

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

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

1. Call to Order

Mayor Redekop called the meeting to order at 6:02 pm.

2. Land Acknowledgement

Councillor Lewis 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

Absent: Councillor Noves

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

5. Announcements/Addenda

One addendum added the presentation for Item 9.2 Larry Graber, Chair, Community Gaming and Development Corporation and Delegation Item 9.4. Michael Stepien, Director and Greg Hynde, Urban Planner, Integra Inc.

Mayor Redekop made the following announcements:

Community Clean-Up - Earth Day

Mayor Redekop advised that Town staff have been working to recruit volunteers for Earth Day clean-up events. To coordinate participation, please call Town Hall and request to speak with the Executive Assistant to the Mayor, Diana Kelley, at dkelley@forterie.ca or (905) 871-1600 ext. 2236.

6. Declarations of Pecuniary Interest

6.1 Councillor Noyes - 19-2025

Due to her absence at this meeting, Councillor Noyes declared a pecuniary interest on April 14, 2025, regarding By-law 19-2025 as Dr. Teal is her Doctor.

6.2 Councillor Dubanow - Michael Stepien, Director and Greg Hynde, Urban Planner, Integra Inc.

Councillor Dubanow declared a pecuniary interest regarding Item 9.4 as he was a tenant or owner of the property at the time the holding provision was applied.

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

Regional Councillor Insinna gave the following report:

Niagara EMS Mobile Integrated Health (MIH) Program Update

An update on the Mobile Integrated Health (MIH) program was provided to Regional Council by Niagara Emergency Medical Service (EMS), highlighting its ongoing impact and success. The MIH program consists of several specialized teams led by trained EMS paramedics. The Mental Health and Addictions Response Team (MHART) pairs community paramedics with mental health nurses, while the Falls Intervention Team involves collaboration between paramedics and occupational therapists to help residents remain in their homes. Additional teams include the Community Assessment and Referral Team and the Street Outreach Team, both focused on assisting the general public and vulnerable populations. The Palliative Care Team supports residents aging in place through home visits, and the newer Community Paramedicine for Long Term Care initiative works to keep seniors awaiting long-term care safe and healthy at home through direct paramedic contact, facilitated by referrals from agencies like March of Dimes.

In 2024, Niagara EMS responded to 95,705 emergency calls, with MIH teams handling 9,091 of these instead of dispatching ambulances. The teams also completed over 4,800 in-home or virtual visits, responded to more than 6,800 low-acuity calls, and transported 799 patients to hospitals. These efforts have resulted in significant cost savings, reducing resource use by 60% compared to traditional ambulance deployment. The program continues to demonstrate its value and effectiveness in the region.

Physician Recruitment Roundtable

Regional Council also received a report on the Physician Recruitment Roundtable in November 2024. The Region is focused on addressing the physician shortage and has transitioned the recruiter role from Public Health to Economic Development and Tourism to better leverage opportunities. Key takeaways from the roundtable include recognizing physicians as business owners, fostering greater collaboration with municipalities, and expanding partnerships to attract talent. Concerns were raised about potential duplication of efforts already undertaken by municipalities. A consultant's report and a proposed work plan will be presented to Council shortly.

9. Presentations and Delegations

- 9.1 Bob Gale, Chair and David Adames, CEO, Niagara Parks Commission
 - Re: Niagara Parks Commission Updates
 - Bob Gale, Chair and David Adames, CEO, Niagara Parks Commission, provided updates and answered questions from members of Council
- 9.2 Larry Graber, Chair, Community Gaming and Development Corporation
 - Re: Update on cGaming
 - Larry Graber, Chair of the Community Gaming and Development Corporation provided an update on cGaming and answered questions.
- 9.3 Rocco Vacca, Partner, Sullivan Mahoney
 - Re: 0-15850 Rebstock Road Subdivision and Condominium Applications (Report PBBS-16-2025)
 - Rocco Vacca, Partner, Sullivan Mahoney LLP, provided a summary of the Application and responded to questions from members of Council.
- 9.4 Michael Stepien, Director and Greg Hynde, Urban Planner, Integra Inc.
 - Re: Request Removal of Holding Provision and Sever Land 409 & 423 Walden Blvd.
 - Michael Stepien, Director, Integra Inc. provided a summary of the request to the removal of the Holding Provision and severance of land for 409 and 423 Walden Boulevard, and responded to questions from members of Council.

10. Public Meetings

None.

11. Consent Agenda

Resolution 1

Moved by: Councillor McDermott Seconded by: Councillor Dubanow

That: Council approves the consent agenda as recommended with the exception of Item 11.3.6.

Carried

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

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

Carried

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

That: Council proclaims April as "BeADonor Month."

Carried

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:

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.

Carried

11.4 Reports

11. Consent Agenda

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

Resolution 2

Moved by: Councillor McDermott Seconded by: Councillor Dubanow

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.

Carried, as amended

Amendment:

Moved by: Councillor Dubanow Seconded by: Councillor Christensen

That: The pursuit of a Heritage Conservation District for the Cluster of Buildings in Snyder be referred to staff for additional information, including costs, and returned to Council at the Council-in-Committee Meeting on June 9th.

Carried

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)

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 PBBS16-2025, 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*.

Carried, as amended

Amendment:

Moved by: Councillor Lewis

Seconded by: Councillor Dubanow

That: The Conditions of Draft Plan Approval in Appendix 5 and Appendix 6 be amended to include an additional condition that rooftop patios are not permitted as originally agreed to in the Minutes of Settlement.

Carried

Amendment:

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

That: The Conditions of Draft Plan Approval in Appendix 5 and Appendix 6 be amended to include an additional condition that Short-Term Rentals are not permitted.

Carried

12.2 CAO-04-2025

Land Committee Meeting Minutes – March 20, 2025

Resolution 3

Moved by: Councillor Flagg

Seconded by: Councillor Dubanow

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.

Carried

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)

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

Moved by: Councillor Dubanow Seconded by: Councillor McDermott

That: The Memorandum regarding the Selection of Chair and Vice-Chairs for Business Subdivision Services be deferred to the June 24th Regular Council Meeting.

Carried

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

Resolution 4

Moved by: Councillor Flagg

Seconded by: Councillor Dubanow

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.

Carried

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

Resolution 5

Moved by: Councillor Christensen Seconded by: Councillor Flagg

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.

Carried

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

Resolution 6

Moved by: Councillor McDermott Seconded by: Councillor Dubanow

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.

Carried

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

Resolution 7

Moved by: Councillor Christensen Seconded by: Councillor Flagg

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.

Carried

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

Resolution 8

Moved by: Councillor Flagg

Seconded by: Councillor Dubanow

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.

Carried

13.7 Councillor Dubanow - Ward 2 Servicing

Councillor Dubanow enquired if holding provisions preclude any work or development on a property or whether specific work could proceed with municipal approval, especially where sewer capacity is forthcoming.

J. Frost advised that sanitary sewer capacity is assigned when an applicant applies for a building permit, and the Town will deny permits if it does not have capacity. J. Frost further advised that the Town has not quantified the capacity it will gain in Ward 2 and that it is risky to permit development to move forward without those numbers.

A. Dilwaria advised that the holding provision relates to zoning, and applicants cannot proceed with the development as long as it is in place, including preservicing.

Councillor Dubanow enquired whether the Town considers vacant properties not in use when looking at the potential for servicing.

J. Frost advised that vacant properties still have service connections and maintain capacity. J. Frost further advised that he does not recommend reassigning capacity nor disconnecting service from those properties. J. Frost added that the Town has increased flow monitoring so that calibrations can be more accurate for wastewater models.

Councillor Dubanow further enquired why a property with existing capacity would have a holding provision applied to it.

J. Frost advised that a holding provision is applied when the proposed property development exceeds the existing capacity.

Councillor Dubanow stated that this is a priority issue as an area compatible with intensification and the adverse effects on property owners trying to redevelop.

Mayor Redekop advised that the Town has several ongoing projects to manage the capacity issue, including realigning manhole covers.

C. McQueen advised that the Town has been working diligently on this issue, especially through the Official Plan and Master Servicing Plan review. C. McQueen further advised that current and future capacity needs are being reviewed and built into the 10-year capital plan, development charges projects and the Capital Schedule. C. McQueen confirmed that servicing capacity is a top deliverable for staff for this Council.

Mayor Redekop added that the Town has applied for provincial funding for these projects.

14. Closed Session

Resolution 9

Moved by: Councillor Dubanow Seconded by: Councillor Flagg

That: Council does now go into Closed Session at 7:58 p.m. to consider the following:

- 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 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
- 14.4 PBBS-27-2025 OLT Appeal Crystal Beach Secondary Plan Crystal Beach Tennis and Yacht Club (1-25 Nantuckett Road) pursuant to Section 239 (e) 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

Resolution 10

Moved by: Councillor Lewis

Seconded by: Councillor Christensen

That: Council does now rise and reconvene from closed session at 8:32 p.m. with report:

14.1 **That:** Council approves the Closed Meeting Minutes of February 24, 2025, and

14.2 **That:** Council appoints Josh Upper, Niagara Health representative, and Antonietta Culic, Niagara Health Alternate representative, to the Community Health Care Services Committee for the term ending November 14, 2026, or until their successor is appointed, and

14.3 **That:** Council authorizes staff to proceed as directed in Closed Session, and

14.4 **That:** Council approves the recommendations in Report PBBS-27-2025 and authorizes staff to proceed as directed in Closed Session.

Carried

16. Motions

16.1 Councillor McDermott

Re: Snow Plowing Sidewalks

Resolution 11

Moved by: Councillor McDermott Seconded by: Councillor Dubanow

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.

Carried

16.2 Councillor Lewis

Re: Parking within the Business Improvement Areas

Resolution 12

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

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.

Carried, as amended

Amendment:

Councillor Dubanow suggested a friendly amendment to the second operative clause that "and their visitors" be added after "permits for residents."

Councillor Lewis and Councillor McDermott were agreeable to the motion.

16.3 Councillor Dubanow

Re: Update on Sewer Servicing in Ward 2

(WITHDRAWN)

17. Notice of Motion

None.

18. Consideration of By-laws

Resolution 13

Moved by: Councillor Flagg

Seconded by: Councillor Dubanow

That: The by-law package containing:

19-2025 To authorize the Entry into a Grant Funding Agreement to Upgrade Ophthalmology Equipment with Dr. Patricia Teal

20-2025 To Amend Zoning By-law No. 129-90, as amended Spears Gardens Subdivision (1278 Terry Drive

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

22-2025 To Amend Zoning By-law 129-90, as amended - Crescent Acres Subdivision (0-10747 Kraft Road)

23-2025 To Authorize the Execution of a Subdivision Agreement with 5035003 Ontario Ltd. (Faraz Moin) - 0-10972 Seymour Avenue

24-2025 To Assume Primary Services within Plan 59M-516 (Alliston Woods, Phase 1) - 2835033 Ontario Inc. (Mitchell Williams)

25-2025To Assume Secondary Services within Plan 59M-470 (Peace Bridge Village Subdivision, Phase 1) - Ashton Homes (Western) Limited – Aldo Vercillo

26-2025 To Designate 241 Ridge Road North as Being of Cultural Heritage Value or Interest

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

28-2025 To Amend By-law 72-99 (Municipal Alcohol Policy)

29-2025 To Amend By-law 51-2024 (Management, Supervisory and Exempt Employees Salary Administration Plan)

are given a first and second reading.

Carried

Resolution 14

Moved by: Councillor Christensen Seconded by: Councillor Flagg

That: By-laws 19-2025 to 29-2025 inclusive are given third and final reading to

be signed by the Mayor and Clerk under the corporate seal.

Carried

Resolution 15

Moved by: Councillor Dubanow Seconded by: Councillor Flagg

That: By-law 30-2025: To Confirm the Actions of Council at its March 17, 2025 and its Council Meeting held on March 31, 2025, is given first and second

reading.

Carried

Resolution 16

Moved by: Councillor McDermott Seconded by: Councillor Flagg

That: By-law 30-2025 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 April 2nd to 9th.

20. Adjournment

Resolution 17

Moved by: Councillor Dubanow Seconded by: Councillor Flagg

That: Council adjourns at 9:01 p.m. to reconvene into a Regular Meeting of

Council on April 28, 2025

Carried
Movor
Mayor
Clerk