



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

**Monday, June 23, 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**

Mayor Redekop provided a land acknowledgment.

**3. Invocation**

The Deputy Clerk read the Invocation.

**4. Roll Call**

The Deputy Clerk gave the roll call.

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

Also present: Regional Councillor Insinna

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

**5. Announcements/Addenda**

An addendum was introduced, which included correspondence received on Friday from the President and CEO of Niagara Health. The Mayor also noted that Councillor Lewis had submitted several Notices of Motion related to funding for the South Niagara Hospital, summer hours of operation at the Fort Erie Urgent Care Centre, and a matter concerning the Chief Executive Officer and Board of Directors of Niagara Health.

Mayor Redekop made the following announcements:

## **Extreme Heat Warning**

The Mayor advised that an extreme heat warning had been issued for Niagara. Residents were reminded to stay hydrated and cool, and informed of available cooling centres at the Leisureplex (8 a.m. to 5 p.m.) and all three branches of the Fort Erie Public Library (during regular hours). Spray pad locations at Douglas Park, Ferndale Park, Crystal Ridge Park, Stevensville Memorial Park, and the Sugar Bowl were also noted as resources to help residents stay cool.

## **Correspondence from Niagara Health**

The Mayor commented on correspondence received from Niagara Health's President and CEO. While no formal funding request was made, the timing and content were described as "somewhat tone-deaf," especially in light of the motions on the agenda. The Mayor noted that the Town of Fort Erie has contributed to the new hospital build, both directly and through the Region, amounting to an estimated \$3.1 million from Fort Erie taxpayers.

## **Premier's Recent Comments**

The Mayor addressed a recent comment made by the Premier during his visit, regarding potential summer closures of the Fort Erie Urgent Care Centre. The Mayor expressed concern, noting the closure was not limited to a single day and emphasizing hope that the Premier's broader commitment to healthcare would take precedence.

## **Canada Day**

Residents were wished a happy Canada Day in advance of the holiday. Events include "Canada Day at the Races" at the Fort Erie Racetrack starting at noon, and fireworks in the area between the Old Fort and the Peace Bridge (Mather Arch) around dusk, approximately 9:30 p.m.

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

None.

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

None.

### **8. Regional Councillor Report**

Regional Councillor Insinna gave the following report:

A presentation was given to the Corporate Services Committee last week regarding Hospice Niagara. The Wilson House project will be the hospice here in Fort Erie. The site for development is next to the new Gilmore Lodge at the corner of Garrison Road and King Street. The groundbreaking ceremony will be this summer with the anticipated opening in late 2026/ early 2027. Draft renderings of the facility and rooms were presented and what stood out is the attention to detail when it comes to the comfort of the resident. Each room will

have a sliding door so the bed can be moved into the courtyard to enjoy the sunshine and other residents. The rooms will be equipped with a fireplace and other amenities to make the last stages of life as comfortable as can be. The Capital Campaign goal currently sits at 87% of funding raised. Contributions have come from Niagara Region, Town of Fort Erie, Ministry of Health and community and corporate donors. Hospice Niagara will be receiving a 20-year lease of the property with a 10-year extension at the end of the term. Hospice Niagara has been helping residents in the Niagara Region for the last 17 years, and this year there is a great need for volunteers.

Last week Councillor Insinna had the opportunity to speak with several Cabinet Ministers from the Province who were in the Fort Erie area. MPP Stan Cho, Minister of Tourism, Culture and Gaming of Ontario, MPP Todd Mc Carthy, Minister of the Environment, Conservation and Parks and MPP Sam Oosterhoff, Associate Minister of Energy-Intensive Industries all heard about our Town and the issues we face.

The official ribbon-cutting ceremony for Gilmore Lodge Long-Term Care Home and Community Hub is set for July 4th at 11am. The facility has been open, and the Community Hub continues to put on fantastic programs for residents in Fort Erie.

Once again Public Health will be continuing the Beach Surveillance program. The authority for Public Health to test the waters are provided under the Ontario Health Protection and Promotion Act. There are 19 beaches in the Region with 12 being on Lake Erie. The beach water is to be sampled at least once per week with some being sampled twice. There are five samples taken at each beach and are tested for E. Coli. Public Health will issue warnings if the lab results merit. The Beach Water Testing website can be seen on the Niagara Region website and constantly updated.

## **9. Presentations and Delegations**

### **9.1 Edward Zahra, Director, Customer Experience, Niagara Transit Commission**

Re: Accessibility Advisory Committee Niagara Transit Issues

E. Zahra, Director, Customer Experience, Niagara Transit Commission, and Jordan Hamilton (title) provided a PowerPoint presentation in response to a motion referred to the Niagara Transit Commission dated April 1, 2025, re: Accessibility Advisory Committee Niagara Transit issues and answered questions from members of Council.

The presentation addressed the following key topics:

- Service provisions specific to the Town of Fort Erie;
- Operational standards of Niagara Transit;
- Financial accountability and oversight;

- Community concerns, including matters raised by the Accessibility Advisory Committee.

## 10. Public Meetings

### 10.1 Zoning By-law Amendment - 745 Dominion Road

Owner: Crystal Ridge Homes Inc. c/o Jeff Davis - Applicant: Quartek Group Inc. c/o Matthew Trendota

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

Devon Morton, Supervisor of Development approvals, and Myles Banfield, Junior Development Planner 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, Jeff Davis of Crystal Ridge Homes Inc., was not in attendance.

Mayor Redekop asked if anyone present would like to speak in favour of the application.

No one in the audience wished to speak in favour of the application.

Mayor Redekop asked if anyone present would like to speak in opposition to the application.

No one in the audience wished to speak in opposition to the application.

The Clerk confirmed that no additional written comments were received.

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

### 10.2 PBBS-46-2025

Proposed Zoning By-law Amendment Information and Recommendation Report for 745 Dominion Road

Resolution 1

Moved by: Councillor Christensen

Seconded by: Councillor Lewis

**That:** Council approves the amendment to the Town's Zoning By-law 129-90 as detailed in Report PBBS-46-2025 for land known as 745 Dominion Road, and further

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

**Carried**

## **11. Consent Agenda**

Councillor Dubanow requested that Item 11.3.2 be dealt with separately. Council dealt with the balance of the Consent Agenda first and then proceeded with item 11.3.2.

Resolution 2

Moved by: Councillor McDermott

Seconded by: Councillor Flagg

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

**Carried, as amended**

### **11.1 Minutes**

11.1.1 Regular Council Minutes - May 26, 2025

11.1.2 Special Council Minutes - June 9, 2025

11.1.3 Council-in-Committee Minutes - June 9, 2025

### **11.2 Correspondence**

11.2.1 Receive and Support - Rideau Lakes - Strong Mayor Powers Resolution

11.2.2 Receive and Support - County of Prince Edward - Bill 5: Protect Ontario by Unleashing Our Economy Act, 2025

11.2.3 Proclamation - Niagara Health System - World Hepatitis Day, July 28, 2025

**That:** Council proclaims July 28, 2025, as "World Hepatitis Day".

**Carried**

11.2.4 Receive - Niagara Health - Fort Erie Local Share

### **11.3 Board/Committee Minutes**

11.3.1 Receive and Approve Recommendation - Museum and Cultural Heritage Advisory Committee - May 14, 2025:

#### **576 Ridge Road North**

**That:** The Museum and Cultural Heritage Advisory Committee recommends that the demolition of the 1950's and 1960's additions to 576 Ridge Road North be permitted, and that the original 1920's

building be retained in accordance with the drawings provided by Shoalts Engineering.

**That:** The Museum and Cultural Heritage Advisory Committee recommends that the property owner be required to board up all of the doors and windows and install fencing around the remaining designated building to enhance security and protection.

**Carried, as amended**

**Amendment:**

Councillor Noyes recommended a friendly amendment to the second paragraph to strike out the words "board up all of the doors and windows and". Councillor McDermott and Councillor Flagg were agreeable to the amendment.

11.3.3 Receive - Community Gaming Development Corporation - April 23, 2025

11.3.4 Receive - Accessibility Advisory Committee - May 27, 2025

11.3.5 Receive - Ridgeway Business Improvement Area Board of Management

- February 5, 2025; April 2, 2025; May 7, 2025; June 4, 2025 (No Quorum); June 11, 2025

11.3.6 Receive - Bridgeburg Station Downtown Business Improvement Area Board of Management - May 7, 2025; June 10, 2025

11.3.7 Receive - Crystal Beach Business Improvement Area Board of Management - June 11, 2025

11.4 Reports

11.4.1 PBBS-47-2025

Housekeeping Amendments to Comprehensive Zoning By-law 129-90, as Amended Recommendation Report

**That:** Council approves the proposed housekeeping amendments to the Town's Comprehensive Zoning By-law 129-90 as detailed in Appendix 1 of Report PBBS-47-2025, and further

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

**Carried**

11.5 New Business

11.5.1 Councillor Representative Appointment to the SPCA Board of Management

**That:** Council appoints Council Noyes as the Council Representative and Councillor Christensen, as the alternate Councillor Representative to the Fort Erie SPCA Board of Management for the term ending November 14, 2026.

**Carried**

11.5.2 Notice of Resignation - Councillor McDermott - Community Health Care Services Advisory Committee

**That:** Council accepts the resignation of Councillor McDermott from the Community Health Care Services Committee, and further

**That:** Council directs staff to proceed with filling the vacancy in accordance with the Procedural By-law.

**Carried**

11.5.3 Notice of Resignation - Jeff Sinclair, Niagara Region Representative - Affordable Housing Advisory Committee

**That:** Council accepts the resignation of Jeff Sinclair, as Niagara Region Representation from the Affordable Housing Advisory Committee, and further

**That:** Council directs staff to proceed with filling the vacancy in accordance with the Procedure By-law.

**Carried**

11.5.4 Notice of Resignation - Melissa Dubois - Crystal Beach Business Improvement Area Board of Management

**That:** Council accepts the resignation of Melissa Dubois from the Crystal Beach Business Improvement Area Board of Management, and further

**That:** Council directs staff to proceed with filling the vacancy in accordance with the Procedure By-law.

**Carried**

11.5.5 Notice of Resignations - Liane Beauchemin and Chuck Lord (effective July 31, 2025) - Ridgeway Business Improvement Area Board of Management

**That:** Council accepts the resignation of Liane Beauchemin and Chuck Lord (effective July 31, 2025) 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**

## **11. Consent Agenda**

### **11.3 Board/Committee Minutes**

#### **11.3.2 Receive and Approve Recommendation - Traffic Coordinating Committee - June 4, 2025:**

**That:** Council accepts and approves the proposed speed limit changes as presented in Appendix 2 of the Traffic Coordinating Committee Meeting held on June 4, 2025.

Resolution 2

Moved by: Councillor Dubanow

Seconded by: Councillor Noyes

**That:** The recommendations from the Traffic Coordinating Committee (Appendix 2 – Proposed Speed Limit Reductions) be deferred to the Council-in-Committee meeting of July 7, 2025, and that staff be directed to provide additional background information to Council regarding the rationale for the proposed changes.

**Carried**

## **12. Reports**

None.

## **13. New Business/Enquiries**

### **13.1 Selection of Chair and Vice-Chairs for Business Subdivision Services for the period July 28, 2025, to October 25, 2026**

***(Deferred from the March 31, 2025 Regular Council Meeting)***

Resolution 3

Moved by: Councillor Noyes

Seconded by: Councillor Lewis

**Whereas:** Section 18.8 of Council's Rules of Procedure By-law states that Prior to April 1 in the second year of the term, Council meets in open session and selects the Chair and Vice-Chair for each Business Subdivision for the second sixteen-month period of the term.

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



**That:** Council appoints the following Chair and Vice-chair for the Business Subdivisions of Council-in-Committee for the period of July 28, 2025, to October 25, 2026:

**Planning, Building and By-law Services**

Councillor \_\_\_\_\_, Chair

Councillor \_\_\_\_\_, Vice-Chair

**Infrastructure Services**

Councillor \_\_\_\_\_, Chair

Councillor \_\_\_\_\_, Vice-Chair

**Corporate and Community Services**

Councillor \_\_\_\_\_ Chair

Councillor \_\_\_\_\_, Vice-Chair

Moved by: Councillor Dubanow

Seconded by: Councillor Christensen

**That:** Consideration of the motion to appoint the Chair and Vice-Chair for the Business Subdivisions of Council-in-Committee for the period of July 28, 2025, to October 25, 2026, be deferred to the Council meeting of July 21, 2025.

**Carried**

**14. Closed Session**

Resolution 4

Moved by: Councillor Dubanow

Seconded by: Councillor Flagg

**That:** Council does now go into Closed Session at 7:19 p.m. to consider the following:

Item 14.1 Closed Session Minutes - June 9, 2025;

Item 14.2 Accessibility Advisory 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;

Item 14.3 Affordable Housing Advisory Committee (Niagara Region Representative) Appointment pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees;

Item 14.4 Ridgeway Business Improvement Area Board of Management Appointment pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal

matters about an identifiable individual, including municipal or local board employees; and

Item 14.5 Community Health Care Services Committee - Councillor Representative Appointment pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board employees.

**Carried**

## **15. Back to Open Session**

Resolution 5

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

**That:** Council does now rise and reconvene from closed session at 7:30 p.m. with report:

14.1 **That:** Council approves the Closed Session Minutes of June 9, 2025, and

14.2 **That:** Council appoints Deyineyra Macdonnell to the Accessibility Advisory Committee for the term ending November 14, 2026, or until her successor is appointed, and

14.3 **That:** Council appoints Brendon Nicholson, Niagara Region Representative, to the Affordable Housing Advisory Committee for the term ending November 14, 2026, or until his successor is appointed, and

14.4 **That:** Council appoints Frank Pirri to the Ridgeway Business Improvement Area Board of Management for the term ending November 14, 2026, or until his successor is appointed, and

14.5 **That:** Council appoints Councillor Dubanow, as the Councillor Representative and Councillor Noyes as the alternate Councillor Representative, to the Community Health Care Services Committee for the term ending November 14, 2026, or until his/her successor is appointed.

**Carried**

## **16. Motions**

None.

## **17. Notice of Motion**

Resolution 6

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

**That:** Council dispenses with the notice requirements to consider Councillor Lewis's Motions regarding South Niagara Hospital Funding and Fort Erie Urgent Care Centre Summer Hours of Operation.

**Carried**

17.1 Councillor Lewis - South Niagara Hospital Funding

Resolution 7

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

**That:** The Town of Fort Erie temporarily withhold the previously committed funding to the South Niagara Hospital and discusses options for reallocating those funds to other healthcare initiatives, and

**That:** The Town of Fort Erie engage in discussions to determine where these funds should/could be directed based on identified community health needs, which may or may not include the South Niagara Hospital or Niagara Health.

Yes (7): Mayor Redekop, Councillor Christensen, Councillor Dubanow, Councillor Flagg, Councillor Lewis, Councillor McDermott, and Councillor Noyes

**Carried**

17.2 Councillor Lewis - Fort Erie Urgent Care Centre Summer Hours of Operation

Resolution 8

Moved by: Councillor Lewis

Seconded by: Councillor McDermott

**That:** The Town of Fort Erie requests that the Minister of Health direct Niagara Health to reinstate the full hours of operation of the Fort Erie Urgent Care Centre (UCC) during July and August of 2025.

**Carried, as amended**

**Amendment:**

Councillor Noyes recommended a friendly amendment to change the word "full" to "current". Councillor Lewis and Councillor McDermott were agreeable to the amendment.

17.3 Councillor Lewis - Chief Executive Officer and Board of Directors of Niagara Health

Councillor Lewis gave Notice of Motion, that the Town of Fort Erie formally request the resignation of the Chief Executive Officer and Board of Directors of Niagara Health, and further request that the Province of Ontario appoint a supervisor to oversee the operations of Niagara Health.

**Returnable September 22, 2025**

17.4 Councillor Dubanow - Removal of Holding Provision

Councillor Dubanow gave Notice of Motion respecting the removal of a holding provision from a block of land on Walden Boulevard associated with a proposed development.

**Returnable July 21, 2025**

**18. Consideration of By-laws**

Resolution 9

Moved by: Councillor Flagg

Seconded by: Councillor McDermott

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

56-2025 To Amend Zoning By-law 129-90, as mended – 4924 Sherkston Road;

57- 2025 To Amend By-law 52-09 (Change Delegated Authority to the Director of Planning, Building and By-law Services);

58-2025 To Authorize the Entry into an Amending Agreement between DCS Niagara Developments Inc. for 271 Ridgeway Road (Expand Permitted Uses);

59-2025 To Appoint Darryl Suess as a Fire Prevention Inspector for The Corporation of the Town of Fort Erie;

60-2025 To Authorize Amending the Memorandum of Understanding between Hospice Niagara and The Corporation of the Town of Fort Erie (Increase Grant Funding);

61-2025 To Authorize Applications for the Cancellation, Reduction or Refund of Taxes Levied for the Years 2023, 2024 and 2025;

62-2025 To Amend the User Fees and Charges By-law 132-2024 (Regional Official Plan Amendment Fees); and

63-2025 To Amend Zoning By-law 129-90, as amended - 99 Joseph Street are given first and second reading.

**Carried**

Resolution 10

Moved by: Councillor Christensen

Seconded by: Councillor Lewis

**That:** By-laws 56-2025 to 63-2025 inclusive are given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

**Carried**

Resolution 11

Moved by: Councillor Noyes

Seconded by: Councillor Dubanow

**That:** By-law 64-2025: To Confirm the Actions of Council at its Council-in-Committee meeting held June 9, 2025, and its Regular Council meeting held June 23, 2025, is given first and second reading.

**Carried**

Resolution 12

Moved by: Councillor McDermott

Seconded by: Councillor Flagg

**That:** By-law 64-2025 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 for the remainder of June 2025.

**20. Adjournment**

Resolution 13

Moved by: Councillor Dubanow

Seconded by: Councillor Flagg

**That:** Council adjourns at 8:05 pm to reconvene into a Regular Meeting of Council on July 21, 2025.

**Carried**

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Mayor

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Clerk