



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

Monday, July 21, 2025, 5:30 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**
- 8. Closed Session**
 - 8.1 Closed Session Minutes - July 7, 2025
 - 8.2 PBBS-55-2025 Mediation Update and Next Steps - 1 Burns Place (OLT Case Nos. OLT-22-004707, OLT-25-000081, OLT-25-000108)

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, and 239 (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Mediation Update and Next Steps Regarding the Ontario Land Tribunal Appeal for Combined Official Plan and Zoning By-law Amendments, Heritage Designation, and Heritage Permit at 1 Burns Place (OLT Case Nos. OLT-22-004707, OLT-25-000081, OLT-25-000108)
 - 8.3 Memorandum - Hershey Estates

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.
- 9. Back to Open Session**

10. Regional Councillor Report

11. Presentations and Delegations

11.1 Fred Louws, Principal, Greater Fort Erie Secondary School

Re: Recognition of Accomplishments of Greater Fort Erie Secondary School Student at Skills Canada - Autumn Wartman

11.2 Clare Cameron, Director of Community Services

Re: Community Services Update

12. Public Meetings

12.1 Public Meeting - Official Plan and Zoning By-law Amendment - 0-8227 Hibbard Street

2655321 Ontario Ltd. (Mark Spadafora) - Urban and Environmental Management (Greg Taras) - Monday, July 21, 2025 - 6:00 pm - Council Chambers, Town Hall

(To participate residents can attend in person in Council Chambers, Town Hall, OR virtually via audio/video, web or telephone. Send an email to Daryl Vander Veen, Intermediate Development Planner, at dvanderveen@forterie.ca or 905-871-1600 ext. 2509 for information on joining the zoom meeting.)

12.2 PBBS-56-2025

Proposed Combined Official Plan Amendment and Zoning By-law Amendment Application Information Report for 0-8227 Hibbard Street

Resolution:

That: Council receives, for information purposes, Report PDS-56-2025 regarding a proposed combined Official Plan Amendment and Zoning By-law Amendment for the lands located at 0-8227 Hibbard Street.

13. Consent Agenda

13.1

Minutes

13.1.1 Regular Council Minutes - June 23, 2025

13.1.2 Special Council Minutes - June 30, 2025

13.1.3 Council-in-Committee Minutes - July 7, 2025

13.2 Correspondence

13.3 Board/Committee Minutes

13.3.1 Receive and Refer Recommendations to Staff - Museum and Cultural Heritage Advisory Committee Minutes:

Resolution:

160th Anniversary of the Fenian Raids

That: The Museum and Cultural Heritage Advisory Committee recommends celebrating the 160th anniversary of the Fenian Raids in a grander format, possibly in partnership with Niagara Parks, to recognize its significance to the Town. The celebration could include reenactments of the skirmishes that occurred throughout Fort Erie when the Fenians retreated.

477 Ridge Road North

That: The Museum and Cultural Heritage Advisory Committee recommends that 477 Ridge Road North be referred back to the Counsel for a legal opinion.

John E. Rebstock

That: The Museum and Cultural Heritage Advisory Committee recommends that if the project is to be named, it should be called John E. Rebstock. If the project is not named, the developer should install a plaque to acknowledge that this was the home of John E. Rebstock, the founder of Crystal Beach.

3798 West Main Street

That: The Museum and Cultural Heritage Advisory Committee recommends that the stairs in the road allowance in front of 3798 West Main Street be donated by the Town to the property owner of 3798 West Main Street.

13.3.2 Receive and Refer Recommendations to Staff - Affordable Housing Advisory Committee - July 2, 2025:

Resolution:

Lodging House By-law

That: Town of Fort Erie Council adopt the Lodging House By-law and that Council request other regional municipalities to do the same.

Affordable Housing Incentives

That: Mayor Redekop communicate with the Minister of Municipal Affairs and Housing regarding delays in the affordable housing incentives process through Canada Mortgage and Housing Corporation.

13.4 Reports

13.5 New Business

13.5.1 Notice of Resignations - Mackenzie Arts, Linkyn Willick, Paige Henneberger, Addison Wightman, Hailey Hudson - Mayor's Youth Advisory Committee

Resolution:

That: Council accepts the resignations of Mackenzie Arts, Linkyn Willick, Paige Henneberger, Addison Wightman and Hailey Hudson from the

Mayor's Youth Advisory Committee, and further

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

13.5.2 Notice of Resignation - Monica Witvoet - Affordable Housing Advisory Committee

Resolution:

That: Council accepts the resignation of Monica Witvoet from the Affordable Housing Advisory Committee, and further

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

13.5.3 Councillor Representative - Court of Revision - Point Abino Drain

Resolution:

That: Council appoints Councillor _____, and Councillor _____, as an alternate, as per Section 97 (3) of the *Drainage Act*, to the Court of Revision for Point Abino Drain.

14. Reports

14.1 IS-18-2025

Tender Award – Gibson Centre Expansion Project – Contract ISE-25T-GCAE23/GCBE25

Resolution:

That: Council accepts and approves the tender submission for the Gibson Centre Expansion Project, Contract ISE-25T-GCAE23/GCBE25 from NIACON Limited in the amount of \$7,261,522.00 (including 13% HST), and further

That: Council authorizes the extension of the contract with ATA Architectural Inc. assignment for contract administration and inspection services in the amount of \$54,743.00 (including 13% HST), and further

That: Council amends the 2025 Capital Budget to supplement the Gibson Centre Building Expansion Project (GCAE23) by \$2,115,124 with debentures of \$2,080,000 and \$35,124 from the Facilities Maintenance Reserve, and further

That: Council amends the 2025 Capital Budget to decrease the Point Abino Road South Reinstatement (PARR20) by \$2,080,000 with debenture financing, and further

That: Council amends the 2025 Capital Budget to supplement the Gibson Centre Vehicle Bay Expansion Project (GCBE25) by \$588,700 from the Development Charges (DC) Reserve.

15. New Business/Enquiries

15.1 Selection of Chair and Vice-Chairs for Business Subdivision Services for the period July 28, 2025, to October 25, 2026

(Deferred from the December 2, 2024 Special Council Meeting, Moved by Councillor McDermott and Seconded by Councillor Christensen, and the March 31, 2025 and the June 23, 2025 Regular Council Meetings)

Resolution:

Whereas: Section 18.8 of Council's Rules of Procedure By-law states that Prior to _____ in the _____ of the term, Council meets in open session and selects the Chair and Vice-Chair for each Business Subdivision for the second sixteen-month period of the term.

Now, therefore, be it resolved,

That: Council appoints the following Chair and Vice-chair for the Business Subdivisions of Council-in-Committee for the period of July 28, 2025, to October 25, 2026:

Planning, Building and By-law Services

Councillor _____, Chair

Councillor _____, Vice-Chair

Infrastructure Services

Councillor _____, Chair

Councillor _____, Vice-Chair

Corporate and Community Services

Councillor _____ Chair

Councillor _____, Vice-Chair

16. Motions

16.1 Councillor Noyes

Re: Black Creek Water Windows Time-of-Use Restrictions

Resolution:

Whereas By-law 119-03, as amended, regulates the use of parks and beaches in the Town of Fort Erie, and

Whereas the Water Windows in Black Creek are considered a Park as defined in By-law 119-03, of which the hours of operation are from 6:00 am to 11:00 pm, and

Whereas the Water Windows in Black Creek closely abut residential properties and the current operation times may affect the enjoyment of abutting residential properties,

Now, therefore, be it resolved,

That: Staff be directed to provide a report to Council, including:

1. Current rules regarding open hours for parks and open spaces, and
2. Rationale for the rules or any difference in application regarding open hours for

parks and open spaces, and

3. Recommendations regarding hours of operation for parks and open spaces.

16.2 Councillor Noyes

Re: Staff Review of Animal Control and Dog Bite Witnesses

Resolution:

Whereas Part VI 19, Potentially Dangerous Dog or Dangerous Dog Section 3 of By-law 73-2021, as amended, requires that the affiant of a dog bite may not be the person subject to the bite, and this requirement limits the prosecution, as By-law Enforcement requires a third-party witness to issue the Dangerous Dog Declaration;

Now, therefore, be it resolved,

That: Part VI 19, Potentially Dangerous Dog or Dangerous Dog Section 3 of By-law 73-2021, as amended, be amended to remove the word "not" from "and, for the purposes of this Subsection, the affiant may not be the subject of the bite.

16.3 Councillor Noyes

Re: Establishment of Process for Playground Replacements to Include Community Council and Appropriate Committee Involvement

Resolution:

Whereas the Town of Fort Erie is committed to ensuring the safety of all residents and visitors; and

Whereas the Town is dedicated to fostering meaningful public consultation;

Now, therefore, be it resolved,

That: Council directs Staff to conduct detailed inspections of playground equipment to assess its actual condition and lifecycle, rather than relying solely on the timelines outlined in the asset management plan; and further,

That: Before the scheduled replacement of playground equipment, Council directs Staff to conduct a comprehensive public engagement process to gather input from the surrounding community, including consultation with the Accessibility Advisory Committee to ensure that the new playground access and equipment meet or exceed the requirements for accessibility and AODA standards.

16.4 Councillor Dubanow

Re: Removal Holding Provision - Walden Boulevard Proposed Development

17. Notice of Motion

18. Consideration of By-laws

18.1 66-2025

To Amend Zoning By-law 129-90, as amended – 745 Dominion Road

18.2 67-2025

To Authorize the Entry into a Collective Agreement with the Canadian Union of Public Employees and its Local #714 for the Period from January 1, 2025, and December 31, 2027, and Repeal By-law 121-2020

18.3 68-2025

To Deem a Certain Block on a Registered Plan of Subdivision Not to be a Lot on a Registered Plan of Subdivision being Block 70, Plan 59M330, 0-9176 Gorham Road, Eyes Canada Childcare Inc.

18.4 69-2025

To Amend Zoning By-law No. 129-90, as amended - Housekeeping Amendment

18.5 70-2025

To Authorize the Execution of the Bridgeburg North Secondary Plan Financial Agreement with 2627781 Ontario Inc., BBFC Holdings Inc. and 2585908 Ontario Inc.

18.6 71-2025

To Amend By-law 114-2019 to Expand Appointment of a Hearing Officer

18.7 72-2025

To Amend Traffic By-law 2000-89 (Administrative and Event No Parking)

18.8 73-2025

To Assume Secondary Services within Peace Bridge Village Subdivision – Phase 1 (59M-470) and Phase 2 (59M-488) - Ashton Homes (Western) Limited (Aldo Vercillo) – Owner

18.9 74-2025

To Confirm the Actions of Council at its Council-in-Committee Meeting Held on July 7, 2025 and its Council Meeting Held on July 21, 2025

19. Scheduling of Meetings

20. Adjournment