



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

**Monday, July 7, 2025, 6:00 p.m.
Council Chambers**

1. Call to Order

Mayor Redekop called the meeting to order at 6:01 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, McDermott and Noyes

Absent: Councillor Lewis

Staff: C. Cameron, A. Carter, J. Frost, J. Janzen, C. McQueen, C. Patton, P. Riley and E. Terry.

4. Announcements/Addenda

There was one Addendum which moved Item 10.2.2 IS-15-2025 Budget Amendment – WMET25 2025 Residential Water Meter Replacement Program to Closed Session.

Mayor Redekop made the following announcements:

**Association of Municipal Clerks and Treasurers of Ontario (AMCTO)
Academic Awards**

AMCTO held its annual awards gala dinner, which honours municipal professionals for their innovation, contributions to their field, and commitment to

professional development. This year, Ashlea Carter, Acting Clerk, received the Award for Excellence in the Employment Law and Human Resources Program. Mayor Redekop congratulated Ashlea on her well-deserved recognition, praising her accuracy, efficiency, and overall high standard of work.

Update on Niagara Health and Urgent Care Center

Mayor Redekop provided an update on the status of the Urgent Care Center (UCC) in Fort Erie. The center remained open on July 1, a date it was previously scheduled to be closed, and will also stay open during the upcoming Labour Day weekend. However, the UCC is scheduled for closure during the August civic holiday weekend. The latest communication with Dr. Kevin Chan, Chief of Staff, indicated that unless all three shifts on August 2, 3, and 4 can be staffed, the center will not open. Clarification on this policy is being sought.

Engagement with Government Officials - Fort Erie Urgent Care Centre

Mayor Redekop advised that at the opening of the new Gilmore Lodge, he had the opportunity to discuss Fort Erie's urgent care situation with Minister of Long-Term Care, Kusendova Bashta, and Associate Minister of Energy-Intensive Industries, Sam Oosterhoff. Mayor Redekop spoke with the two Ministers regarding the Town of Fort Erie's proposal for the Urgent Care Centre. He will be sending them additional background information, as well as to other ministers who have been briefed on the matter. Conversations have also taken place with MPP Wayne Gates, who has been in direct contact with the Premier and expects a response from the Minister of Health. Efforts are ongoing to arrange a meeting with the Minister before the AMO conference to present a proposal concerning the use of Douglas Memorial Hospital to enhance the effectiveness of Niagara Health services across the region.

Ridgefest July 11-12, 2025

Mayor Redekop announced that Ridgefest will take place this coming weekend. The event is known for its strong attendance and festive atmosphere.

5. Declarations of Pecuniary Interest

None

6. Notice of Upcoming Public Meetings and Open Houses

6.1 Public Meeting - Official Plan and Zoning By-law Amendment - 0-8227
Hibbard Street

2655321 Ontario Ltd. (Mark Spadafora) - Urban and Environmental
Management (Greg Taras) - Monday, July 21, 2025 - 6:00 pm - Council
Chambers, Town Hall

7. Public Meetings

None.

8. Consent Agenda

Recommendation 1

Moved by: Councillor Dubanow

That: Council approves the consent agenda as recommended.

Carried

8.1 PBBS-49-2025

Bridgeburg North Secondary Plan Financial Agreement

That: Council approves Report PBBS-49-2025 regarding a financial agreement for the completion of the Bridgeburg North Secondary Plan with the Participating Landowner Group (PLG), and

That: Council directs Staff to bring the Financial Agreement and implementing by-law to the July 21, 2025, Council meeting for approval, and

That: Council amends the 2025 General Levy Operating Budget to include PBBS staffing costs of \$66,667 with grant funding from PLG.

Carried

8.2 PBBS-53-2024

Q1 Development, Building, and By-law Enforcement Status Report

PBBS 2025 First Quarter (Q1) Development-Building-Planning-By-law Status Report

That: Council receives Report PBBS-53-2024 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-53-2025 to Regional Niagara Planning and Development Services, the District School Board of Niagara and the Niagara Catholic District School Board.

Carried

8.3 IS-14-2025

Annual 2024 American Water Works Association (AWWA) Water Loss Audit

That: Council receives Report IS-14-2025 for information purposes.

Carried

8.4 IS-16-2025

2025 Asset Management Plan

That: That Council receives Report IS-16-2025 for information purposes; and further

That: Council directs that the costs of implementation and maintenance of the Asset Management Plan be included in future budget deliberations.

Carried

8.5 CAO-06-2025

Land Committee Meeting Minutes – June 19, 2025

That: Council receives the June 19, 2025, Land Committee meeting minutes attached as Appendix “1”, and further

That: The request from the owner of 294 Prospect Point Road to enter into an encroachment agreement for the flower beds, brick pillars, garden lighting and wiring located on the Town’s road allowance be denied and that the Applicant be required to remove the encroachments within 30 days.

Carried

9. Planning, Building and By-law Services

Chaired by Councillor Christensen.

9.1 Presentations and Delegations

9.1.1 Father Stuart MacDonald, Pastor, St. Joseph's Catholic Church

Re: Opposed to Heritage Designation - 3718 Netherby Road and Conservation District Information (PBBS-51-2025 and PBBS-52-2025)

Father Stuart MacDonald, Pastor, provided a presentation summarizing his opposition to the proposed heritage designation of St. Joseph's Catholic Church and responded to questions from members of Council.

Father Stuart MacDonald noted the following:

- The stained glass window was installed in 1999, and
- Arched opening windows were all replaced, and
- The church was Reclad in 1969 in fake brick, and

- The entryway door is not original, and
- The church, hall and rectory features is not unique, and
- The worshipping community has existed for 173 years next to an operating cemetery, and
- They were careful to preserve the look of the church when constructing the new additions, and
- They are supportive of the installation of a plaque.

9.2 Reports

9.2.1 PBBS-48-2025

Heritage Property Designation – 451 Niagara Boulevard

Recommendation 2

Moved by: Mayor Redekop

That: Council approves the designation of 451 Niagara Boulevard as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the *Ontario Heritage Act*; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further

That: Council directs staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the *Ontario Heritage Act*.

Carried

9.2.2 PBBS-50-2025

Heritage Property Designation – 2584 Ott Road

Recommendation 3

Moved by: Councillor Dubanow

That: Council approves the designation of 2584 Ott Road as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the *Ontario Heritage Act*; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further

That: Council directs Staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the *Ontario Heritage Act*.

Amendment:

Moved by: Mayor Redekop

That: Report PBBS-50-2025 be deferred to the October 6, 2025, Council-in-Committee Meeting so that staff can report back on the heritage designations of churches in other municipalities and possible alternatives.

Carried

9.2.3 PBBS-51-2025

Heritage Property Designation – 3718 Netherby Road

Recommendation 4

Moved by: Mayor Redekop

That: Council approves the designation of 3718 Netherby Road as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the *Ontario Heritage Act*; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further

That: Council directs Staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the *Ontario Heritage Act*.

Yes (2): Mayor Redekop, and Councillor Dubanow

No (4): Councillor McDermott, Councillor Flagg, Councillor Christensen, and Councillor Noyes

Absent (1): Councillor Lewis

Lost

Amendment:

Moved by: Councillor Noyes

That: Council Rules of Procedure By-law 36-2016, as amended, be waived in order to permit a recorded vote in Council-in-Committee.

Carried

Amendment:

Moved by: Mayor Redekop

That: Report PBBS-51-2025 be deferred to the October 6, 2025, Council-in-Committee Meeting so that staff can report back on the

heritage designations of churches in other municipalities, possible alternatives and request more information from ARA.

Yes (3): Mayor Redekop, Councillor Dubanow, and Councillor Flagg

No (3): Councillor McDermott, Councillor Christensen, and Councillor Noyes

Absent (1): Councillor Lewis

Lost

Amendment:

Moved by: Councillor Noyes

That: Council Rules of Procedure By-law 36-2016, as amended, be waived in order to permit a recorded vote in Council-in-Committee.

Carried

9.2.4 PBBS-52-2025

Heritage Conservation District Information - Cluster of Buildings in Synder

Recommendation 5

Moved by: Councillor Dubanow

That: Council does not proceed with the pursuit of a Heritage Conservation District under Part V of the Ontario Heritage Act for the cluster of buildings in Snyder, based on the findings outlined in report PBBS-52-2025.

Carried

9.2.5 PBBS-54-2025

Park Name Proposal for 3440 Thunder Bay Road

Recommendation 6

Moved by: Mayor Redekop

That: Council approves the proposed name “Thunder Bay Park” for the neighbourhood park located at 3440 Thunder Bay Road; and further

That: Council direct Staff to submit the necessary by-law.

Amendment:

Moved by: Mayor Redekop

That: Report PBBS-54-2025 be deferred to the September 8, 2025, Council-in-Committee Meeting to permit consideration of possible cultural or historic name options and consult with Museum Services.

Carried

9.3 New Business/Enquiries

9.3.1 Councillor Noyes - Naming of Water Windows in Black Creek

Councillor Noyes enquired whether there was public consultation regarding the naming of the Water Windows in Black Creek.

9.4 Business Status Report

No changes.

10. Infrastructure Services

Chaired by Councillor Noyes.

10.1 Presentations and Delegations

None.

10.2 Reports

10.2.1 IS-13-2025

Tennis Club Operating Agreement

Supplemental Memorandum Attached

(Deferred from the June 9, 2025, Council-in-Committee Meeting, Moved by Councillor Christensen)

Councillor Noyes gave the Chair to Councillor Dubanow to speak to the matter.

That: Council authorize entry into an operating agreement with the Fort Erie Tennis Club for the management and operation of the Oakes Park tennis courts.

Amendment:

Moved by: Mayor Redekop

That: Council defers Report IS-13-2025 to the November 3, 2025, Council-in-Committee Meeting to facilitate renegotiating the draft operating agreement for the 2026 season, including a shorter contract, social and recreational programming, and free public access times.

That: Public Access times be increased for the 2025 season.

Carried

Councillor Dubanow returned the Chair to Councillor Noyes.

~~10.2.2 IS-15-2025~~

Budget Amendment – WMET25 2025 Residential Water Meter Replacement Program.

10.2.3 IS-17-2025

Updates to Consolidated Traffic By-law 2000-89 (Speed limits, Waterfront Park, Event Parking, Administrative Updates)

Councillor Dubanow requested that the third and fourth operative motions of Report IS-17-2025 be voted on separately.

Recommendation 7

Moved by: Councillor Dubanow

That: Council approves the Seasonal Parking Restrictions for Waterfront Park Regular Events (Appendix 1); 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

Carried

Moved by: Councillor Dubanow

That: Council approves speed reductions on various Town Roads as listed in Appendix 2, and further

Lost

Moved by: Councillor Dubanow

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.

Lost

Mayor Redekop suggested a friendly amendment that "excluding provisions in Appendix 2" be added following "as attached in Appendix 3."

Councillor Dubanow was agreeable to the amendment.

Moved by: Councillor Dubanow

That: Council approves several administrative updates to the Consolidated Traffic By-laws 2000-89, as attached in Appendix 3 excluding provisions in Appendix 2; and further

Carried, as amended

Moved by: Councillor Dubanow

That: Council directs staff to prepare the necessary by-law amendment to the existing Consolidated Traffic and Parking By-laws 2000-89 to update the various schedules as needed.

Carried

10.3 New Business/Enquiries

10.3.1 Receive and Approve Recommendation - Traffic Coordinating Committee - June 4, 2025:

(Deferred from the June 23, 2025, Regular Council Meeting, Moved by Councillor Dubanow and Seconded by Councillor Noyes)

Recommendation 9

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.

Lost

10.3.2 Mayor Redekop - Realignment of Michener and Sherston Roads

Review of the intersection regarding interpretation that it should be a four-way stop.

J. Frost - reviewing Point Abino and Michener intersection to make traffic more clear. Through road does not stop.

Traffic Coordinating Committee to review. Staff measure some sight lines.

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

None.

11.3 New Business/Enquiries

None.

11.4 Business Status Report

No changes.

12. Closed Session

Moved by: Councillor Christensen

That: Council does now go into Closed Session at 8:13 p.m. to consider the following:

12.1 Closed Session Minutes of June 23 and June 30, 2025;

12.2 Strong Mayor Powers and the Chief Administrative Officer, pursuant to Section 239 (2) (b) of the *Municipal Act, 2001*, personal matters about an identifiable individual, including municipal or local board;

12.3 LLS-02-2025 Request for Class 4 Area Designation Under the MOE's NPC-300 Guidelines for 4 and 6 Hagey Avenue pursuant to Section 239 (2) (f), advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

12.4 IS-15-2025 Budget Amendment – WMET25 2025 Residential Water Meter Replacement Program, pursuant to Section 239 (2) (i), 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 of persons, or organization.

Carried

13. Back to Open Session

Recommendation 11

Moved by: Councillor Flagg

That: Council does now rise and reconvene from closed session at 8:53 p.m. with report:

12.1 **That:** Council approves the Closed Session Minutes of June 23 and June 30, 2025; and

12.2 **That:** Council authorizes staff to proceed as directed in Closed Session regarding Strong Mayor Powers and the Chief Administrative Officer; and

12.3 **That:** Council approves the recommendations in Report LLS-02-2025 and authorizes Staff to proceed as directed in Closed Session; and

12.4 **That:** Council amends the 2025 Capital Budget to increase the 2025 residential water meter replacement program (WMET25) capital project by \$143,000 with funding from the Water Meter Reserve.

That: Report IS-15-2025 be made public excluding Table 3.

Carried

14. Scheduling of Meetings

Members of Council announced upcoming Committee meetings on July 9, 2025.

15. Adjournment

Recommendation 12

Moved by: Councillor Dubanow

That: Council adjourns Council-in-Committee at 8:56 p.m.

Carried

Mayor

Clerk