indigenous people, past and present, in promoting the wise stewardship of the lands on which we live.

**4. Disclosure of Interest**

There were no disclosures of pecuniary or non-pecuniary interest.

**5. Approval of Agenda**

Mayor Jordon rescinded the Chair to put forward a deferral motion. Councillor Baradziej assumed the Chair as Deputy Mayor.

**C-26- 064**

Moved by: Mayor Jordan  
Seconded by: Councillor Howe

Resolved that the Planning and Development Committee minutes of April 22, 2026 and By-laws 26-27 and 26-28 be deferred to the May 6, 2026 Planning and Development Committee meeting to allow for additional public consultation, clarification of the NEC comments, cash in lieu of parking, parking framework, and consideration of transportation studies.

Yes (7): Mayor Jordan, Councillor Davoli, Councillor Freake, Councillor Howe, Councillor Charrois, Councillor Baradziej, and Councillor DiFlavio

No (1): Councillor Vardy

**CARRIED (7 to 1)**

Mayor Jordan assumed the Chair following the vote on the deferral motion.

The order of the agenda was amended to consider Report BLDG-26-02 immediately following the delegations on the Building Fee Review.

**C-26- 065**

Moved by: Councillor Howe  
Seconded by: Councillor DiFlavio

Resolved that the agenda for the April 27, 2026 Council meeting be approved as amended.

**CARRIED**

## 6. Delegations/Presentations

### 6.1 Hemson

Stefan Krzeczunowicz of Hemson provided an overview of the Building Fee Review process and outcomes.

#### **C-26- 066**

Moved by: Councillor Vardy

Seconded by: Councillor DiFlavio

Resolved that the delegation from Hemson be received.

**CARRIED**

### 6.2 Mike Collins-Williams, West End Home Builders Association

Mike Collins-Williams of the West End Home Builders Association provided feedback on the Building Fee Review.

#### **C-26- 067**

Moved by: Councillor DiFlavio

Seconded by: Councillor Baradziej

Resolved that the delegation from Mike Collins-Williams be received.

**CARRIED**

### 6.3 Chuck McShane, Niagara Home Builders Association

Chuck McShane of the Niagara Home Builders Association provided feedback on the Building Fee Review.

#### **C-26- 068**

Moved by: Councillor Howe

Seconded by: Councillor Vardy

Resolved that the delegation from Chuck McShane be received.

**CARRIED**

#### **C-26- 069**

Moved by: Councillor Howe

Seconded by: Councillor Davoli

Resolved that report BLDG-26-02, Building Permit Fee Review and Update, dated April 27, 2026 be received; and

1. That Council approve an incremental increase of 9.5% beginning on June 1, 2026 and the remaining 9.5% beginning on June 1, 2027, with any new fees being implemented fully in 2026, and that the updated Building Permit Fee Schedule in Appendix B be approved as amended; and

2. That Council approve the adoption of the updated Building By-law 26-25, attached as Appendix C, to reflect current legislative requirements and improve administrative clarity.

Yes (4): Mayor Jordan, Councillor Howe, Councillor Charrois, and Councillor DiFlavio

No (4): Councillor Davoli, Councillor Freake, Councillor Vardy, and Councillor Baradziej

**TIE, DEFEATED (4 to 4)**

**C-26- 070**

Moved by: Councillor Freake

Seconded by: Councillor Baradziej

Resolved that report BLDG-26-02, Building Permit Fee Review and Update, dated April 27, 2026 be received; and

1. That the Building Fee Review be deferred to the January 1, 2027 budget; and

2. That Council approve the adoption of the updated Building By-law 26-25, attached as Appendix C, to reflect current legislative requirements and improve administrative clarity.

Yes (4): Mayor Jordan, Councillor Davoli, Councillor Freake, and Councillor Baradziej

No (4): Councillor Howe, Councillor Vardy, Councillor Charrois, and Councillor DiFlavio

**TIE, DEFEATED (4 to 4)**

**C-26- 071**

Moved by: Councillor Vardy

Seconded by: Councillor Freake

Resolved that report BLDG-26-02, Building Permit Fee Review and Update, dated April 27, 2026 be received; and

1. That Council approve an incremental increase of 5% beginning on January 1, 2027, 5% on January 1, 2028, and 5% on January 1, 2029, with any new fees being implemented fully in 2026, and that the updated Building Permit Fee Schedule in Appendix B be approved as amended; and

2. That Council approve the adoption of the updated Building By-law 26-25, attached as Appendix C, to reflect current legislative requirements and improve administrative clarity.

Yes (4): Mayor Jordan, Councillor Davoli, Councillor Freake, and Councillor Vardy

No (4): Councillor Howe, Councillor Charrois, Councillor Baradziej, and Councillor DiFlavio

**TIE, DEFEATED (4 to 4)**

**C-26- 072**

Moved by: Councillor Howe  
Seconded by: Councillor Davoli

Resolved that report BLDG-26-02, Building Permit Fee Review and Update, dated April 27, 2026 be received; and  
1. That Council approve the adoption of the updated Building By-law 26-25, attached as Appendix C, to reflect current legislative requirements and improve administrative clarity.

Yes (6): Mayor Jordan, Councillor Davoli, Councillor Freake, Councillor Howe, Councillor Charrois, and Councillor DiFlavio

No (2): Councillor Vardy, and Councillor Baradziej

**CARRIED (6 to 2)**

**C-26- 073**

Moved by: Councillor Howe  
Seconded by: Councillor Davoli

Resolved that Council approve the updated Building Permit Fee Schedule to achieve full cost recovery in accordance with the Building Code Act, and approve User Fee Amendment By-law 26-24 attached as Appendix B.

Yes (5): Mayor Jordan, Councillor Freake, Councillor Charrois, Councillor Baradziej, and Councillor DiFlavio

No (3): Councillor Davoli, Councillor Howe, and Councillor Vardy

**CARRIED (5 to 3)**

6.4 Annette Gibbons

Annette Gibbons spoke to MMAH Proposals 26-MMAH-010 and 26-MMAH026.

**C-26- 074**

Moved by: Councillor Howe  
Seconded by: Councillor Vardy

Resolved that the delegation from Annette Gibbons be received.

**CARRIED**

6.5 John Vander Laan

John Vander Laan spoke to concerns regarding the Town of Grimsby Parking By-law.

**C-26- 075**

Moved by: Councillor Charrois  
Seconded by: Councillor DiFlavio

Resolved that the delegation from John Vander Laan be received; and  
1. That staff report back to the Public Works Committee on amendments to the Parking By-law.

**CARRIED**

**7. Chair's Report**

The Chairs of the Standing Committees listed on the agenda provided brief overviews of their meetings.

7.1 Mayor Jordan - Planning & Development Committee

7.2 Councillor Davoli - Finance Committee

**8. Adoption of Previous Minutes**

8.1 Council - April 13, 2026

8.2 Planning & Development Committee - April 22, 2026

8.3 Finance Committee - April 23, 2026

**C-26- 076**

Moved by: Councillor Davoli  
Seconded by: Councillor Vardy

Resolved that the following minutes be approved:

- Council - April 13, 2026
- Planning & Development Committee - April 22, 2026, as amended
- Finance Committee - April 23, 2026

**CARRIED**

**9. Council Endorsement Package**

9.1 Grimsby Heritage Advisory Committee - April 14, 2026

**C-26- 077**

Moved by: Councillor DiFlavio  
Seconded by: Councillor Howe

Resolved that the Council Endorsement Package from the Grimsby Heritage Advisory Committee, dated April 14, 2026, be approved.

**CARRIED**

**10. Receipt of Board Minutes**

- 10.1 Grimsby Public Library Board - March 11, 2026
- 10.2 Committee of Adjustment - March 17, 2026
- 10.3 Grimsby Heritage Advisory Committee - April 14, 2026

**C-26- 078**

Moved by: Councillor Howe  
Seconded by: Councillor Davoli

Resolved that the following Board minutes be received:

- Grimsby Public Library Board - March 11, 2026
- Committee of Adjustment - March 17, 2026
- Grimsby Heritage Advisory Committee - April 14, 2026

**CARRIED**

**11. Announcements**

**Councillor Vardy** announced:

- Grimsby is holding a tree giveaway on Community Safety Day at Southward Park on May 9th from 10-2.
- There is an ongoing Smile Cookie fundraiser with donations going to McNally House.

**Councillor Charrois** announced the Wayzgoose event at the Art Gallery was a success.

**12. Regional Councillor Update**

12.1 Regional Councillor Seaborn provided updates on:

- The NPCA joining the Western Lake Ontario Regional Conservation Authority
- Beamer Memorial management plan
- Gibson Street stairs

- Tourism in Niagara
- Reassessment of municipal service responsibilities

**13. Consent Reports**

There were no Consent Reports.

**14. Discussion Reports**

14.1 BLDG-26-02

This report was considered immediately following Item 6.3.

**15. Resolutions**

There were no Resolutions.

**16. Notice of Motions**

There were no Notice of Motions.

**17. Correspondence**

17.1 Memorandums - Town Responses

- Bill 98 - Building Homes and Improving Transportation Infrastructure Act
- MMAH Proposal 26-MMAH010 and 26-MMAH026

**C-26- 079**

Moved by: Councillor Howe  
 Seconded by: Councillor DiFlavio

Resolved that the Town memorandum on Bill 98 be received and approved as amended; and  
 1. That the Town memorandum on MMAH Proposals 26-MMAH-010 and 26-MMAH026 be received and approved as amended; and  
 2. That staff forward the comments to the Province prior to the end of the commenting deadline, and circulate to MPP Sam Oosterhoff, the Niagara Region, and the Niagara local area municipalities.

**CARRIED**

17.2 Memorandum - NPCA Beamer Management Plan

**C-26- 080**

Moved by: Councillor DiFlavio  
 Seconded by: Councillor Vardy

Resolved that the memorandum from the NPCA regarding the Beamer Management Plan be received.

**CARRIED**

**18. By-laws**

- 18.1 26-24 A By-law to amend By-law 25-72, being the Consolidated Fees and Charges By-law, by replacing Schedule C - Building
- 18.2 26-25 A By-law respecting construction, demolition, change of use permits and inspections
- 18.3 26-26 A By-law to adopt the 2026 taxation rates set by the Regional Municipality of Niagara and to levy taxes and adopt the estimates of all sums required for the year 2026
- 18.4 26-27 A By-law to amend By-law 14-45, as amended (13 Mountain Street, 19 Elm Street, 21 Elm Street, and 23 Elm Street)
- 18.5 26-28 A By-law to amend the Official Plan of the Town of Grimsby (Official Plan amendment No. 22 - 13 Mountain Street, 19 Elm Street, 21 Elm Street, and 23 Elm Street)

By-laws 26-27 and 26-28 were deferred to the May 6, 2026 Planning and Development Committee meeting.

**C-26- 081**

Moved by: Councillor Howe  
Seconded by: Councillor DiFlavio

Resolved that leave be given to introduce By-laws 26-24 to 26-26 inclusive, and that the same be read a first time, considered, and passed.

**CARRIED**

**19. Next Meeting**

The next Council meeting is scheduled on May 11, 2026 at 6:30 p.m.

**20. Closed Session**

- 20.1 Wastewater Reconciliation
- 20.2 Approval of Closed Minutes

**C-26- 082**

Moved by: Councillor Davoli  
Seconded by: Councillor Howe

Resolved that Council meet in closed session to discuss wastewater reconciliation, pursuant to Section 239(2)(f) of the Municipal Act.

**CARRIED**

**21. Open Session**

**C-26- 083**

Moved by: Councillor Howe  
Seconded by: Councillor Charrois

Resolved that the direction provided in closed session regarding wastewater reconciliation be approved.

**CARRIED**

**22. Confirming By-law**

22.1 26-29

**C-26- 084**

Moved by: Councillor Davoli  
Seconded by: Councillor Vardy

Resolved that leave be given to introduce By-law 26-29, and that the same be read a first time, considered, and passed.

**CARRIED**

**23. Adjournment**

The meeting adjourned at 9:21 p.m.

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J.A. Jordan, Mayor

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V. Steele, Town Clerk