



# The Municipal Corporation of the Town of Fort Erie

## Council-in-Committee Meeting Minutes

**Monday, June 12, 2023**

### **Council Chambers**

Meetings are being held in-person and via Video Teleconference as may be permitted. All meetings can be viewed at: Town's Website:

<https://www.forterie.ca/pages/CouncilAgendasandMinutes>

Town's YouTube Channel: [www.youtube.com/townofforterie](http://www.youtube.com/townofforterie)  
or click on the YouTube icon on the home page of the Town's website ([www.forterie.ca](http://www.forterie.ca)) or Cogeco "YourTV"

### **1. Call to Order**

Mayor Redekop called the meeting to order at 6:21 p.m.

Mayor Redekop provided a land acknowledgment, which can be accessed at the following link: [Land Acknowledgement](#)

### **2. Roll Call**

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

Staff: A. Carter, A. Dilwaria, J. Janzen, C. McQueen, C. Patton, and K. Walsh.

### **3. Announcements/Addenda**

There was no Addendum.

Mayor Redekop made the following announcements:

#### **Fort Erie Youth**

As June is traditionally when the Cadet Corps holds its annual reviews, Councillor McDermott and I attended the Army, Air and Navy League reviews. They are doing well and are well supported by dedicated Officers and Staff. Congratulations to all who have been working with our youth.

### **House of Commons Standing Committee**

I, along with others, addressed the House of Commons Standing Committee on International Trade regarding the underused Housing Tax. This remains a contentious issue, especially for our American property owners, who represent approximately 6% of our housing stock in Fort Erie. The Committee was very attentive and made several recommendations. Thanks to Tony Baldinelli, MP, for requesting and obtaining the committee hearings on this issue.

### **World Refugee Day – June 20**

In support of National Refugee Day, the Fort Erie Multicultural Centre will be hosting a walk which will start at 54 Jarvis Street at 10:30 a.m., with a barbecue being held at Matthew House on Central Avenue afterwards.

### **National Indigenous Peoples Day – June 21**

Presumably, there will be activities held at the Fort Erie Native Friendship Centre on this day. Please look for full details.

### **Rosanne Brown, Nurse**

Some sad news to share regarding the passing of award-winning nurse, Rosanne Brown on Monday, June 5. Rosanne began nursing in 1974, chose not to retire when she could, and was highly regarded. Rosanne received a life time achievement award from Niagara Health for her work in the complex care unit. There will be a celebration of life held at the Ridgeway Legion Branch, Friday, June 16 with visitation from 10:00 a.m. – 12 noon and celebration ceremony beginning at 1:00 p.m. Rosanna's passing is a significant loss; she will be a hard person to replace.

### **Father's Day**

Mayor Redekop wished all fathers well for Father's Day this Sunday, June 18.

## **4. Declarations of Pecuniary Interest**

None.

## **5. Notice of Upcoming Public Meetings**

(a) Proposed Zoning By-law Amendment

Re: 0-1215 Lavinia Street - Owner: Venanzio Pingue - Agent: Aimee Powell (Powell Planning & Associates) - Monday, June 26, 2023 - 6:00 p.m. - Council Chambers, Town Hall. The information report will be available at 5:00 p.m. on Thursday, June 22, 2023.

- (b) Proposed Combined Official Plan and Zoning By-law Amendment

Re: 1169 Pettit Road - Owner: Jeff Davis (Crystal Ridge Homes) - Agent: Susan Smyth (Quartek Group Inc. ) - Monday, June 26, 2023 - 6:00 p.m. - Council Chambers, Town Hall. The information report will be available at 5:00 p.m. on Thursday, June 22, 2023.

## 6. Public Meetings

**All visual and oral presentations can be viewed as recorded at:**  
[www.youtube.com/townofforterie](http://www.youtube.com/townofforterie)

- (a) Public Meeting

Re: Town-Initiated Official Plan Amendment - Implementing Bill 109, the *More Homes for Everyone Act, 2022*.

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

Mayor Redekop also provided information on electronic participation for members of the public who wished to provide input relative to the Report.

Anamika Dilwaria, Director of Planning and Development, confirmed the statutory requirements for the Public Meeting were met and summarized the Report and public comments received.

There was no one in the audience who wished to speak.

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

**PDS-43-2023**      Proposed Official Plan Amendment (Town Wide) -  
Town of Fort Erie - Applicant

Recommendation No. 1

Moved by: Councillor Lewis

**That:** Council approves the amendment to the Town's Official Plan as detailed in Report No. PDS-43-2023, and further

**That:** Council directs Staff to submit the necessary By-law.

**(Carried)**

## **7. Consent Agenda Items**

### **7.1 Request to Remove Consent Agenda Items**

None.

### **7.2 Consent Agenda Items for Approval**

**PDS-44-2023**      Terms of Reference Update for Affordable  
Housing Advisory Committee

**That:** Council approves the Terms of Reference for the Affordable Housing Advisory Committee; and further

**That:** Council directs Staff to submit a by-law to Council to re-establish the Affordable Housing Advisory Committee, repeal By-law No. 82-2018 and adopt the new Terms of Reference.

**(Carried)**

**PDS-45-2023**      Harbourtown Village Subdivision  
Agreement (3643 Dominion Road) - South  
Side of Dominion Road, East of Bassett  
Avenue, West of Bardol Avenue, North of  
Lake Erie - 800460 Ontario Limited (Fred  
Costabile) - Owner

**That:** Council directs staff to submit a by-law to lift the 'Holding' provision and execute the Subdivision Agreement and associated documents, and further

**That:** Council directs staff to submit a by-law to execute the Subdivision Agreement and associated documents.

**(Carried)**

**IS-15-2023**      Land Transfer for Watermains

**That:** Council accepts the land transfers from the Niagara Region for the purposes of Town of Fort Erie watermain use.

**(Carried)**

**CAO-11-2023/LC-05-2023** Land Matters: May 18, 2023 Land Committee Meeting Minutes

**That:** Council receives the May 18, 2023, Land Committee meeting minutes attached as Appendix “1” to Report No. CAO-11/LC-05-2023, and further

**That:** Council approves the recommendations contained in Appendix “2”. **(Carried)**

**CS-04-2023** Adjustments, Rebates, Under Section 357 and 358 for 2020, 2021, 2022 and 2023

**That:** Council approves the cancellation, reduction or refund of taxes and penalties in the amount of \$20,465.71 as per Appendix “1” to Report No. CS-04-2023 in accordance with Section 357 and 358 of the *Municipal Act, 2001*, and further

**That:** Council directs Staff to submit the necessary by-law. **(Carried)**

**Consent Agenda Recommendation**

Recommendation No. 2  
Moved by: Councillor Dubanow

**That:** Council approves the Consent Agenda Items as recommended. **(Carried)**

**7.3 Items Removed to be Dealt with Separately**

None.

**8. Planning and Development Services**

*Chaired by: Councillor Dubanow*

**8.1 Presentations and Delegations**

None.

**8.2 Reports**

**PDS-39-1-2023** Proposed Draft Plan of Subdivision and Zoning By-law Amendment - 613 Helena Street - SS Fort Erie Inc. (Hunaun Siddiqui

& Mohammad Feroz) - Owner - IBI Group  
(Tracy Tucker) - Agent ***(Postponed from  
the May 29, 2023 Council Meeting -  
Previously Moved by Councillor  
Dubanow and Seconded by Councillor  
Flagg as Resolution No. 2)***

**That:** Council approves the amendment to the Town's Zoning By-law No. 129-90 as detailed in Report No. PDS-39-1-2023 for the lands known as 613 Helena Street, and further

**That:** Council approves the 613 Helena Street Draft Plan of Subdivision dated February 23, 2023, showing 17 blocks for a total of 124 townhouse dwellings, 2 blocks for a total of 4 semi-detached dwellings, 1 block for parkland dedication, 1 block for a stormwater management pond, 1 block for environmental lands and 1 block for a road widening as attached as Appendix "2" of Report No. PDS-39-1-2023, in accordance with the provisions of the Planning Act, RSO 1990 c. P. 13 and the Regulations thereunder, subject to the conditions contained in Appendix "3" of Report No. PDS-39-1-2023, and further

**That:** Council directs staff to circulate the Conditions of Draft Plan Approval in Appendix "3" of Report No. PDS-39-1-2023 to the applicable agencies in accordance with the requirements of the Planning Act, and further

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

Recommendation No. 3  
Moved by: Mayor Redekop

**That:** Condition 16 be amended to remove the words "front-end", and further

That: Condition 16 be amended to read, "That the Developer is responsible for the construction of water mains, sanitary sewers and storm sewers (where required) on Helena Street from Albany Street to Phillips Street."

**(Carried)**

**PDS-39-2023** Proposed Draft Plan of Subdivision and Zoning By-law Amendment - 613 Helena Street - SS Fort Erie Inc. (Hunaun Siddiqui & Mohammad Feroz) - Owner - IBI Group (Tracy Tucker) - Agent ***(Postponed from the May 8, 2023 and May 16, 2023)***

***Council-in-Committee Meetings -  
Previously Moved by Councillor Noyes  
as Recommendation No. 9 and further  
Postponed from the May 29, 2023  
Council Meeting)***

**That:** Council approves the amendment to the Town's Zoning By-law No. 129-90 as detailed in Report No. PDS-39-2023 for the lands known as 613 Helena Street, and further

**That:** Council approves the 613 Helena Street Draft Plan of Subdivision dated February 23, 2023, showing 17 blocks for a total of 124 townhouse dwellings, 2 blocks for a total of 4 semi-detached dwellings, 1 block for parkland dedication, 1 block for a stormwater management pond, 1 block for environmental lands and 1 block for a road widening as attached as Appendix "2" of Report No. PDS-31-2023, in accordance with the provisions of the *Planning Act*, RSO 1990 c. P. 13 and the Regulations thereunder, subject to the conditions contained in Appendix "3" of Report No. PDS-39-2023, and further

**That:** Council directs staff to circulate the Conditions of Draft Plan Approval in Appendix "3" of Report No. PDS-39-2023 to the applicable agencies in accordance with the requirements of the *Planning Act*, and further

**That:** Council directs Staff to submit the necessary by-law.  
(Lost)

**8.3 New Business/Enquiries**

**8.4 Business Status Report**

No changes.

**9. Infrastructure Services**

*Chaired by Councillor Noyes*

**9.1 Presentations and Delegations**

None.

**9.2 Reports**

**IS-14-2023**                      Municipal Parking Lot Use and  
Maintenance Policy

Recommendation No. 4  
Moved by: Councillor Dubanow

**That:** Council receives and approves the Municipal Parking Lot  
Use & Maintenance Policy; and further

**That:** Council directs Staff to submit the necessary By-law.

Recommendation No. 5  
Moved by: Mayor Redekop

**That:** Report IS-14-2023 be deferred to the July 10, 2023  
Council-in-Committee Meeting. **(Carried)**

**9.3      New Business/Enquiries**

None.

**9.4      Business Status Report**

No changes.

**10.      Corporate and Community Services**

*Chaired by Councillor McDermott*

**10.1    Presentations and Delegations**

None.

**10.2    Reports**

**CAO-12-2023**                      Equality, Diversity and Inclusion Policy

Recommendation No. 6  
Moved by: Mayor Redekop

**That:** Council receives and endorses the Equity, Diversity and  
Inclusion Policy. **(Carried)**

**10.3    New Business/Enquiries**



(a) Mayor Redekop

Mayor Redekop advised Council that C. McQueen, CAO, has been requested to provide letters of support regarding two applications to the Ontario Health Team. As such, Council should be aware of this and how the CAO will approach managing the two requests.

C. McQueen stated that he and Alice Preston, Health Services Coordinator, have been working with family physicians looking to establish a local Family Health Team, with support from the Province; the other application is looking to service enhancements Region-wide. The two applications are very different approaches to healthcare.

The CAO and Health Services Coordinator encouraged the two applicant groups to coordinate their efforts but were unsuccessful. As a result, the CAO will still support the two applications, pending the successful group will coordinate with the other, as either effort would improve healthcare in Fort Erie. The CAO inquired if this approach was agreeable to Council.

Mayor Redekop advised that there is no guarantee that a letter from the CAO will put one application ahead of the other in getting approval. Mayor Redekop confirmed that the CAO would emphasize the expectation from Council would be that the successful applicant group collaborate with the other to provide services in Town. Council would need to give a resolution to guide the CAO to proceed.

Councillor Christensen stated that this provincial initiative will be highly competitive. Councillor Christensen further stated that the Town needs interprofessional teams and this is an opportunity to support those services coming to Fort Erie. She continued that this is a perfect opportunity for the CAO to provide letters of support that demands collaboration and expresses the Town's specific interest that we get compensatory reserves for the services that have been reduced.

Recommendation No. 7

Moved by: Councillor Christensen

**That:** The Rules of Procedure be waived regarding notice of motion to provide a resolution to the CAO.

**(Carried)**

Recommendation No. 8

Moved by: Councillor Christensen

**That:** Council authorizes the CAO to provide letters of support in the way he feels is in the best interest of the Town of Fort Erie, as specified in the letter.

**(Carried)**

## **10.4 Business Status Report**

No changes

## **11. Scheduling of Meetings**

Members of Council announced upcoming Boards and Committees meetings from June 14, 2023, through June 27, 2023

## **12. Adjournment**

Recommendation No. 9

Moved by: Councillor Dubanow

**That:** Council adjourns Council-in-Committee at 8:04 p.m.

**(Carried)**

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Mayor

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Deputy Clerk