



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

**Monday, June 30, 2025, 5:30 p.m.
Council Chambers**

1. Call To Order

Mayor Redekop called the meeting to order at 5:33 pm.

2. Land Acknowledgement

Mayor Redekop provided a land acknowledgment.

3. Roll Call

The Clerk gave the roll call.

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

Absent: Councillor Dubanow

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

4. Announcements/Addenda

There was one addendum which revised Appendix 5 of Report PBBS-40-2025.

Mayor Redekop wished everyone a Happy Canada Day and passed the Chair to Councillor Christensen.

Councillor Christensen made an announcement regarding the release of the Fort Erie Public Library Annual Report, highlighting statistics from 2024, including:

- 32% increase in visits to the library, and
- 12% increase in digital circulation, showing strong engagement from both younger and older demographics, and
- Total circulations reached 79,582.

Councillor Christensen also gave special recognition to the Friends of the Fort Erie Public Library, who have donated over \$78,000 since 2015.

Councillor Christensen returned the Chair to Mayor Redekop.

5. Declarations of Pecuniary Interest

None.

6. Closed Session

Resolution 1

Moved by: Councillor Flagg

Seconded by: Councillor Christensen

That: Council does now go into Closed Session at 5:35 p.m. to consider Item 6.1 Canadian Union of Public Employees and its Local #714 Collective pursuant to Section 239 (2) (d) of the *Municipal Act, 2001*, labour relations or employee negotiations.

Carried

7. Back to Open Session

Resolution 2

Moved by: Councillor Lewis

Seconded by: Councillor Flagg

That: Council does now rise and reconvene from closed session at 6:06 p.m. with report that for Item 6.1, staff proceed as directed in Closed Session.

Carried

8. Public Meetings

8.1 Official Plan Amendment and Zoning By-law Amendment - 3856 Terrace Lane and Unassigned Parcel 0-15097 Crystal Beach Drive

Owners: 1000054526 Ontario Inc. & 3101669 Nova Scotia Company,
Applicant: Robert Martin, P.Eng (Project Manager)

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.

Lou Pompili, Agent, spoke to the application and answered the questions of Council.

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.

The following individuals provided oral comments:

- Fred Tonin, 528 Ridgeway Road
- Brian Treble, RPP, 6075 Summer Street, Niagara Falls, speaking on behalf of several residents
- John Platz, 3710 Crystal Beach Drive
- Rose Di Renzo, 0-15085 and 0-15086 Terrace Lane
- Rob Ketteman, 3727 Crystal Beach Drive
- Ben Burke, 3729 Crystal Beach Drive

The Clerk confirmed that no additional written comments were received.

Mayor Redekop declared the Public Meeting closed.

Council recessed at 7:59 pm and reconvened at 8:09 pm.

8.2 PBBS-40-2025

Proposed Official Plan and Zoning By-law Amendments Information Report for lands located at 3856 Terrace Lane and Unassigned Parcel 0-15097 Crystal Beach Road.

Resolution 3

Moved by: Councillor Christensen

Seconded by: Councillor Flagg

That: Council receive for information purposes, Report PBBS-40-2025 regarding the proposed Official Plan and Zoning By-law Amendment Applications for lands located at 3856 Terrace Lane and Unassigned Parcel 0-15097 Crystal Beach Drive.

Carried, as amended

Amendment:

Moved by: Councillor McDermott

Seconded by: Councillor Lewis

That: The Municipal Council of The Corporation of the Town of Fort Erie denies the combined Official Plan and Zoning By-law Amendment Applications (OPA-08-2024 and ZBA-17-2024), submitted by Lou Pompili

on behalf of the Owners, 1000054526 Ontario Inc. and 3101669 Nova Scotia Company, for lands municipally known as 3856 Terrace Lane and Unassigned Parcel 0-15097 Crystal Beach Drive, for the following reasons, as well as others:

1. Non-Conformity with the Crystal Beach Secondary Plan - The proposed development does not align with the intent, policies, or guiding principles of the Crystal Beach Secondary Plan, which was adopted by Council in 2021 and was approved by Ontario Land Tribunal in 2023, following an extensive and inclusive public engagement process. The Plan represents a community-driven vision for sustainable and context-sensitive growth. The Crystal Beach Secondary Plan contemplates a low-rise, residential development of no more than three storeys and 50 units per hectare on the subject lands. The applicant's proposal comprising of a 10-storey structure with a residential density of 385 units per hectare is an excessive departure from the Council-approved plan.
2. Lack of Compatibility with Existing Neighbourhood Character - The proposed development fails to achieve compatibility with the surrounding neighbourhood in terms including scale, massing, height, setbacks, landscaping and buffering to maximize privacy and minimize the impact on adjacent lower density uses. It does not reflect or respect the established cottage-style character that defines the identity of Crystal Beach.
3. Environmental Impacts and Inconsistency with Provincial Policy - The proposal includes the removal of a Significant Woodland, which is inconsistent with the environmental protection objectives outlined in the 2024 Provincial Policy Statement. This action would represent a loss of natural heritage and contravenes provincial directives that prioritize ecological conservation and climate resilience.

Carried

Mayor Redekop suggested a friendly amendment to include the words "per hectare" following "50 units."

Councillor McDermott and Councillor Lewis were agreeable to the amendment.

9. Consideration of By-laws

9.1 65-2025

To Confirm the Actions of Council at its Special Council Meeting Held June 30, 2025

Resolution 4

Moved by: Councillor Noyes

Seconded by: Councillor Flagg

That: By-law 65-2025 To Confirm the Actions of Council at its Special Council Meeting Held June 30, 2025, is given first and second reading.

Carried

Resolution 5

Moved by: Councillor McDermott

Seconded by: Councillor Christensen

That: By-law 65-2025 is given third and final reading to be signed by the Mayor and Clerk under the corporate seal.

Carried

10. Scheduling of Meetings

None.

11. Adjournment

Resolution 6

Moved by: Councillor Flagg

Seconded by: Councillor Christensen

That: Council adjourns at 8:22 p.m. to reconvene into Regular Meeting of Council on July 21, 2025.

Carried

Mayor

Clerk