



**The Municipal Corporation of the Town of Fort Erie
Council-in-Committee Minutes**

**Monday, October 7, 2024, 6:00 p.m.
Council Chambers**

1. Call to Order

Mayor Redekop called the meeting to order at 6:00 pm.

2. Land Acknowledgement

Mayor Redekop provided a land acknowledgment.

3. Roll Call

The Clerk gave the roll call.

Present: His Worship Mayor Redekop and Councillors Christensen, Dubanow, Flagg, Lewis, and McDermott

Absent: Councillor Noyes

Staff: A. Dilwaria, J. Janzen, C. McQueen, C. Patton, K. Walsh and P. Todd.

4. Announcements/Addenda

There was one addendum issued, which added the following items:

- 8.1.3 Devon Morton, Supervisor, Development Approvals - Proposed Official Plan and Zoning By-law Amendments and Draft Plan of Condominium Recommendation Report for 576 Ridge Road North, Fort Erie (Block 50) (Report PDS-62-2024)
- 10.1.1 Delegation - David McPherson regarding Short Term Rental Amendments - Report LLS-04-2024

Mayor Redekop made the following announcements:

Thanksgiving Weekend

The Mayor began by acknowledging that Thanksgiving is approaching this weekend. On behalf of Council, he extended warm wishes to the residents of Fort Erie, hoping for a happy, healthy, and good-weather weekend.

Crystal Beach Fall Fest

The Mayor announced the Fall Fest in the Grove is taking place in Crystal Beach on Saturday, Sunday, and Monday. Saturday's highlight is the Crystal Beach 5K, which has over 250 participants, including runners and walkers. There are many other scheduled activities throughout the weekend which will include a charity bake sale, barbecue, farmers market, food trucks and live music.

5. Declarations of Pecuniary Interest

None.

6. Notice of Upcoming Public Meetings and Open Houses

None.

7. Public Meetings

7.1 Proposed Zoning By-law Amendment - 1023 Arthur Street

Owner - 2824116 Ontario Inc. - Agent - Janet Paul, Urban and Environmental Management Inc. - Monday, October 7, 2024 - 6:00 p.m. - Council Chambers, Town Hall.

Mayor Redekop announced that this portion of the meeting would be devoted to holding the Public Meeting.

Devon Morton, Supervisor of Development Approvals, provided a presentation outlining the proposal and responded to questions from members of Council.

The applicant's agent, Greg Taras of Urban and Environmental Management Inc. spoke to the application and answered questions of Council.

Mayor Redekop enquired if anyone present wished to speak to the application.

The following individuals provided oral comments:

- Susan Taylor - 1022 Arthur Street

The Clerk confirmed that no additional written comments were received.

Mayor Redekop declared the Public Meeting closed.

7.2 PDS-61-2024

Proposed Zoning By-law Amendment - Information Report for 1023 Arthur Street

Staff were requested to engage in discussions with the proponent and their agent regarding the possibility of incorporating affordable housing units as part of this application. Ms. Dilawaria confirmed that staff will include additional information in the recommendation report on this matter, which will outline the community benefits and how the Council might decide to allocate those funds.

Recommendation 1

Moved by: Councillor Dubanow

That: Council receives for information purposes, Report PDS-61-2024 regarding a proposed Zoning By-law Amendment at 1023 Arthur Street, Fort Erie.

Carried

8. Planning and Development Services

Chaired by Councillor Christensen.

8.1 Presentations and Delegations

8.1.1 Steve Wever, President and Patrick Casey, Planner, GSP Group

Re: Parks and Open Space Master Plan (Report PDS-64-2024)

Steve Wever and Patrick Casey from GSP Group provided an overview of the draft Parks and Open Space Master Plan. The plan, currently in the draft stage, is intended to guide the sustainable development and management of the Town's parks and open spaces over the next 10-15 years. Key points covered included community feedback, growth forecasts, and recommendations for updating the 2006 plan.

8.1.2 Aaron Hair, Project Manager - Policy

Re: Provincial Planning Statement, 2024 Update (Report PDS-65-2024)

Aaron Hair, Project Manager, Policy, provided an overview of the updates made to the Provincial Planning Statement (PPS), which will take effect on October 20, 2024. The presentation highlighted significant changes from the draft presented in April, including the repeal of the growth plan, new planning horizons extending up to 30 years, and the expansion of settlement area.

8.1.3 Devon Morton, Supervisor, Development Approvals

Re: Proposed Official Plan and Zoning By-law Amendments and Draft Plan of Condominium Recommendation Report for 576 Ridge Road North, Fort Erie (Block 50) (Report PDS-62-2024)

Devon Morton, Supervisor of Development Approvals, presented an overview of the proposed Official Plan and Zoning By-law amendments along with a draft plan of condominium for the property located at 576 Ridge Road North. The application, submitted by Upper Canada Consultants, aims to rezone the area from Institutional I Zone to a site-specific Residential 1 (RM1) Zone to facilitate the construction of 64 residential units, comprising 36 single detached and 28 semi-detached dwellings.

8.2 Reports

8.2.1 PDS-62-2024

Proposed Official Plan and Zoning By-law Amendments and Draft Plan of Condominium Recommendation Report for 576 Ridge Road North, Fort Erie (Block 50)

Recommendation 2

Moved by: Mayor Redekop

That: Council approves the amendment to the Town's Consolidated 2021 Official Plan as detailed in Report PDS-62-2024 for the lands known as 576 Ridge Road North (Block 50), and further

That: Council approves the amendment to the Town's Zoning By-law 129-90 as detailed in Report PDS-62-2024 for the lands known as 576 Ridge Road North (Block 50), and further

That: Council directs Staff to submit the necessary Official Plan and Zoning By-law Amendment By-laws, and further

That: Council approves the Draft Plan of Condominium (Vacant Land) dated July 29, 2024 to create a vacant land condominium for 36 single detached dwellings, 28 semi detached dwellings, three common element roads and 16 visitor vehicular parking spaces as illustrated in Appendix 2 of Report PDS-62-2024, in accordance with the provisions of the Planning Act, R.S.O. c. P.13 and the regulations thereunder, subject to the conditions contained in Appendix 3 of Report PDS-62-2024, and further

That: Council directs staff to circulate the Conditions of Draft Approval in Appendix 3 of Report PDS-62-2024 to the applicable agencies in accord with the requirements of the Planning Act, R.S.O. c. P.13.

Carried

8.2.2 PDS-63-2024

PDS 2024 Second Quarter (Q2) Development-Building-Planning-By-law Statistical Report

Recommendation 3

Moved by: Councillor Lewis

That: Council receives Report PDS-63-2024 regarding development, building and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report PDS-63-2024 to Niagara Region, the District School Board of Niagara and the Niagara Catholic District School Board.

Carried

8.2.3 PDS-64-2024

Town of Fort Erie 2024 Draft Parks and Open Space Master Plan

Recommendation 4

Moved by: Councillor McDermott

That: Council receives the Town of Fort Erie's Parks and Open Space Master Plan attached as Appendix 1;

That: Council directs staff to revise the draft plan based on comments from all stakeholders before providing a Final Plan for Council's consideration, and further

That: Council directs staff to consider the cost of implementation and maintenance of the Parks and Open Space Master Plan as part of annual budget deliberations.

Carried

8.2.4 PDS-65-2024

Provincial Planning Statement, 2024 Update

Recommendation 5

Moved by: Councillor Lewis

That: Council accepts the Report PDS-65-2024 for information.

Carried

8.2.5 PDS-66-2024

613 Helena Street Draft Plan of Subdivision - Change to Conditions of Draft Plan Approval

Recommendation 6

Moved by: Councillor Lewis

That: Council directs that the conditions of approval for the Draft Plan of Subdivision at 613 Helena Street be amended, as detailed in Appendix 3 of Report PDS-66-2024, and further

That: Council directs that written notification of the amended conditions is not required due to the minor nature of the changes in accordance with Section 51(47) of the *Planning Act*.

Carried

8.3 New Business/Enquiries

None.

8.4 Business Status Report

No changes.

9. Infrastructure Services

Chaired by Councillor Lewis.

9.1 Presentations and Delegations

None.

9.2 Reports

None.

9.3 New Business/Enquiries

None.

9.4 Business Status Report

No changes.

10. Corporate and Community Services

Chaired by Councillor Flagg.

10.1 Presentations and Delegations

10.1.1 David McPherson

Re: Short-Term Rental Amendments - Report LLS-04-2024

David McPherson presented on short-term rental licensing, advocating to retain the 250-license limit and opposing any increase, citing the negative impact on affordable housing. He highlighted the lack of economic data supporting the benefits of short-term rentals to the local economy and stressed that many units are owned by non-residents. McPherson also supported zoning bylaw amendment application process for exceptions and emphasized the need for taxpayer input on potential neighborhood changes.

10.2 Reports

10.2.1 CAO-12-2024

Land Committee Meeting Minutes – September 19, 2024

Recommendation 7

Moved by: Mayor Redekop

That: Council receives the September 19, 2024 Land Committee meeting minutes attached as Appendix 1 to Report CAO-12-2024.

Carried

10.2.2 CAO-13-2024

2024 Annual Accessibility Status Report

Recommendation 8

Moved by: Mayor Redekop

That: Council receives the Accessibility Status Report 2024, attached as Appendix “1” to Report CAO-13-2024, as the annual Accessibility Status Report required under the *Accessibility for Ontarians with Disabilities Act*.

Carried

10.2.3 CS-07-2024

2025 Budget Planning

Recommendation 9

Moved by: Councillor Christensen

That: Council receives for information purposes the 2025 Budget Planning as presented in Report CS-07-2024, and further

That: Council approves the 2025 Budget Timetable as per Appendix 1.

Carried, as amended.

Amendment:

Moved by: Councillor McDermott

That: Council amends Appendix 1 to Report CS-07-2024 in order to change the date of the Council-in-Budget Committee meeting #1 - Capital Budget and Forecast meeting from Wednesday, November 20, 2024 to Monday, November 25, 2024.

Carried

10.2.4 LLS-04-2024

Short Term Rental Licencing By-law Updates

Recommendation 10

Moved by: Councillor McDermott

That: Council receives Report LLS-04-2024 for information purposes; and further

That: Council directs staff to prepare the necessary by-law to amend Schedule "13 - Short-Term Rentals" to By-law No. 217-05, as outlined in Appendix 1 to this report.

Carried, as amended.

Amendment:

Moved by: Councillor Lewis

That: Council directs staff to proceed as outlined in alternative one by removing the licence cap and to reflect this change in Appendix 1 – Red-lined Schedule "13 – Short-Term Rentals" to By-law No. 217-05.

Carried

10.3 New Business/Enquiries

None.

10.4 Business Status Report

No changes.

11. Closed Session

Recommendation 11

Moved by: Councillor Lewis

That: Council does now go into Closed Session at 8:40 p.m. to consider the following:

11.1 Closed Session Minutes - July 22, 2024 and September 23, 2024

11.2 Community Gaming Development Corporation Appointment pursuant to Section 239 (2) (b) of the Municipal Act, 2001, personal matters about an identifiable individual, including municipal or local board employees

11.3 PDS-60-2024 - South Ridge Meadows Subdivision Agreement (Plan 59M-521) 2024 Capital Budget Amendments and Memorandum pursuant to Section 239 (2) (e) of the Municipal Act, 2001, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Carried

12. Back to Open Session

Recommendation 12

Moved by: Councillor Lewis

That: Council does now rise and reconvene from closed session at 8:52 p.m. with report:

11.1 **That:** Council approves the Closed Meeting Minutes of July 22, 2024 and September 23, 2024, and

11.2 **That:** Council defer item 11.2 to the October 21, 2024 Council meeting; and

11.3 **That:** Council authorizes cost payment for the Subdivision Agreement with Centennial Homes (Niagara) Inc. for the South Ridge Meadows Plan of Subdivision (Plan 59M-521) be increased from \$292,450 to \$1,010,480, and further

That: Council amends the 2024 Capital Budget to decrease the South Ridge Meadows Subdivision Wells Ave capital project (SRMW24) by \$121,760 with a funding increase of \$2,915 from Storm Development Charges (DC) Reserve and funding decreases of \$18,900 from the Road Refurbishing Reserve and \$105,775 from the Storm Refurbishing Reserve, and further

That: Council amends the 2024 Capital Budget to increase the South Ridge Meadows Subdivision Parker Ave capital project (SRMP24) by \$121,415 with funding of \$18,750 from the Road DC Reserve and \$102,665 from the Storm DC Reserve.

Carried

13. Scheduling of Meetings

Members of Council announced upcoming Boards and Committees meetings from October 8, 2024 to October 30, 2024.

14. Adjournment

Recommendation 13

Moved by: Councillor McDermott

That: Council adjourns Council-in-Committee at 8:56 p.m.

Carried

Mayor

Clerk