



The Municipal Corporation of the Town of Fort Erie
Council-in-Committee Meeting Agenda

Monday, April 13, 2026, 6:00 p.m.

Council Chambers

1. Call to Order
2. Land Acknowledgement
3. Roll Call
4. Announcements/Addenda
 - 4.1 Presentations to the Fort Erie International Academy Falcons
Re: 2026 Ontario Scholastic Basketball Association Championship
5. Declarations of Pecuniary Interest
6. Notice of Upcoming Public Meetings and Open Houses
7. Public Meetings
 - 7.1 Official Plan and Zoning By-law Amendments - 848 Garrison Road
Owner: 2723005 Ontario Inc. (Konstantinos Kentros) - Applicant: NPG Planning Solutions Inc. (Aaron Butler)
(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)
 - 7.2 PBBS-15-2026
Proposed Official Plan and Zoning By-law Amendment Information Report for 848 Garrison Road

Recommendation:
That: Council receives for information purposes, Report PBBS-15-2026 regarding a proposed Official Plan Amendment and Zoning By-law Amendment for the lands located at 848 Garrison Road, Fort Erie.
 - 7.3 Official Plan and Zoning By-law Amendments and Plan of Subdivision and Plan of

Common Elements Condominium - 145 Derby and 3990 Rebstock Roads

Owner: G & G Developments Inc. (Guy Pellegrino) - Applicant: Peter J. Lesdow
Architect (Peter Lesdow)

(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@forterrie.ca or 905-871-1600 ext. 2509 for information on joining the zoom meeting)

7.4 PBBS-16-2026

Proposed Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Plan of Common Element Condominium Applications Information Report for 145 Derby Road and 3990 Rebstock Road

Recommendation:

That: Council receives for information purposes, Report PBBS-16-2026 regarding proposed Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications for the lands located at 145 Derby Road and 3990 Rebstock Road, Crystal Beach, Fort Erie.

8. Consent Agenda

8.1 CAO-04-2026

2026 Annual Health and Safety Policy Review

Recommendation:

That: Council receive Report CAO-04-2026 regarding the annual review of the Health and Safety Policy for information purposes.

8.2 CAO-05-2026

2025 Health and Safety Statistics Report

Recommendation:

That: Council receive Report CAO-05-2026 regarding the Corporation's 2025 Health and Safety Statistics for information purposes.

8.3 FES-01-2026

2025 Year End Report

Recommendation:

That: Council receives the 2025 Year-End Report for the Fort Erie Fire Department, including Emergency Management, for information purposes only.

8.4 Memorandum - Update on Provincial Changes Permitting Bring-Your-Own Alcohol at Outdoor Public Events

Recommendation:

That: Council receives the memorandum regarding the Update on Provincial

Changes Permitting Bring-Your-Own Alcohol at Outdoor Public Events.

9. Planning, Building and By-law Services

9.1 Presentations and Delegations

9.1.1 Jim McCaffery, Manager of By-law Services

Re: Proposed Lot Maintenance By-law - Report PBBS-19-2026

9.2 Reports

9.2.1 PBBS-12-2026

Proposed Official Plan and Zoning By-Law Amendments Recommendation Report for 19 Derby Road

Recommendation:

That: Council approves the proposed amendment to the Town's Official Plan as detailed in Report PBBS-06-2026 for land known as 19 Derby Road, and further

That: Council approves the proposed amendment to the Town's Zoning By-law 129-90 as detailed in Report PBBS-06-2026 for land known as 19 Derby Road, and further

That: Council directs staff to submit the necessary by-laws.

9.2.2 PBBS-13-2026

Extension of Draft Plan of Common Elements Condominium Approval Recommendation Report for 0-19829 Walden Avenue (formerly part of 315 Garrison Road)

Recommendation:

That: Council extends draft plan approval for the 0-19829 Walden Avenue Draft Plan of Common Elements Condominium for two years, until March 12, 2028, and the Owner and Regional Municipality of Niagara be so advised.

9.2.3 PBBS-14-2026

Extension of Draft Plan of Subdivision Approval Recommendation Report for Crescent Park Estates (0-11699, 0-11700, 0-11702 and 0-11704 Shayne Avenue)

Recommendation:

That: Council extends draft plan approval for the Crescent Park Estates draft plan of subdivision for 3 years, until April 24, 2029, and the Owner and Regional Municipality of Niagara be so advised.

9.2.4 PBBS-17-2026

Town-Led Community Gardens

Recommendation:

That: Council receives Report No. PBBS-17-2026 for information purposes; and further

That: Council directs staff to prepare the necessary by-law.

9.2.5 PBBS-18-2026

Amendments to the Town's Tree Bylaw

Recommendation:

That: Report PBBS-18-2026 Amendments to the Tree By-law be received; and further

That: Staff be directed to prepare the necessary By-law;

9.2.6 PBBS-19-2026

Proposed Lot Maintenance By law

Recommendation:

That: Report PBBS-19-2026 Proposed Lot Maintenance By-law be received; and further

That: Staff be directed to prepare the necessary By-law;

9.3 New Business/Enquiries

9.4 Business Status Report

10. Infrastructure Services

10.1 Presentations and Delegations

10.2 Reports

10.2.1 IS-03-2026

Town of Fort Erie Roads Assessment and 3 Year Resurfacing Program

Recommendation:

That: Council receives Report No. IS-03-2026 regarding the 2024 Road Condition Assessment and Proposed Three-Year Resurfacing Plan for information purposes.

10.3 New Business/Enquiries

10.3.1 Memorandum, - Niagara Transit Update

Recommendation:

That: Council receives the memorandum regarding the Niagara Transit Update.

10.4 Business Status Report

11. Corporate and Community Services

11.1 Presentations and Delegations

11.1.1 Andrew Mirabella, Planner, Hemson Consulting

Re: Asset Management Financial Strategy - Report CS-03-2026

11.2 Reports

11.2.1 CS-03-2026

Asset Management Financing Strategy

Recommendation:

That: Council receives the Asset Management Financing Strategy for information purposes, and further

That: Council directs staff to use the Financing Strategy recommendations as guidance for 2027 budget planning purposes.

11.2.2 LLS-03-2026

Use of Corporate Resources for Election Purposes Policy Review

Recommendation:

That: Council receives Report LLS-03-2026, and further

That: The updated policy attached as Attachment A - Use of Corporate Resources for Election Purposes, be approved, and further

That: Council directs staff to prepare the necessary By-law to repeal By-law 62-2018.

11.3 New Business/Enquiries

11.3.1 Response to Provincial Proposal on Regional Governance

Resolution to be attached by Friday, April 10, 2026

11.4 Business Status Report

12. Closed Session

12.1 Closed Meeting Minutes - March 23, 2026

12.2 LLS-04-2026 Evaluation of Developer Request for Alternative Security - 0-19829
Walden Boulevard

Pursuant to Section 239 (f) of the *Municipal Act, 2001*, advise that is subject to solicitor-client privilege, including communications necessary for that purpose

To be added by Friday April 10, 2026

13. Back to Open Session

14. Scheduling of Meetings

15. Adjournment