



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

**Monday, April 14, 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

Councillor Flagg provided a land acknowledgment.

3. Roll Call

The Clerk gave the roll call.

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

Staff: C. Cameron, A. Carter, A. Dilwaria, J. Frost, J. Janzen, C. McQueen and C. Patton.

4. Announcements/Addenda

There was one addendum which updated Reports PBBS-31-2025, PBBS-34-2025 and provided some clarification with respect to closed session Report PBBS-30-25025 and the 50 Gilmore Road item.

Mayor Redekop made the following announcements:

Mayor's Youth Advisory Committee Talent Showcase - June 11, 2025 at 3:00 PM

Mayor Redekop advised that the Mayor's Youth Advisory Committee will host its second annual Talent Showcase on Wednesday, June 11th at 3:00 pm at the Lion's Leisureplex Hall. The Committee is working very hard to ensure they have a very good representation of musicians and talent from across the community.

Earth Day Clean-Up Initiatives

Mayor Redekop advised that the Town has been facilitating spring clean-up initiatives and hopes to establish this as a biannual tradition. The following groups are hosting events:

- Bridgeburg Station Downtown Business Improvement Area held their clean-up on April 5th
- Crystal Beach Cleanup (organized by South Coast Cookhouse and Crystal Beach BIA): April 19 at 10:00 AM.
- Mayor's Youth Advisory Committee Cleanup: Earth Day (April 22) at 3:30 PM in the Sugar Bowl area.
- Ridgeway BIA Cleanup: April 27 from 10:00 AM to 12:00 PM.
- Other community groups, including the Rotary Club (on June 4) and various residents, have planned cleanups across multiple dates and locations (e.g., Dominion Rd, Kraft Rd).
- Town Staff Cleanups: April 22 at multiple sites including Gibson Centre, Gilmore at Pettit Rd, Bertie St at Thompson Rd, and Green Acres.

Mayor Redekop further advised that there is still an opportunity to sign up and participate in these events. Members of the public can collect cleanup kits at Town Hall and participate on April 22. For details, contact Meagan Opatovsky at 905-871-1600 ext. 2252 or mopatovsky@forterie.ca.

Healthcare Advocacy Update:

The Town previously passed a resolution supporting the continuation of the Urgent Care Centre.

Numerous municipalities across Ontario have since endorsed this resolution, and a compiled list of supporters will be published by the Town in the near future.

Canada's Oldest Man - Burdette "Burd" Sisler

On Sunday, April 13th, the Royal Canadian Legion Branch 71 held a 110th Birthday celebration for Burd Sisler, who formally turns 110 on April 14th. Numerous people were in attendance, including all 5 of his children, some grandchildren, great grandchildren, great grandchildren, military veterans, and Canada Border Service Agents as Burd worked for Canada Customs. MPP, Wayne Gates presented Burd Sisler with the King Charles III Coronation Medal.

5. Declarations of Pecuniary Interest

As Councillor Noyes was absent on March 31, 2025, she declared a conflict of interest regarding Item 18.1 By-law 19-2025 To Authorize the Entry into a Grant Funding Agreement to Upgrade Ophthalmology Equipment with Dr. Patricia Teal as Dr. Teal is her doctor.

6. Notice of Upcoming Public Meetings and Open Houses

None.

7. Public Meetings

8. Consent Agenda

Recommendation 1

Moved by: Councillor Dubanow

That: Council approves the Consent Agenda as recommended.

Carried

8.1 PBBS-31-2025

PBBS 2024 Fourth Quarter (Q4) and Year-End Development-Building-Planning-By-law Status Report

That: Council receives Report PBBS-31-2025 regarding development, building, planning and by-law statistical reporting for information purposes, and further

That: Council directs staff to forward a copy of Report PBBS-31-2025 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

Carried

8.2 PBBS-34-2025

Award of Tender for Erie Beach Masterplan PDS-24P-EPBSPLM

That: Council accepts and approves the Negotiated Request for Proposal (NRFP) submission for the Erie Beach Masterplan, contract PDS-24P-EBSPML, from Shift Landscape Architecture in the amount of \$254,068.91 (including 13% HST) and further:

That: Council amends the 2025 Capital Budget to supplement the Erie Beach Masterplan capital project (ERIE23), with \$154,000 from the Parks Development Charges.

Carried

8.3 IS-10-2025

Updates to the Consolidated Traffic By-law (South Mill Street and Washington Road)

That: Council approve the Parking Restrictions change on South Mill Street; and further

That: Council directs staff to prepare the necessary by-law amendment to the existing Consolidated Traffic and Parking By-laws 2000-89, Schedule C – No Parking, and further

That: Council approve a speed reduction on Washington Road from 50 km/hr to 40 km/hr, and further

That: Council directs staff to prepare the necessary by-law amendment to the existing Consolidated Traffic and Parking By-laws 2000-89, Schedule W – Speed Limit on Highways.

Carried

8.4 CAO-02-2025

Health and Safety Report 2024

That: Council receives Report CAO-02-2025 for information purposes.

Carried

8.5 CAO-03-2025

The Corporation of the Town of Fort Erie – Annual Health & Safety Policy Review

That: Council approves an amended Health and Safety Policy for The Corporation of the Town of Fort Erie, labelled as Appendix 1 in Report CAO-03-2025.

Carried

8.6 Memorandum - EJ Freeland Community Centre Investment

That: Council receives the Memorandum regarding the EJFCC Investment for information purposes.

Carried

9. Planning, Building and By-law Services

Chaired by Councillor Christensen.

9.1 Presentations and Delegations

9.1.1 Felicia Ferrusi, Coordinator, Planning and Development Services

Re: Fourth Quarter Year-End Development (PBBS-31-2025)

F. Ferrusi provided a presentation outlining the 2024 Fourth Quarter and Year-End Reporting on Growth, Development and Sustainability, and responded to questions from members of Council.

9.1.2 Jessica Abrahamse, Senior Environmental Planner

Re: Tree By-law Amendment (PBBS-32-2025)

J. Abrahamse provided a presentation regarding updates to the Town's Tree By-law 33-2024 and responded to questions from members of Council.

9.1.3 Zachary George, Junior Environmental Planner

Re: Naturalized Gardens (PBBS-33-2025)

Z. George provided a presentation regarding the proposed amendments to the Town's Lot Maintenance By-law to allow naturalized gardens, and responded to questions from members of Council.

9.2 Reports

9.2.1 PBBS-28-2025

Proposed Zoning By-law Amendment Recommendation Report for 3741 Nigh Road

Recommendation 2

Moved by: Councillor Lewis

That: Council approves the amendments to the Town's Zoning By-law 129-90 as detailed in Report PBBS-28-2025 for the lands known as 3741 Nigh Road, and further

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

Carried, as amended

Amendment:

Moved by: Mayor Redekop

That: A sunset clause be included in the amending zoning by-law requiring a building permit to be submitted within 3 years from the date of passage of the by-law.

Carried

Amendment:

Moved by: Mayor Redekop

That: The maximum height of the buildings be 2.5 storeys or 9 metres and that rooftop patios not be permitted.

Carried

Amendment:

Moved by: Mayor Redekop

That: The number of dwelling units permitted be reduced from 10 units to 7 units.

Carried

9.2.2 PDS-32-2025

Tree By-Law Amendment – By-law 33-2024 A By-law to Regulate the Destruction or Injuring of Trees

Recommendation 3

Moved by: Mayor Redekop

That: Council approves the amendments to the Town's Tree By-law 33-2024 as detailed in Report PBBS-32-2025, and further

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

Carried, as amended

Amendment:

Moved by: Councillor Dubanow

That: Schedule B of the draft by-law be amended to reduce the maximum cash-in-lieu from \$250,000 to \$200,000 and any additional assessed amount from \$50,000 to \$40,000.

Carried

Amendment:

Moved by: Councillor Lewis

That: Draft Plan of Subdivision and Condominium be added to "Developers who are applying for an Official Plan Amendment, Zoning By-law Amendment, Site Plan Control or a Commercial or Industrial Development" on page 25.

Carried

Amendment:

Moved by: Councillor Noyes

That: That stump removals not be included in the provisions of the Tree By-law.

Lost

Amendment:

Moved by: Councillor Noyes

That: Language in the Tree By-law regarding a tree permit includes the removal of the tree and the stump.

Carried

Amendment:

Moved by: Councillor Noyes

That: The By-law include a provision to permit the removal of any invasive trees located on residential lots, subject to the issuance of an exemption letter.

Lost

Amendment:

Moved by: Councillor Noyes

That: The by-law include a provision requiring that, where a tree is removed from an urban area or in a heritage area and there is sufficient planting capacity at or near the location of removal, the replacement tree shall be planted in that same urban or heritage area.

Carried

9.2.3 PBBS-33-2025

Proposed Amendments to Lot Maintenance By-law to Allow Naturalized Gardens

Recommendation 4

Moved by: Mayor Redekop

That: Council approves the amendments to the Lot Maintenance By-law attached as Appendix 1 to Report PBBS-33-2025.

Carried, as amended

Amendment:

Moved by: Mayor Redekop

That: Pollinator Garden beds will be set back 1 metre from the residential front lot line and front of the side yard lot lines.

Carried

9.3 New Business/Enquiries

9.3.1 Memorandum - Draft Parkland Dedication By-law

Recommendation 5

Moved by: Councillor Dubanow

That: Council receives the Memorandum regarding the Draft Parkland Dedication By-law for information purposes.

Carried

9.3.2 Councillor Noyes - Dog Park Enquiry

Councillor Noyes enquired about the installation date of a dog park in Ward 6, raising concerns about the repeated delays to the dog park project, noting it was originally expected to be completed several years ago, with more recent timelines targeting last summer. She recalled that the project was postponed due to the West Main Street reconstruction and believed an RFP had already been issued and approved.

Staff clarified that while an RFP may have gone out for design, the construction tender has not yet been issued. Staff are currently working with the existing road contractor to obtain pricing for the dog park installation in hopes of achieving cost savings by using a contractor already on site.

The quotation received was over budget, so staff are seeking additional quotes for comparison. If the road contractor's price remains the lowest, a capital budget amendment will be brought forward to proceed with the work.

It was confirmed that if the road contractor is awarded the dog park work, installation can begin in the park area as soon as it is safe and accessible, without waiting for the full completion of the road project. Councillor Noyes emphasized the importance of moving forward and requested that staff prioritize the dog park's completion.

9.4 Business Status Report

No changes.

10. Infrastructure Services

Chaired by Councillor Lewis.

10.1 Presentations and Delegations

None.

10.2 Reports

10.2.1 IS-09-2025

Municipal Parking Lot Review

Recommendation 6

Moved by: Mayor Redekop

That: Council approve the staff recommendation **Option A** from Report IS-09-2025, to maintain free parking during the day in municipal parking lots in the Business Improvement Areas, and to allow paid overnight parking, and further

That: Council direct staff to update the necessary By-laws to allow overnight parking in Municipal Lots located in the Business Improvement Areas, and further

That: Council direct staff to update By-law 132-2024 to Establish Fees and Charges for the Town of Fort Erie, as necessary.

Carried

10.3 New Business/Enquiries

10.3.1 Councillor Noyes - Windows to the Water - Signage and Hours of Use

Councillor Noyes raised concerns regarding the current signage at the Town's "Windows to the Water" access points, which fall under both Infrastructure and Planning. While signs indicate that dogs are not allowed, they also note that dogs on leashes are permitted, consistent with park regulations.

Councillor Noyes also expressed concerns on behalf of area residents about the current posted hours of operation, which are from 6:00 a.m. to 11:00 p.m. She noted that some of these access points are narrow (approximately 60 to 66 feet wide) and directly abut residential properties. Residents have expressed discomfort with individuals lingering in these areas late at night. As a result, she suggested that the hours of use be revised to "dawn to dusk" or "during daylight hours" to reduce disruption to nearby homeowners.

Councillor Noyes acknowledged that any change to the signage or hours would require Council direction and asked that staff prepare a

memo for consideration at the April 28th meeting. Councillor McDermott requested that staff provide clarification on the existing signage and policies so that Council could consider any proposed amendment with a full understanding of the current situation. Staff confirmed that they would prepare a memo accordingly.

10.4 Business Status Report

No Changes.

11. Corporate and Community Services

Chaired by Councillor Flagg.

11.1 Presentations and Delegations

None.

11.2 Reports

11.2.1 CS-04-2025

2024 Development Charges Reserve Fund Status

Recommendation 7

Moved by: Mayor Redekop

That: Council receives Report CS-04-2025 regarding the 2024 Development Charges (DC) Reserve Fund Status, for information purposes, and further

That: Council amends the 2025 Capital Budget to substitute the Sims Ave Upgrade - SH22 capital project (SIMM25) with \$9,250 Road DC Reserve with Road Refurbishing Reserve, and further

That: Council amends the 2025 Capital Budget to substitute the South Ridge Meadows Subdivision Parker Ave capital project (SRMP24) by \$60,708 with funding decreases of \$9,375 to Road DC Reserve and \$51,333 to Storm DC Reserve and increases of \$9,375 from Road Refurbishing Reserve and \$51,333 from Storm Refurbishing Reserve, and further

That: Council amends the 2025 Capital Budget to substitute the South Ridge Meadows Subdivision Wells Ave capital project (SRMW24) by \$60,795 with funding decreases of \$9,450 Roads DC Reserve and \$51,345 Storm DC Reserve and increases of \$9,450 with Road Refurbishing Reserve and \$51,345 with Storm Refurbishing Reserve, and further

That: Council amends the 2025 Capital Budget to reopen and supplement Arthur Street Upgrade capital project (ARTH20) by \$445,600 (including non-rebatable HST) with \$110,825 from the Road

Refurbishing Reserve, \$110,825 from the Road DC Reserve, \$117,655 from the Storm DC Reserve, \$61,315 from the Wastewater DC Reserve and \$44,980 from the Water Refurbishing Reserve, and further

That: Council amends the 2025 Capital Budget to supplement Albany Street capital project (ALBY23) by \$207,770 (including non-rebatable HST) with \$53,170 from the Road Refurbishing Reserve, \$53,170 from the Road DC Reserve, \$50,715 from Storm Refurbishing Reserve and \$50,715 from the Storm DC Reserve.

Carried

11.2.2 LLS-01-2025

Voting Methods for the 2026 Municipal and School Board Elections

Recommendation 8

Moved by: Councillor Dubanow

That: Council authorizes in-person ballot voting using vote tabulators as the primary voting method for the 2026 Municipal and School Board Election; and further

That: Council authorizes internet voting as an alternative voting method for the 2026 Municipal and School Board Election; and further

That: Council directs Staff to prepare the necessary by-law to authorize the use of internet voting as an alternative voting method.

Carried

11.3 New Business/Enquiries

None.

11.4 Business Status Report

No changes.

12. Closed Session

Recommendation 9

Moved by: Councillor Lewis

That: Council does now go into Closed Session at 9:04 p.m. to consider the following:

12.1 Closed Session Minutes - March 31, 2025

12.2 Memorandum - 271 Ridgeway Road pursuant to Section 239 (c) of the Municipal Act, 2001, a proposed or pending acquisition or disposition of land by the municipality or local board

12.3 PBBS-29-2025 Electric Vehicle Charging Stations pursuant to Section 239 (i) of the Municipal Act, 2001, a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group or persons, or organization

12.4 PBBS-30-2025 OLT Appeal - 0-14166 Hendershot Draft Plan of Subdivision 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

12.5 50 Gilmore Road pursuant to Section 239 (c) of the Municipal Act, 2001, a proposed or pending acquisition or disposition of land by the municipality or local board

13. Back to Open Session

Recommendation 10

Moved by: Councillor Lewis

That: Council does now rise and reconvene from closed session at 9:43 p.m. with report:

12.1 **That:** Council approves the Closed Session Minutes of March 31, 2025, and

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

12.3 **That:** Council approves the recommendations in Report PBBS-29-2025 and authorizes staff to proceed as directed in Closed Session, and

12.4 **That:** Council approves the recommendations in Report PBBS-30-2025 and authorizes staff to proceed as directed in Closed Session, and

12.5 **That:** Council authorizes staff to proceed as directed in Closed Session.

Carried

14. Scheduling of Meetings

None.

15. Adjournment

Recommendation 10

Moved by: Councillor Dubanow

That: Council adjourns Council-in-Committee at 9:44 p.m.

Carried

Mayor

Clerk