



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

**Monday, February 24, 2025, 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. Invocation**

The Clerk read the Invocation.

**4. Roll Call**

The Clerk gave the roll call.

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

Also Present: Regional Councillor Insinna

Absent: Councillor Noyes

Staff: A. Carter, R. Firenze, A. Dilwaria, J. Frost, J. Janzen, C. Patton and P. Riley.

**5. Announcements/Addenda**

There was one addendum that updated Report PBBS-16-2025 and By-law 14-2025.

Mayor Redekop made the following announcements:

**Certificate of Appreciation from Canadian National**

The Town of Fort Erie received a "Rail Safety Ambassador" certificate from Canadian National Railway in recognition of proclaiming Rail Safety Week in 2024 and of the Town's support for this initiative.

### **Upcoming Open Houses**

Two open houses will be held in March:

- Tree Bylaw Update: March 19th, 5:00 PM - 7:00 PM
- Climate Change Action Plan Draft Report: March 27th, 5:00 PM - 7:00 PM

### **Support for Douglas Memorial Hospital Funding**

The City of Niagara Falls supported the Town's resolution, passed in October, calling for continued funding for the hospital. On February 20th, Regional Council unanimously approved this resolution. This approval is seen as recognition of the importance of maintaining urgent care, diagnostic services, palliative care beds, and chronic care beds in Fort Erie. Mayor Redekop thanked his regional colleagues and stated that the Town continues to press both the provincial government and Niagara Health to support the continued services at the hospital beyond the expected opening of the new hospital in 2028 or 2029.

### **Everyday Influencer Conference**

Mayor Redekop and Councillor Christensen attended the Everyday Influencer Conference at Greater Fort Erie Secondary School, which was organized by students, including McKenzie Arts, the Chair of the Mayor's Youth Advisory Committee and other members of the Committee. The conference had participation from 200 students across several high schools in Niagara. The event included breakout sessions that were deemed inspirational, showcasing the future potential of the youth in the community. The conference was a great success, and other schools want to replicate it.

### **Clarification on Facebook Post Regarding Endorsement**

Mayor Redekop addressed a Facebook post that falsely suggested he had endorsed a candidate for the upcoming provincial election. He clarified that no such endorsement had been made. The Mayor responded to the post to correct the misinformation and reassure the community that no endorsement has occurred or will occur prior to the election.

### **Reminder to Vote in Provincial Election**

Mayor Redekop reminded the community about the upcoming provincial election on February 27th. Mayor Redekop encouraged all eligible voters to participate in the election, emphasizing the importance of voting as a fundamental right and responsibility in a democratic society. It is through voting that citizens shape the future of their communities.

## 6. **Declarations of Pecuniary Interest**

6.1 Councillor Flagg declared a pecuniary interest regarding the following items:

- Public Meeting - Zoning By-law Amendment and Draft Plan of Subdivision - 0-10747 Kraft Road - Crescent Acres Subdivision
- PBBS-14-2025
- Public Meeting - Official Plan and Zoning By-law Amendments- Spears High-Pointe Subdivision
- PBBS-15-2025

The Councillor's residence and place of business are within the catchment area of notification.

## 7. **Notice of Upcoming Public Meetings and Open Houses**

7.1 Public Meeting - Zoning By-law Amendment - 3741 Nigh Road

Owner: Brent King - Applicant: Biglieri Group (c/o Rachele Larocque) - Monday, March 17, 2025 - 6:00 p.m. - Council Chambers, Town Hall

## 8. **Regional Councillor Report**

Regional Councillor Insinna gave the following report:

### **Niagara Regional Housing (NRH) Crescent Road Facility**

The Niagara Regional Housing building on Crescent Road is expected to be ready for occupancy by March of this year. The move-in process, initially planned for several months ago, was delayed due to construction deficiencies.

### **Consolidated Housing Master Plan**

The Niagara Regional Housing Board was presented with the Consolidated Housing Master Plan last week. Currently, NRH owns 3,051 units, with a target of 6,037 units by 2050. This goal will focus on existing land and intensifying current properties. The plan prioritizes new unit developments followed by intensification of existing buildings. The plan proposes selling specific properties and using the proceeds to fund affordable housing development. Potential funding sources include:

- 6% from end-of-mortgage payments (\$120 million)
- 1% from land sales (\$17.5 million)
- A proposed 0.2% increase in the general levy
- Government grants (funding levels undetermined) There are no development charges (DCs) available, so funding will need to come from regional, provincial, or federal sources. The plan also explores partnerships with non-profit agencies and private developers.

The excess land surrounding the new Gilmore Lodge and the old site has not been included in the plan as Niagara Regional Housing does not own it. The plan is considered fluid and subject to adjustments as time progresses. If funding is secured, six projects in the plan would impact Fort Erie, with potential development in the next 3-5 years. The Housing Master Plan will be shared and explained at the Town of Fort Erie Affordable Housing Committee.

## **9. Presentations and Delegations**

### **9.1 Mary McLelland Papp and Keith Ratcliffe, Co-Chairs, Fort Erie Museum and Cultural Heritage Committee**

Re: Presentation of Heritage Plaques

M. McLelland Papp introduced the Museum and Cultural Heritage Advisory Committee, their role and the property designations. K. Ratcliffe introduced each property and its owner and presented the Heritage Plaques with Mayor Redekop;

- 164 Point Abino Road South: Edwin, Tony and Susan McGowan
- 3555 Yacht Harbour Road: Heather Hicks - Absent
- 304 Ridge Road North: Karen and John Arbour

Mayor Redekop thanked the Museum and Cultural Heritage Committee for their hard work and dedication. He also acknowledged the significant effort of the volunteer members and thanked them for the time and energy they invested in the initiatives. Mayor Redekop also thanked property owners for their cooperation in designating their properties for heritage preservation, recognizing the importance of this effort in preserving the community's history and guiding its future. The Mayor also acknowledged the hard work of the committee and staff in ensuring clear communication with property owners and emphasized continued collaboration moving forward.

### **9.2 Max Fedchyshak, Senior Planner and Jeremy Tran, Manager of Urban Design & Development Planning, NPG Planning Solutions**

Re: 0-15850 Rebstock Road - Subdivision and Condominium Applications (Report PBBS-16-2025)

Max Fedchyshak, Senior Planner and Jeremy Tran, Manager of Urban Design & Development Planning, NPG Planning Solutions, provided a presentation summarizing the Application and responded to questions from members of Council.

J. Tran requested that Item 12.1 PBBS-16-2025 be moved up in the agenda to be considered after the presentation.

Council generally agreed to consider Item 12.1 PBBS-16-2025 following the presentation. However, the minutes reflect the agenda as printed.

## 10. Public Meetings

### 10.1 Public Meeting - Zoning By-law Amendment and Draft Plan of Subdivision - 0-10747 Kraft Road - Crescent Acres Subdivision

Owner: Crescent Acres Inc. - Applicant: Upper Canada Consultants, Joe Tomaino

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

Robin Shugan, Intermediate Development Planner, provided a presentation outlining the proposal and responded to questions from members of Council.

Mayor Redekop inquired as to whether the agent or the applicant wished to speak to the applications.

The applicant's agent, Joe Tomaino of Upper Canada Consultants spoke to the application and answered questions of Council.

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

Mark Charlong, 958 Crescent Road, provided oral comments on behalf of himself and his neighbour at 964 Crescent Road.

The Clerk confirmed that no additional written comments were received.

**Mayor Redekop declared the Public Meeting closed.**

### 10.2 PBBS-14-2025

Proposed Zoning By-law Amendment and Redline Revision to a Draft Plan of Subdivision Information and Recommendation Report for 0-10747 Kraft Road (Crescent Acres Subdivision)

Resolution 1

Moved by: Councillor Christensen

Seconded by: Councillor McDermott

**That:** Council approves the amendments to the Town's Zoning By-law 129-90 and Redline Revision to the Draft Plan of Subdivision as detailed in Report PBBS-14-2025 for the lands known as 0-10747 Kraft Road (Crescent Acres Subdivision).

**That:** Council approves the Crescent Acres Draft Plan of Subdivision Redline Revision dated April 4, 2024, showing 86 lots for single detached dwellings, 4 blocks for 8 semi-detached dwellings, 24 blocks for 144 town house dwellings, 1 block for a watercourse, 1 block for a stormwater pond and 1 block for a future road connection as attached as Appendix '4' of Report No. PBBS-14-2025, 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 '5' of Report No. PBBS-14-2025

**That:** Council directs staff to submit the necessary by-law

**Carried**

10.3 Public Meeting - Official Plan and Zoning By-law Amendments- Spears High-Pointe Subdivision

Owner: Yiliming International Real Estate Ltd. - Applicant: Upper Canada Consultants c/o William Heikoop

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.

Mayor Redekop inquired whether the agent or the applicant wished to speak to the applications.

The applicant's agent, William Heikoop of Upper Canada Consultants, spoke to the application and answered questions of Council. Matt Kernahan thanked Planning Staff and answered questions of Council.

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

Italia Reeves, 1178 Pettit Road, provided oral comments.

The Clerk confirmed that no additional written comments were received.

**Mayor Redekop declared the Public Meeting closed.**

10.4 PBBS-15-2025

Proposed Official Plan and Zoning By-law Amendments Recommendation Report for lands located at 1278 Terry Drive (Spears-Garden Subdivision), Fort Erie

Resolution 2

Moved by: Councillor Dubanow

Seconded by: Councillor Lewis

**That:** Council approves the amendment to the Town's Consolidated 2021 Official Plan as detailed in Report PBBS-15-2025 for the lands known as 1278 Terry Drive (Spears-Garden Subdivision), Fort Erie, and further

**That:** Council approves the amendment to the Town's Zoning By-law 129-90 as detailed in Report PBBS-15-2025 for the lands known as 1278 Terry Drive (Spears-Garden Subdivision), Fort Erie, and further

**That:** Council directs that a Holding Provision under Section 36(1) of the Planning Act, R.S.O. 1990 be applied to the subject lands and not be removed until such time as:

1. The Owner / Applicant shall satisfy Regional waste collection requirements, to the satisfaction of the Niagara Region.
2. The Owner / Applicant shall provide written confirmation from a Qualified Professional, as defined under Oil, Gas and Salt Resources Act, that the proposed development is located greater than 75m from a private gas well. If the proposed development is within 75m of a private gas well, the Owner / Applicant shall provide confirmation from the Ministry of Natural Resources and Forestry that the private gas well has been decommissioned, in accordance with Provincial standards, prior to any demolition, construction, grading or other soil disturbances occurring on the subject property, to the satisfaction of Niagara Region and the Town's Director of Planning, Building and By-law Services.
3. The Owner / Applicant shall demonstrate drainage and stormwater management of this development and adjacent lands is accommodated as set out in the Spears High-Pointe Neighbourhood Master Servicing Study (By-law 39-2023) and Spears High-Pointe Secondary Plan ([By-law 131-2012](#)), to the satisfaction of the Town's Director of Infrastructure Services.
4. The Owner / Applicant submits and receives final approval of a revised Functional Servicing Report prepared and certified by a licensed Professional Civil Engineer with respect to the development's sanitary sewer proposal and proposed peak flows, and are able to demonstrate sufficient capacity within the sanitary system, to the satisfaction of the Town's Director of Infrastructure Services.

**That:** Council directs staff to submit the necessary Official Plan and Zoning By-law Amendment By-laws.

**Carried**

## **11. Consent Agenda**

Resolution 3

Moved by: Councillor Flagg

Seconded by: Councillor McDermott

**That:** Council approves the consent agenda as recommended.

**Carried**

11.1 Minutes

11.1.1 Regular Council Meeting - January 27, 2025

11.1.2 Council-in-Budget Committee Meeting - January 29, 2025

11.1.3 Special Council Meeting - February 3, 2025

11.1.4 Council-in-Committee Meeting - February 10, 2025

11.1.5 Special Council Meeting - February 11, 2025

## 11.2 Correspondence

11.2.1 Proclamation - Autism Ontario - April 2, 2025 as World Autism Day

**That:** Council proclaims April 2, 2025 as "World Autism Day", and approves their flag be flown at Town Hall.

**Carried**

11.2.2 Receive and Support - Great Lakes and St. Lawrence Cities Initiative - Strong Response to Trade War

**That:** This correspondence be further circulated to Niagara MP's and MPP's and the Association of Municipalities of Ontario.

**Carried**

11.2.3 Proclamation - The Canadian Amyloidosis Support Network - March 2025 as Amyloidosis Awareness Month

**That:** Council proclaims March as "Amyloidosis Awareness Month".

**Carried**

## 11.3 Board/Committee Minutes

11.3.1 Receive - Mayor's Youth Advisory Committee - January 27, 2025

11.3.2 Receive - Crystal Beach Business Improvement Area Board of Management - January 8, 2025

11.3.3 Receive - Accessibility Advisory Committee - January 28, 2025

11.3.4 Receive - Senior Citizens Advisory Committee - January 8, 2025

11.3.5 Receive - Community Health Care Services Committee - February 6, 2025

11.3.6 Receive - Museum and Cultural Heritage Advisory Committee - February 12, 2025

11.3.7 Receive - Community Gaming Development Corporation - November 27, 2024



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

Resolution 4

Moved by: Councillor Lewis

Seconded by: Councillor Dubanow

**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*.

**Amendment:**

Moved by: Councillor Lewis

Seconded by: Councillor Christensen

**That:** Report PBBS-16-2025 be deferred to the next Regular Council meeting on March 31, 2025.

**Carried**

**13. New Business/Enquiries**

None.

13.1 Councillor McDermott - Downtown Sidewalk Snow Clearing

Councillor McDermott stated that the minimum standard for snow clearing is 8 cm of snow; however, he is concerned about the severe ice we have been managing. He further noted that Infrastructure Services advised that they would need direction from Council to change the minimum standard.

J. Frost advised that winter maintenance staff have been on almost continuous deployment since noon Friday, February 14th. J. Frost further informed that in recent years, the Town has taken on the responsibility of sidewalk clearing and hired a contractor for approximately \$250,000 to \$300,000 per year to plow, salt and sand sidewalks. Infrastructure Services has spent considerable time, resources and budget this year on winter maintenance. J. Forst noted that in order to go above this minimum standard, staff would need direction and guidance from Council to take that action and spend additional funds.

Councillor McDermott noted that his request is specific to the business improvement areas.

Mayor Redekop advised that Councillor McDermott must bring forward a Notice of Motion and then have Council vote on a Motion.

Councillor Lewis requested that Councillor McDermott's Motion consider the three business improvement areas.

Councillor Dubanow suggested that staff consider GPS tracking of snowplows, as more information is helpful to Council and residents. Mayor Redekop advised that he and C. McQueen have discussed this, and he supports it.

#### **14. Closed Session**

Resolution 5

Moved by: Councillor McDermott

Seconded by: Councillor Flagg

**That:** Council goes into Closed Session at 7:59 p.m. to consider the following:

Item 14.1 Closed Session Minutes - January 27, 2025; and

Item 14.2 Closed Session Minutes - February 10, 2025; and

Item 14.3 Memorandum - Litigation Update 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; and

Item 14.4 Memorandum - 3770 Hazel Street 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.

**Carried**

## 15. Back to Open Session

Moved by: Councillor Lewis  
Seconded by: Councillor McDermott

**That:** Council does now rise and reconvene from closed session at 8:17 p.m. with report:

Item 14.1 **That:** Council approves Closed Session Minutes - January 27, 2025; and

Item 14.2 **That:** Council approves Closed Session Minutes - February 10, 2025; and

Item 14.3 **That:** Council receives Memorandum - Litigation Update for information purposes, and

Item 14.4 **That:** Council receives Memorandum - 3770 Hazel Street for information purposes.

**Carried**

## 16. Motions

### 16.1 Mayor Redekop

Re: Waverly/Erie Beach Walkway

Mayor Redekop passed the Chair to Councillor McDermott in order to speak to the matter.

Resolution 6

Moved by: Mayor Redekop  
Seconded by: Councillor Flagg

**Whereas** a significant section of the walkway at Waverly Beach/Erie Beach along Lake Erie was demolished by a storm on Halloween night 2019; and

**Whereas** the Town of Fort Erie has received funding from the provincial government under a Municipal Disaster Relief Program to reconstruct the walkway; and

**Whereas** there have been numerous delays in proceeding with the reconstruction project, including the Covid pandemic; and

**Whereas** it is time to proceed with the reconstruction of the walkway without further delay:

**Now, therefore, be it resolved,**

**That:** Staff be directed to proceed with the design work for reconstruction of the walkway at Waverly Beach/Erie Beach as close to the original profile as possible as the preferred location; and further

**That:** All necessary steps be considered, including additional structural reinforcement if necessary, to ensure the sustainability and resilience of the reconstructed walkway; and further

**That:** The project shall be ready for tendering as soon as possible, and no later than September 15, 2025, so the walkway reconstruction can commence before the end of 2025.

**Carried**

Councillor McDermott returned the chair to Mayor Redekop.

## **17. Notice of Motion**

### **17.1 Councillor McDermott - Snow Plowing Sidewalks**

Councillor McDermott gave notice of motion regarding snow clearing on sidewalks.

**Returnable March 31, 2025**

### **17.2 Councillor Lewis - Parking within the Business Improvement Areas**

Councillor Lewis gave notice of motion regarding free business patron parking within the three business improvement areas including municipal lots and street parking.

**Returnable March 31, 2025**

### **17.3 Councillor Dubanow - Update on Sewer Servicing in Ward 2**

Councillor Dubanow gave notice of motion to request an update on sewer servicing in Ward 2 along the Garrison Road corridor and a construction timeline.

J. Frost advised that there are two main catchment areas along Garrison Road. The Alliston Sanitary Pump Station services the west area, while the east area feeds into the Catherine Street catchment. A collaboration is being made between the Region and a private developer through a co-pay agreement to gather pump flow monitoring data to identify the cause of extraneous flow. This will help determine whether the issue is a pump limitation or something else. Multiple requests have been made in recent weeks to the region for data and reports, with efforts continuing to obtain the analysis this week.

J. Frost also advised that a Wastewater Rehabilitation project is underway in the Catherine Street area, with a draft RFP currently in progress. The project will address extraneous flows by relining sewers to tighten the system. A manhole relining program is also planned, with work dependent

on having 3-5 days of temperatures above 6°C. The liners will be available at the works yard soon if they are not in stock.

Mayor Redekop requested a memorandum to summarize for the Council-in-Committee meeting on March 17th.

**Returnable March 31, 2025**

**18. Consideration of By-laws**

Resolution 7

Moved by: Councillor Flagg

Seconded by: Councillor McDermott

**That:** The by-law package containing:

12-2025 To Amend By-law 70-2023 to Revise the Museum and Cultural Heritage Advisory Committee's Terms of Reference

13-2025 To Name the existing Park located on 3781 Ryan Avenue to Stadium Park

14-2025 To Amend Zoning By-law 129-90, as amended - 986 Ridge Road North

15-2025 To Adopt an Affordable Housing Community Improvement Plan

16-2025 To Authorize the Entry into a Development Agreement with Baden Lawrence Earl – 129 Maple Leaf Avenue North

17-2025 To Adopt the General Capital Budget and the General Levy Operating Budget for the Year 2025

are given first and second reading.

**Carried**

Resolution 8

Moved by: Councillor McDermott

Seconded by: Councillor Flagg

**That:** By-laws 12-2025 to 17-2025 inclusive are given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

**Carried**

Resolution 9

Moved by: Councillor Christensen

Seconded by: Councillor McDermott

**That:** By-law 18-2025 To Confirm the Actions of Council at its Council-in-Budget Committee Meeting held on January 29, 2025 and its Council-in-Committee

Meeting held on February 10, 2025, and its Council Meeting held on February 24, 2025, is given first and second reading.

**Carried**

Resolution 10

Moved by: Councillor Lewis  
Seconded by: Councillor McDermott

**That:** By-law 18-2025 is given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

**Carried**

**19. Scheduling of Meetings**

Members of Council announced upcoming Boards and Committees meetings from March 5th to March 12th, 2025.

**20. Adjournment**

Resolution 11

Moved by: Councillor Dubanow  
Seconded by: Councillor Flagg

**That:** Council adjourns at 8:30 pm to reconvene into a Regular Meeting of Council on March 31, 2025.

**Carried**

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Mayor

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Clerk