



**The Municipal Corporation of the Town of Fort Erie
Regular Council Meeting Agenda**

Monday, March 31, 2025, 6:00 p.m.

Council Chambers

- 1. Call to Order**
- 2. Land Acknowledgement**
- 3. Invocation**
- 4. Roll Call**
- 5. Announcements/Addenda**
- 6. Declarations of Pecuniary Interest**
- 7. Notice of Upcoming Public Meetings and Open Houses**
 - 7.1 Open House - 99 Joseph Street
Zoning By-law Amendment - Owner: Mathew Geerts - Applicant: LandPro Planning Solutions (c/o Michael Sullivan) - Wednesday, April 2, 2025 - 5:00 p.m. - Atrium, Town Hall
- 8. Regional Councillor Report**
- 9. Presentations and Delegations**
 - 9.1 Bob Gale, Chair and David Adames, CEO, Niagara Parks Commission
Re: Niagara Parks Commission Updates
 - 9.2 Larry Graber, Chair, Community Gaming and Development Corporation
Re: Update on cGaming
 - 9.3 Rocco Vacca, Partner, Sullivan Mahoney
Re: 0-15850 Rebstock Road - Subdivision and Condominium Applications (Report PBBS-16-2025)
- 10. Public Meetings**
- 11. Consent Agenda**

11.1

Minutes

11.1.1 Regular Council Minutes - February 24, 2025

11.1.2 Council-in-Committee Minutes - March 17, 2025

11.2 Correspondence

11.2.1 Receive - Niagara Transit - Accessibility Advisory Committee Issues

11.2.2 Proclamation - National Day of Mourning - April 28, 2025

Resolution:

That: Council proclaims April 28, 2025 as "National Day of Mourning" and approves their request for flags to be flown at half-mast.

11.2.3 Proclamation - Trillium Gift of Life Network - April as DeADonor Month

Resolution:

That: Council proclaims April as "BeADonor Month."

11.3 Board/Committee Minutes

11.3.1 Receive - Crystal Beach Business Improvement Area Board of Management - February 12, 2025; March 2, 2025

11.3.2 Receive - Traffic Coordinating Committee Minutes - February 19, 2025

11.3.3 Receive - Environmental Advisory Committee - March 5, 2025

11.3.4 Receive - Senior Citizens Advisory Committee - February 5, 2025

11.3.5 Receive and Approve Recommendations - Accessibility Advisory Committee - February 25, 2025:

Resolution:

Whereas: The Accessibility Advisory Committee has received numerous service-related concerns following Niagara Region Transit's assumption of transit service provision in Fort Erie; and

Whereas: Dedicated vehicles are no longer stationed within the Town to provide both OnDemand and Specialized transit services; and

Whereas: The current service hours only allow bookings to begin at 7:00 a.m., whereas Fort Erie Transit previously operated from 6:00 a.m., impacting many local employees; and

Whereas: Booking availability ends at 10:00 p.m., despite being advertised until 11:00 p.m. in other areas of the Region; and

Whereas: The current transit service provision does not adequately meet the needs of the Fort Erie community; and

Whereas: Prior to service amalgamation, Fort Erie had six OnDemand vehicles in continuous service, with access to an additional three, as well as three specialized vans dedicated solely to Fort Erie residents; and

Whereas: The Accessibility Advisory Committee has been informed that as

of March 1, 2025, an additional vehicle will be allocated to Fort Erie, with plans for two more unless a fixed route is established in East Fort Erie; and **Whereas:** The Accessibility Advisory Committee has become aware of a new policy of the Niagara Transit Commission, whereby drivers are not allowed to pull into driveways under any circumstances whether it be on demand or specialized transit and persons with disabilities are already feeling vulnerable utilizing the service; and.

Whereas: The Accessibility Advisory Committee seeks clarity regarding service provisions and operational concerns.

Now therefore be it resolved,

That: Council formally requests that representatives from Niagara Region Transit and service provider Voyago attend a future Council meeting to address the following:

Service Provisions for Fort Erie:

- The number of daily booking slots available for Fort Erie and whether this is a fixed allocation.
- The overall booking allocation process.
- The number of vehicles designated for OnDemand and Specialized services and whether a fixed number is assigned to Fort Erie.

Operational Standards:

- Performance metrics and policies regarding abandoned ridership.
- Complaints specific to Fort Erie riders and how they have been addressed.
- Ridership data, including the number of attempted bookings where no ride was available.
- Niagara Transit Commission consult persons with disabilities before implementing any policy that directly affects people with disabilities.

Financial Accountability:

- A breakdown of the additional \$3 million in annual funding and the services Fort Erie taxpayers receive in return.
- The cost of the additional vehicle allocated as of March 1, 2025, as well as the projected costs for the proposed two additional vehicles and/or a dedicated fixed-route service.

Community Concerns:

- Issues raised by the Accessibility Advisory Committee regarding dedicated vehicles, booking times, pick-up and delivery locations for persons with disabilities, and hours of service.

- 11.3.6 Receive and Approve Recommendations - Museum and Cultural Heritage Advisory Committee - March 12, 2025:

Resolution:

Road Allowance - 3798 West Main Steet

That: The Museum and Cultural Heritage Advisory Committee requests that Infrastructure Services move the stairs from the road allowance in front of 3798 West Main Street to Stevensville Memorial Park for passive display.

Cluster of Buildings in Snyder

That: The Museum and Cultural Heritage Advisory Committee recommends that the cluster of buildings in Snyder, which is unique to Fort Erie and rare in Ontario, including the church, parish hall, manse, and school, be pursued as a Heritage Conservation District.

- 11.4 Reports

12. Reports

- 12.1 PBBS-16-2025

Proposed Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Information and Recommendation Report for 0-15850 Rebstock Road

(Deferred from the February 24, 2025 Council Meeting)

(Memorandum attached)

Resolution:

That: Council approves the Draft Plan of Subdivision dated October 7, 2024, for the lands known as 0-15850 Rebstock Road, showing 9 blocks intended for 16 block townhouses, 74 back-to-back townhouse dwellings and a Common Elements Condominium as illustrated in Appendix 2 of Report PBBS-16-2025, in accordance with the provisions of the *Planning Act, R.S.O. 1990 c. P. 13* and the Regulations thereunder, subject to the conditions contained in Appendix 8 of Staff Report PBBS-16-2025, and further

That: Council approves the Draft Plan of Common Elements Condominium dated October 7, 2024, for the lands known as 0-15850 Rebstock Road, showing 1 block for common elements as illustrated in Appendix 3 of Report PBBS-16-2025, in accordance with the provisions of the *Planning Act, R.S.O. 1990 c. P. 13* and the Regulations thereunder, subject to the conditions contained in Appendix 9 of Staff Report PBBS-16-2025, and further

That: Council directs staff to circulate the Conditions of Draft Plan Approval in Appendix 5 and Appendix 6 of Staff Report PBBS-16-2025 to the applicable agencies in accordance with the requirements of the *Planning Act*.

- 12.2 CAO-04-2025

Land Committee Meeting Minutes – March 20, 2025

Resolution:

That: Council receives the March 20, 2025, Land Committee meeting minutes attached as Appendix “1”, and further

That: Council authorizes the entry into a new Licence Agreement with the Crystal Beach Business Improvement Area Board of Management (CBBIA) for the purposes of a Farmer’s Market with an automatic renewal clause for the use of the Erie Road Parking Lot (“the Grove”), and further

That: Council authorizes the entry into a Licence Agreement for a 2025 pilot project between the Town of Fort Erie, the Crystal Beach Business Improvement Area Board of Management (CBBIA), and Jam Sport for the use of “the Grove” for the construction and operation of volleyball courts, subject to the provision of a certificate of insurance in the amount of \$2 million naming The Corporation of the Town of Fort Erie, the Crystal Beach Hill Cottagers’ Organization, and the CBBIA as additional insured, with the further conditions that no evening games take place and no alcohol be permitted on-site.

13. New Business/Enquiries

- 13.1 Selection of Chair and Vice-Chairs for Business Subdivision Services for the period November 18, 2024 to July 21, 2025

(Deferred from the December 2, 2024 Special Council Meeting)

Resolution:

That: Council receives the Memorandum regarding the selection of Chairs and Vice-Chairs for the Business Subdivision Services.

- 13.2 Memorandum - Financial Donation from the Fort Erie Underwater Recovery Unit for the Lions Sugarbowl Pavilion/Bandshell Project (SUGP23)

Resolution:

That: Council receives the Memorandum regarding the financial donation from the Fort Erie Underwater Recovery Unit, and would like to thank the Fort Erie Underwater Recovery Unit for their donation of \$20,000 for the Sugarbowl Pavilion/Bandshell Project (SUGP23) and is grateful for this generous donation.

- 13.3 Notice of Resignation - Chris Shickluna - Ridgeway Business Improvement Area Board of Management

Resolution:

That: Council accepts the resignation of Chris Shickluna from the Ridgeway Business Improvement Area Board of Management, and further

That: Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

- 13.4 Notice of Resignation - Stacie VanKralingen - Bridgeburg Station Downtown Business Improvement Area Board of Management

Resolution:

That: Council accepts the resignation of Stacie VanKralingen from the Bridgeburg Station Downtown Business Improvement Area Board of Management, and further

That: Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

13.5 Notice of Resignation - Michelle Bearss - Senior Citizens Advisory Committee

Resolution:

That: Council accepts the resignation of Michelle Bearss from the Senior Citizens Advisory Committee, and further

That: Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

13.6 Proclamation - National Volunteer Week - April 27 - May 3, 2025

Resolution:

Whereas 24 million Canadians volunteer their time through formal or informal activities, contributing nearly 5 billion volunteer hours annually; and

Whereas volunteers in the Town of Fort Erie mentor children, support those experiencing isolation, enhance and protect our public spaces, and contribute to fundraising efforts for local charitable organizations; and

Whereas the dedication and generosity of volunteers strengthen our community by supporting families, friends, neighbours, and residents in need; and

Whereas the Town of Fort Erie's volunteers include individuals, families, workers, retirees, and community members of all ages and backgrounds; and

Whereas the collective contributions of volunteers make the Town of Fort Erie a more vibrant and welcoming place to live;

Now therefore be it resolved,

That: Council proclaims April 27 to May 3, 2025, as "National Volunteer Week" in the Town of Fort Erie, and expresses its sincere appreciation and gratitude to all volunteers for their invaluable contributions to our community.

14. Closed Session

14.1 Closed Session Minutes - February 24, 2025

14.2 Community Health Care Services Committee Appointment

Pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees

14.3 Fort Erie Public Library Board Appointment

Pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees

14.4 4 and 6 Hagey Avenue - OLT Hearing

Pursuant to Section 239 (e) of the *Municipal Act, 2001*, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

14.5 PBBS-27-2015 OLT Appeal - Crystal Beach Secondary Plan - Crystal Beach Tennis and Yacht Club (1-25 Nantuckett Road)

Pursuant to Section 239 (e) of the *Municipal Act, 2001*, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

15. **Back to Open Session**

16. **Motions**

16.1 Councillor McDermott

Re: Snow Plowing Sidewalks

Resolution:

Whereas the Town of Fort Erie experienced a significant accumulation of snow over several storm events in the winter of 2024/2025; and

Whereas the Winter Maintenance Plan provides a minimum standard for winter control and is reviewed and updated annually to reflect Council approved levels of service response; and

Whereas the storm events in winter 2025 occurred following the approval of the Winter Maintenance Plan and have provided some lived experience on the impact of severe weather and the operations of Town resources and contracted services;

Now therefore be it resolved,

That: The Director of Infrastructure Services be requested to review the Winter Maintenance Plan, based on feedback and experience during the 2024/2025 winter season and further

That: The Director of Infrastructure Services provides recommendations to Council on possible proposed changes to the plan, including specific changes in levels of service to address snow accumulation on Jarvis Street's downtown sidewalks and in other downtown areas to further improve accessibility to businesses.

16.2 Councillor Lewis

Re: Parking within the Business Improvement Areas

Resolution:

Whereas many businesses are still recovering from the economic impact of the COVID-19 pandemic and the current economic climate; and

Whereas all businesses within the Business Improvement Areas (BIAs) rely on

many customers and patrons who drive to their locations to support local commerce; and

Whereas many other food and beverage/retail locations, including big-box stores, offer free parking, making them considerably more attractive to consumers who are faced with paid parking; and

Whereas the Town of Fort Erie has three (3) BIAs — Bridgeburg, Crystal Beach and Ridgeway each contain at least one municipal parking lot;

Now, therefore, be it resolved,

That: Municipal parking lots within the Town of Fort Erie BIAs remain free of charge, and the municipal parking lots do not allow trailers, boats, RV's, Campers or busses to park in these lots, and further

That: Staff prepare a report or memo outlining additional options for Council's consideration related to parking in municipal parking lots in the Town of Fort Erie, including parking permits for residents without access to parking spots.

16.3 Councillor Dubanow

Re: Update on Sewer Servicing in Ward 2

(WITHDRAWN)

17. Notice of Motion

18. Consideration of By-laws

18.1 19-2025

To Authorize the Entry into a Grant Funding Agreement to Upgrade Ophthalmology Equipment with Dr. Patricia Teal

18.2 20-2025

To Amend Zoning By-law No. 129-90, as amended Spears Gardens Subdivision (1278 Terry Drive)

18.3 21-2025

To Enact an Amendment to the Official Plan Adopted by By-law 150-06 for the Town of Fort Erie Planning Area Amendment 86 - Spears Gardens Subdivision (1278 Terry Drive) - Yiliming International Real Estate Limited - Owner

18.4 22-2025

To Amend Zoning By-law 129-90, as amended - Crescent Acres Subdivision (0-10747 Kraft Road)

(Memorandum attached)

18.5 23-2025

To Authorize the Execution of a Subdivision Agreement with 5035003 Ontario Ltd.

(Faraz Moin) - 0-10972 Seymour Avenue

18.6 24-2025

To Assume Primary Services within Plan 59M-516 (Alliston Woods, Phase 1) - 2835033 Ontario Inc. (Mitchell Williams)

18.7 25-2025

To Assume Secondary Services within Plan 59M-470 (Peace Bridge Village Subdivision, Phase 1) - Ashton Homes (Western) Limited – Aldo Vercillo

18.8 26-2025

To Designate 241 Ridge Road North as Being of Cultural Heritage Value or Interest

18.9 27-2025

To Amend By-law 136-2024 (Municipal Property Occupancy Policy) and By-law 111-2019, as amended (Administrative Penalty) and to Repeal By-laws 52-2020 and 53-2020

18.10 28-2025

To Amend By-law 72-99 (Municipal Alcohol Policy)

18.11 29-2025

To Amend By-law 51-2024 (Management, Supervisory and Exempt Employees Salary Administration Plan)

18.12 30-2025

To Confirm the Actions of Council at its Council-in-Committee Meeting Held on March 17, 2025 and its Council Meeting Held on March 31, 2025

19. Scheduling of Meetings

20. Adjournment